

Credwell letter dated 29th September 2021		
1	The addition of a smoke detection system consisting of a mixture of smoke and thermal detectors to all areas of the units as follows: a. Smoke detectors to each of the bedrooms; and b. Thermal detectors to other areas of the units spaced in accordance with AS1670.1-2018. c.	To be actioned, if required, in compliance with the fire engineer's agreed alternate solution report.
2	Speakers associated with the building occupant warning system (fire alarm) to the units is to achieve a minimum 75dB(A) in the bedrooms, or where there are multiple bedrooms to off a hallway 85 dB(A) within the hallway.	As above in Item 1.
3	The smoke detection system and speakers to the common areas to ensure spacing to AS1670.1-2018.	As above in Item 1.
4	Connection of the smoke detection and alarm system to automatic signalling equipment (ASE) to automatically call the fire brigade.	The OC has engaged a contractor, Romteck Grid, to provide this service. The OC expects this to be completed by mid to late April 2022.
5	The rectification of the fire compartmentation of the carpark along the existing fire compartmentation lines to a minimum FRL of 60/60/60.	To be actioned in compliance with Fire Engineer's agreed Alternate Solution report. It is noted in the Harriman report that hollow block may indeed be compliant. Noting that the carpark is empty and non-utilised until a final solution is prepared and implemented.
Other actions		
1	Water Ingress	Plans are complete and tenders are ready to be called, commencement of work was put on hold due to fire issues. To be incorporated into a holistic fire solution for the building. The most recent EGM approved a motion for tenders to be called and assessed.
2	Fire Engineer	The OC approached engaged Holmes Fire in February 2022 and provided them with instructions to proceed on 2 March 2022. Holmes Fire has conducted its first inspection and it is anticipated that they will have their

		"high level" report for discussion with Council's fire engineer completed by the end of April 2022.
--	--	---

Fire Engineer

The OC has engaged Holmes Fire and they have performed their initial inspection.

I note that Council would like the opportunity to undertake a further inspection of the building.

I understand that Holmes Fire will produce a draft "high level" report (Feasibility Letter) for discussion with Council's Fire Engineers. Holmes Fire have allowed, in their fee proposal, a second site inspection and I will extend an invitation to Council prior to that inspection to attend.

This will also be the opportunity to discuss the options presented in the Feasibility letter with Holmes Fire.

I am instructed that it is likely that Holmes Fire will have their Stage 1 – Feasibility Letter completed by late April 2022.

AFSS and Amendment to fire safety schedule

In my letter to Council dated 21 December 2021 my client stated that it is not opposed to the amendment of the fire safety schedule provided that:

- a) Any additions to the fire safety schedule include those measures that have already been implemented by the OC,
- b) The measures which have not been implemented and are currently under consideration (as identified above) are not to be added to the fire safety schedule until they have been resolved, and
- c) Any measures that are added to the fire safety schedule will be removed when a performance solution (or any other agreed measures) are implemented for the building.

Please let me know what Council requires from the OC in relation to the AFSS.

As it stands at the moment, there are some measures in the existing fire safety schedule which can be approved and some which cannot. **Attached** is a letter from Credwell dated 5 November 2021 which identifies those measures which can be signed off and those which cannot.

The OC remains vigilant in terms of maintaining a high level of fire safety for occupants of the building notwithstanding the issues that have been identified.

If you have any questions about the above, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'G. Anderson', written over a faint yellow rectangular background.

Greg Anderson
Partner
DEA Lawyers
e: greg.anderson@dealawyers.com.au

Holmes Fire
Level 2, 414 Kent Street
SYDNEY NSW 2000

Attn: *Linus Lim*

By email: linus.lim@holmesfire.com

Our ref: 210225

7 February 2022

Dear Linus

**THE OWNERS - STRATA PLAN NO. 85881 | 68-70 ETON STREET & 51-53 MERTON STREET,
SUTHERLAND NSW 2232 | BUILDING DEFECTS**

1. I act for The Owners - Strata Plan No. 85881 ("**the OC**").
2. The OC is the owner of the common property in a residential strata scheme located at 68-70 Eton Street & 51-53 Merton Street, Sutherland NSW 2232 ("**the Property**").
3. The Property comprises 62 residential apartments spread across four separate buildings (Building A, Building B, Building C and Building D) each of varying storeys. Each of the buildings are constructed above a podium slab under which there is one level of basement carparking ("**the Building**").
4. The Building was completed on or around 23 March 2012 when a final occupation certificate was issued.
5. The builder of the Building was Merhis Constructions Pty Limited ("**the Builder**").
6. The developer of the Building was WK Innovative Property Developments Pty Limited ("**the Developer**").
7. The Building is affected by building defects including fire safety defects and waterproofing defects.
8. The OC requires the services of a fire engineer to evaluate the fire safety defects and to determine if there are performance solutions available for the defects that have been identified.

Fire Safety Defects

9. In early 2020 the OC engaged Russell Grove of Building & Fire Surveying Consultants Pty Limited (**Russell Grove**) to carry out a fire safety assessment of the Building.

10. On 19 May 2020 Russell Grove prepared a draft fire safety assessment report that concluded that in the event of a fire, the Building did not afford an acceptable level of fire safety to the building occupants.
11. On 24 June 2020 Russell Grove issued a letter to the OC's managing agent summarising the key issues identified in the report dated 19 May 2020. It was recommend that the carpark be vacated (and that recommendation has been subsequently implemented).
12. On 11 September 2020 Russell Grove prepared a fire safety (scoping) assessment report.
13. In early November 2020 the OC engaged Ironbridge Engineering to investigate and report on the structural adequacy of the Bondek slabs, the structural adequacy of the steel columns and beams and a structural assessment of the corroded/rusted columns and beams in the garage.
14. On 19 March 2020, Ironbridge Engineering prepared a structural fire assessment report.
15. In early 2021 the OC engaged James Deters of Credwell Consulting ("**Credwell**") to undertake and assessment of the budling against the deem to satisfy provisions of the BCA.
16. On 21 July 2021 Credwell prepared a report setting out their findings.
17. The OC has been dealing with Sutherland Shire Council ("**Council**") in relation to these matters.
18. The OC has received orders, held meetings and is in the process of engaging in discussions with Council about the findings in the Credwell report and the fire safety issues generally.
19. Council has retained Alan Harriman from BCA Logic to provide it with advice and guidance in respect of these fire safety issues.
20. Council (acting on advice from BCA Logic) has requested that the OC engage a fire engineer to explore performance based solutions in respect of the fire safety issues that have been identified at the Building.

Documents for your Brief

21. Please find **attached** a link for you to download and access the following documents:
 - a) Strata plan registered 21 March 2012
 - b) Final occupation certificate dated 23 March 2012 (including all related certificates)
 - c) Russell Grove letter dated 24 June 2020
 - d) Russell Grove report dated 11 September 2020
 - e) Ironbridge Engineering report dated 19 March 2021 (and annexure)
 - f) Credwell report dated 21 July 2021
 - g) DEA Lawyers letter to Council dated 14 September 2021 (and attachment)

- h) DEA Lawyers letter to Council dated 1 October 2021 (and attachment)
 - i) BCA Logic report 11 October 2021
 - j) DEA Lawyers letter to Council dated 21 December 2021
22. Please note that this is not intended to be an exhaustive list of all documents relating to this matter. It is intended to give you information to assess the OC's request for your involvement and your fee proposal.

Fee Proposal

23. Please let us know if are willing and able to assist the OC in respect of this matter. And, if so, please provide a fee proposal for your services.
24. Please note that the OC will be responsible for payment of your fees so please ensure that your invoices are made out to The Owners - Strata Plan No. 85881.
25. At this stage it is unlikely that you will be required to give evidence in court proceeding although the possibility remains that the OC and Council may have a dispute in the future. I have included a copy of the Experts Code of Conduct in case you are required to provide expert evidence in respect of any legal proceedings relating to the fire issues at this Building.
26. If you have any questions about the above or require further information, please do not hesitate to contact me.
27. I look forward to receiving your response as soon as possible.

Yours faithfully



Greg Anderson
Partner
DEA Lawyers
e: greg.anderson@dealawyers.com.au

Dropbox Link: <https://www.dropbox.com/sh/bs1r2yjipmok5yx/AACDJkekuYz1GGp0UnwzZpLaa?dl=0>



Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Attention: Janelle Amy

By email: *JAmy@ssc.nsw.gov.au*

Our ref: 210225

Your ref: NOT14248

21 December 2021

Dear Janelle

THE OWNERS – STRATA PLAN NO. 85881 | 8 MORLEY STREET, SUTHERLAND

I refer to the video conference between representatives of the OC and Council on 13 December 2021.

The OC is pleased that Council is willing to assist with finding solutions for the fire safety issues that have been identified at the building which will not require vacation and/or demolition.

There were a number of things which Council has requested that the OC address following the video conference and they are as follows:

1. The OC is to provide Council with as many plans and drawings that it has in its possession relating to the building including, if possible, structural steel plans.
2. The OC is to inform Council about which of the various interim and medium term measures have been implemented at the building and which of those measures have not been implemented and the reasons why.
3. Council has sought some clarification in respect of the Annual Fire Safety Statement (“AFSS”) including:
 - a) Will the OC agree to amend the fire safety schedule to include the interim/medium measures that have been implemented (or will be implemented in the future), and
 - b) Council seeks some clarification in respect of items within the AFSS that have been certified notwithstanding the issues identified in the Credwell Report.
4. The OC is to make enquiries to engage a fire engineer (and relevant contractors) to undertake the necessary inspections, testing and investigations to explore performance solutions that may be implemented for the building.

Level 14, 5 Martin Place, Sydney NSW 2000
PO Box A2419, Sydney South NSW 1235
p: (02) 9223 6344 | e: general@dealawyers.com.au
www.dealawyers.com.au | ABN: 63 138 395 034



There is a further issue which I will address in this letter which relates to the use of the disabled parking spots located within the basement carpark of the building.

I will deal with each of the above matters below.

Plans and drawings

The OC has checked its records and confirms that it has a number of documents consisting of architectural drawings, stormwater drawings, mechanical drawings, hydraulic drawings and structural drawings for the building.

Some of the drawings are marked as “*superseded*” and some of them have been marked by Council and/or the certifier.

As I am sure you can appreciate, the building is now close to 10 years old and so it will be difficult now to obtain any further documents that are not otherwise in possession of the owners corporation at this time. For example, its highly unlikely that the developer will have any documents or be willing to provide those documents, likewise the private certifier.

I will send you a link which will allow you (and Mr Harriman) to access the documents referred to above.

In the spirit of cooperation, it would also be appreciated if you could identify if Council has in its possession any documents including drawings, plans and specifications relating to this building.

My client wants to ensure that it has access to all documents that may be relevant and/or assist in this matter. It would be helpful if Council was able to provide access to all of the planning, approvals and construction documents that it may have in its possession.

Interim and medium term measures

I refer to my letter to Council dated 14 September 2021 which identified a number of measures that had already been implemented by the OC at the building.

It referenced a letter from Credwell dated 13 September 2021 which identified a list of interim fire safety measures which Credwell deemed reasonable to be adopted.

There were 10 interim measures identified in the Credwell letter dated 13 September 2021.

The current position with respect to each of those 10 measures is identified in the following table:

Credwell letter dated 13 September 2021		
1	1 x full time fire warden (security guard) being stationed on site 24/7	At present the OC does not intend to implement this measure as it does not see the utility, and the significant costs involved for a temporary measure (which may not be incorporated into a final solution) would divert the limited funds available from other measures currently being considered.

2	The fire doors to each of the units and to the fire-isolated exit stairways from each level are to be provided with medium temperature smoke seals to all four sides.	Raise through EGM in January 2022 – the OC will consider doing this in stages – Fire stair doors first to allow for safe evacuation once in a fire escape, then each unit in the second stage. Identified by Allan Harriman as a minor issue so will seek further advice from the Fire Engineer once engaged. Funds have been set aside and approved to allow for the engagement of the Fire Engineer.
3	The local Fire and Rescue NSW (FRNSW) station is to be made formally aware, in writing of the conditions of the building, and are to be invited to inspect the building to familiarise themselves with the conditions of the building.	Action completed.
4	Increased portable fire extinguishers, being a minimum of a 2.5kg ABE powder extinguisher is to be located in the public corridor adjacent to each doorway and adjoining the door into the fire-isolated stairways. A fire blanket is to be installed in each kitchen.	Action completed.
5	A Fire and Emergency Evacuation Training event to be held at the subject property. This training should be building specific and will incorporate all occupants.	Case has been developed by OC to get funding finalised by owners at EGM in January 2022.
6	Monthly mandatory evacuation drills are required to train all occupants in the building occupant warning system alert tones and evacuation process.	See above. When liaising with Training provided will discuss frequency of drills.
7	A ban of all open flames and smoking on the subject property, this includes, but is not limited to, BBQs, open flame cooking appliances, open flame heating appliances, candles, etc.	Notices already provided. However due to enforceability, at the November 2021 AGM the OC resolved that DEA Lawyers be engaged to prepare a management by-law regarding open flames, flammable liquids, paths of travel and that it be referred to the next general meeting for consideration (EGM in January 2022)
8	The removal of high hazard fuel sources from the property, this includes, but is not limited to, gas bottles, petrol containers and flammable liquids.	As above.

9	No materials are to be stored in the public corridors, including parcels from parcel deliveries, etc.	Further notice to be provided to occupants to, wherever possible when arranging deliveries, have the deliveries when the person is home or via the post office. Noting that this is outside the control of occupants as delivery companies may still deliver/ignore instructions.
---	---	---

You will see that there are some measures that have not been implemented. There are a number of reasons why the measures have not been implemented. There is, understandably, hesitancy among owners at the building to incur significant expense in respect of some of the measures in circumstances where they are concerned that there is still the chance that the building may need to be demolished or otherwise vacated. This is similar to the position explained to Council with respect to waterproofing repairs.

I am instructed that once the path moving forward is clarified (and it becomes clear that the vacation/demolition of the building is not necessary) the owners will be more amenable to incurring larger expenses in respect of fire (and other) measures.

In terms of medium term measures, I wrote to Council on 1 October 2021 and provided a letter from Credwell dated 29 September 2021.

There were 5 measures identified in the letter from Credwell dated 29 September 2021. The OC's position in respect of each of those measures is identified in the table below:

Credwell letter dated 29th September 2021		
1	The addition of a smoke detection system consisting of a mixture of smoke and thermal detectors to all areas of the units as follows: a. Smoke detectors to each of the bedrooms; and b. Thermal detectors to other areas of the units spaced in accordance with AS1670.1-2018. c.	Willing to be explored and actioned in compliance with Fire Engineer's agreed Alternate Solution report.
2	Speakers associated with the building occupant warning system (fire alarm) to the units is to achieve a minimum 75dB(A) in the bedrooms, or where there are multiple bedrooms to off a hallway 85 dB(A) within the hallway.	As above.
3	The smoke detection system and speakers to the common areas to ensure spacing to AS1670.1-2018.	As above.

4	Connection of the smoke detection and alarm system to automatic signalling equipment (ASE) to automatically call the fire brigade.	AGM resolved that the managing agent arrange a formal quotation to connect the existing fire alarm panel and smoke detection system to the Fire Brigade. Outcome of quotation to be discussed at EGM in January 2022.
5	The rectification of the fire compartmentation of the carpark along the existing fire compartmentation lines to a minimum FRL of 60/60/60.	To be actioned in compliance with Fire Engineer's agreed Alternate Solution report. It is noted in the Harriman report that hollow block may indeed be compliant. Noting that the carpark is empty and non-utilised until a final solution is prepared and implemented.
Other actions		
1	Water Ingress	Plans are complete and tenders are ready to be called, commencement of work was put on hold due to fire issues. To be incorporated into a holistic fire solution for the building.
2	Fire Engineer	Funding already available – confirmation of precise Fire Engineer to be engaged will be confirmed at EGM in January 2022 or as soon as practicable thereafter given fire engineer availability over Christmas/New Year.

Once again, there is some hesitancy on the part of owners to incur significant expense when the ultimate outcome is not known.

It is hoped that as this matter moves forward and as the discussions between the OC and Council develop, a path moving forward will be much clearer which will pave the way for the owners in the building to be more confident in respect of incurring significant expenses with repairs and measures that may need to be implemented.

Fire engineer

The OC is making enquiries with respect to the availability and timeframes that may apply with the engagement of a fire engineer (and the relevant contractors) to do the necessary inspections, investigations and testing to explore performance solutions for the building.

We are now about to enter the Christmas/New Year period and it is unlikely that this matter can be progressed until late January 2022.

The OC will keep Council informed of its progress with the engagement of a fire engineer.

AFSS and amendment to fire safety schedule

The OC is currently seeking clarification with respect to the concerns raised by Council in respect of some of the items that have been certified in the AFSS.

I will provide an update once I have further instructions in respect of those matters.

Council has also raised the prospect of amending the fire safety schedule to include the various interim and medium term measures that have been suggested for the building.

The OC is not opposed to the amendment of the fire safety schedule provided that:

- a) Any additions to the fire safety schedule include those measures that have already been implemented by the OC,
- b) The measures which have not been implemented and are currently under consideration (as identified above) are not to be added to the fire safety schedule until they have been resolved, and
- c) Any measures that are added to the fire safety schedule will be removed when a performance solution (or any other agreed measures) are implemented for the building.

Disabled parking

The OC has for some time now, based on recommendations from its expert, advised residents of the building not to use the carpark or to store items in the carpark.

This has largely been successful although, as explained to Council, the OC does not have the power to enforce compliance with this recommendation and there have been instances where some residents continue to intermittently use the carpark. However, for the most part, the carpark is empty and is not being used.

However, I am instructed that there are a number of disabled parking spaces within the carpark (approximately 7 in total). Presumably, the disabled parking spaces are required as a condition of the development consent for this building and to assist those with a legitimate need for the parking spaces.

There are some residents in the building that are entitled to use disabled parking spaces and, as such, disabled parking should be made available for them.

The OC seeks clarification from Council about the use of the disabled parking spaces.

Can those residents which have a valid disabled parking entitlement continue to use the disabled parking spaces within the building?

Alternatively, is Council prepared to designate and/or make available disabled parking spaces on the public roads immediately adjacent to the building?

Please note that my office will close on Tuesday 21 December 2021 and reopen on 10 January 2022. I will be on leave until 17 January 2022.

There are some matters identified above which require further instructions and/or clarification and the OC will endeavour to do that after the Christmas break and likely in the second half of January 2022.

If you have any questions about the above or wish to discuss this matter please do not hesitate to contact me.

Yours faithfully



Greg Anderson
Partner
DEA Lawyers
e: greg.anderson@dealawyers.com.au

MERRY CHRISTMAS FROM DEA LAWYERS

DEA Lawyers will close at 5 pm on Tuesday 21 December 2021 and will reopen
at 9 am on Monday 10 January 2022.

We wish you a happy & safe festive season.

The Secretary
The Owners – Strata Plan No. 85881
C/- Southern Strata Management
24 Teralia Road
Gymea NSW 2227

Attention: Kerry Craig

By email: *kerry@southernstrata.com.au*

Our ref: 210287

25 October 2021

Dear Secretary

THE OWNERS – STRATA PLAN NO. 85881 | ADVICE REGARDING STRATA RENEWAL PROCESS

Instructions

1. We are instructed by The Owners – Strata Plan No. 85881 (“OC”) to provide advice about a collective sale of the lots and common property to a developer.

Background

2. The strata scheme is located at 68-70 Eaton and 51-53 Merton Street Sutherland. The building consists of four (4) blocks situated over a common carpark basement.
3. The strata plan was registered in or around 2012. There are 62 residential lots and common property.
4. The OC has obtained a report from Credwell Consulting Pty Ltd dated 21 July 2021 which identifies that there are significant defects in relation to the fire rating of the steel structural members (steel columns and beams), inadequate construction to the penetrations where the steel structure passes through fire rated walls to maintain the required fire resistance levels and that the defects relating to fire rated construction are systemic and so extreme that much of the existing fire rated construction is not able to be rectified through isolated repairs for each individual defect and any potential scope of works would require extensive demolition and reconstruction of all areas of the building such that the building would be demolished down to the steel structure and rebuilt, although rebuilding with the existing steel structure is a concern due to the existing design being extremely difficult to ensure compliant fire resisting construction.
5. The OC is considering a collective sale to a developer so that the developer can re-develop the site.

Legislation

6. Part 10 of the *Strata Schemes Development Act 2015 (NSW)* ("**SSDA**") was introduced in November 2016 and provides a framework to facilitate a collective sale (or redevelopment) of all lots in a strata scheme. It was introduced as a means of protecting owners' interests and is thus extremely prescriptive in its nature.
7. Sections 156 - 160 of the SSDA, relevantly, provide as follows:

156 Submission of strata renewal proposal

- (1) *Any person (whether or not the person is the owner of a lot) may give a written proposal for the collective sale or redevelopment of a strata scheme (a "**strata renewal proposal**") to the owners corporation of the scheme.*
- (2) *A strata renewal proposal must include the information or other matters prescribed by the regulations.*

157 Strata committee to consider proposal

- (1) *As soon as practicable (but no later than 30 days) after the owners corporation receives a strata renewal proposal, the strata committee of the owners corporation must consider it at a meeting of the committee.*
- (2) *The secretary of the owners corporation, or any other member of the strata committee, may convene the meeting.*
- (3) *The purpose of the meeting is to decide whether or not the strata committee considers the strata renewal proposal warrants further consideration by the owners corporation.*
- (4) *The minutes of the meeting must include--*
 - (a) *a complete copy of the strata renewal proposal, and*
 - (b) *detailed reasons for the decision.*
- (5) *The strata committee must give each owner of a lot in the strata scheme a copy of the minutes within 14 days after the meeting.*

158 Convening general meeting to consider proposal

- (1) *If the strata committee decides that the strata renewal proposal warrants further consideration by the owners corporation, it must, as soon as practicable (but no later than 30 days) after making the decision, convene a general meeting of the owners corporation to further consider the proposal.*
- (2) *Also, a general meeting of the owners corporation may be convened to consider the strata renewal proposal on a qualified request, whether or not the strata committee has considered the proposal or decided it warrants further consideration.*
- (3) *The purpose of the general meeting is to decide whether or not the owners corporation considers the strata renewal proposal warrants investigation by a strata renewal committee.*
- (4) *Notice of the general meeting must--*
 - (a) *comply with clause 1 of Schedule 7, and*
 - (b) *be given to each owner at least 14 days before the meeting.*

159 Lapsing of proposal

- (1) *This section applies if--
 - (a) the strata committee decides a strata renewal proposal does not warrant further consideration by the owners corporation and a qualified request to consider the proposal at a general meeting of the owners corporation has not been made within 44 days after the day the strata committee made the decision, or
 - (b) the owners corporation, under Division 3, decides a strata renewal proposal does not warrant investigation by a strata renewal committee.*
- (2) *The strata renewal proposal lapses for the purpose of this Part when the decision is made.*

160 Establishment of committee

- (1) *If the owners corporation passes a motion that the strata renewal proposal warrants investigation by a strata renewal committee, the owners corporation must, by resolution at a meeting--
 - (a) establish a strata renewal committee to prepare a strata renewal plan for the strata scheme, and
 - (b) elect its members.*
- (2) *A person who has a financial interest in more than 25% of the lots (other than utility lots) in the strata scheme must not vote in a resolution to establish a strata renewal committee or be elected as a member of the committee unless the person has disclosed that fact to the owners corporation.*
- (3) *The strata renewal committee must consist of a chairperson and the number of other members, not more than 8, determined by the owners corporation.*
- (4) *A strata renewal committee is taken to be established on the day its members are first elected under this Division.*
- (5) *A motion for the resolution to establish a strata renewal committee may include forms of motion for the matters the owners corporation considers appropriate, including the matters referred to in clause 2 of Schedule 7.*

8. Section 170 of the SSDA refers to the strata renewal plan and provides, insofar as is relevant, the following:

170 Content of strata renewal plan

- (1) *A strata renewal plan for a strata scheme must include the following information:
 - (a) a general overview of the strata renewal proposal to which it relates,
 - (b) a full and frank statement by the proposed purchaser or developer of their intended use of the strata parcel,
 - (c) if the plan is for a collective sale of the scheme:
 - (i) the name of the purchaser, if known, or a proposal for marketing the parcel for sale by public auction or tender, and
 - (ii) the sale price (if known), or a minimum reserve price for the sale*

or details of the way in which a minimum reserve price for the sale is to be set, and

(iii) the proposed completion day for the sale, and

(iv) the proposed day on which the owners of the lots are to provide vacant possession of their lots, and

(v) the details, prescribed by the regulations, about costs and expenses to be deducted from the sale price, and

(vi) any other terms and conditions of the proposed sale that the strata renewal committee considers are significant,

...

(e) any other information or document about the proposed collective sale or redevelopment prescribed by the regulations.

- (2) *Subsection (1) does not limit the matters that may be included in a strata renewal plan.*
- (3) *If a strata renewal plan is for a collective sale of a strata scheme, the plan must provide for the purchase of each owner's lot at not less than the compensation value for the lot.*
- (4) *If a strata renewal plan is for a redevelopment of a strata scheme, the plan must provide for each dissenting owner's lot to be purchased at not less than the compensation value for the lot.*

9. Section 171 of the SSDA sets out the requirements relating to sale of individual lots:

171 Requirements relating to sale of lots

- (1) *If a strata renewal plan is for a collective sale of a strata scheme, the amount paid for the sale of the lots and common property in the scheme must be apportioned among the owners of the lots in the same proportions as the unit entitlements of the owners' lots.*
- (2) *If a strata renewal plan is for a redevelopment of a strata scheme, the amount to be paid for the sale of a dissenting owner's lot must not be less than the compensation value of the lot.*

10. Parts of the Strata Schemes Development Regulation 2016 ("SSDR") are also relevant, including the following:

highest and best use in respect of land means the lawful, physically possible and financially feasible use that maximises the value of the land.

27 Compensation value

*For the purposes of paragraph (a) of the definition of **compensation value** in section 154 of the Act, the determination of compensation under section 55 of the Land Acquisition (Just Terms Compensation) Act 1991 is modified as follows:*

(a) sections 56 (1) (b) and (2) and 62–65 of that Act are taken not to apply in respect of that section,

(b) any references in that Act to “acquisition”, “compulsory acquisition” or “the public purpose for which the land was acquired” are taken, for the purposes of that section, to be references to the strata renewal proposal,

(c) the buyer and seller referred to in section 56 of that Act are to be assumed to take into account the highest and best use of the land,

(d) the matters set out in section 55 of that Act are to be valued at the following times:

- (i) for the purposes of inclusion in a strata renewal plan—on a day that is not more than 45 days before the day on which the general meeting of the owners corporation is held under section 172 of the Strata Schemes Development Act 2015 to consider the plan,*
- (ii) for the purposes of an application made under section 179 of the Strata Schemes Development Act 2015 for an order to give effect to a strata renewal plan—on a day that is not more than 45 days before the day on which the application is made.*

28 Market value

*(1) For the purposes of the definition of **market value** in section 154 of the Act, the market value of a building and its site:*

(a) is to be determined by estimating the amount for which the building and site would be sold by a willing but not anxious seller to a willing but not anxious buyer, and

(b) is to be determined at the following times:

(i) for the purposes of inclusion in a strata renewal plan—on a day that is not more than 45 days before the day on which the general meeting of the owners corporation is held under section 172 of the Act to consider the plan,

(ii) for the purposes of an application made under section 179 of the Act for an order to give effect to a strata renewal plan—on a day that is not more than 45 days before the day on which the application is made.

(2) For the avoidance of doubt, the buyer and seller referred to in subclause (1) (a) are to be assumed to take into account the highest and best use of the building and its site.

30 Strata renewal proposal

(1) For the purposes of section 156 (2) of the Act, a strata renewal proposal must include the following:

- (a) the warning notice set out in subclause (2),*
- (b) the name and address of the person giving the proposal (the **proponent**),*
- (c) details of the financial interests (if any) that the proponent has in any of the lots in the strata scheme,*
- (d) a general description of the proposal and the purpose of the proposal,*
- (e) how the proposal will be funded,*
- (f) an estimate of the total cost (including application fees and legal fees) of obtaining an order from the court to give effect to the strata renewal plan,*
- (g) whether the proponent will provide any monetary contributions (whether initial or continuing) towards the reasonable costs and expenses incurred by the strata renewal committee or owners corporation in relation to the following:*
 - (i) preparing a strata renewal plan,*
 - (ii) obtaining specialist consultant reports,*
 - (iii) obtaining an order from the court to give effect to the plan,*
- (h) if the proponent is to provide any monetary contributions, what (if any) security (such as cash, bond, bank guarantee) will be provided,*
- (i) the potential (if any) for owners to buy back into the development following the collective sale or redevelopment,*
- (j) if the proposal is for a collective sale of the strata scheme:*
 - (i) an indicative sale price and an explanation of how that price was determined and the distribution of that sale price on current unit entitlements, and*
 - (ii) the proposed timetable for the collective sale, including a proposed completion date and the proposed date by which owners will be required to vacate premises forming part of the scheme,*

...

33 Content of strata renewal plan

For the purposes of section 170 (1) (e) of the Act, the following information must be included in a strata renewal plan:

- (a) particulars of any estates or interests (whether registered or unregistered), or any caveats or priority notices, that affect a lot or common property in the scheme to which the plan relates,*
- (b) details of all current unit entitlements,*

(c) a report of an independent valuer that includes details of the market value of the whole building and its site (at its highest and best use) and details of the compensation value of each lot,

...

36 *Decision of court*

For the purposes of section 182 (1) (g) of the Act, a court must be satisfied that the effects of the strata renewal plan are just and equitable in all the circumstances despite any difference between a valuation contained in the plan and any valuation that accompanied the application for an order to give effect to the plan.

37 *Court order and directions*

For the purposes of section 183 (1) (f) of the Act, a court order giving effect to a strata renewal plan for a strata scheme may include directions about the time by which any part of the plan must be initiated or completed.

11. The *Land Acquisition (Just Terms Compensation) Act 1991* also provides some guidance, stating, insofar as is relevant, as follows:

55 *Relevant matters to be considered in determining amount of compensation*

In determining the amount of compensation to which a person is entitled, regard must be had to the following matters only (as assessed in accordance with this Division):

- (a) the market value of the land on the date of its acquisition,*
- (b) any special value of the land to the person on the date of its acquisition,*
- (c) any loss attributable to severance,*
- (d) any loss attributable to disturbance,*
- (e) the disadvantage resulting from relocation,*
- (f) any increase or decrease in the value of any other land of the person at the date of acquisition which adjoins or is severed from the acquired land by reason of the carrying out of, or the proposal to carry out, the public purpose for which the land was acquired.*

56 *Market value*

- (1) In this Act:*

market value of land at any time means the amount that would have been paid for the land if it had been sold at that time by a willing but not anxious seller to a willing but not anxious buyer, disregarding (for the purpose of determining the amount that would have been paid):

- (a) any increase or decrease in the value of the land caused by the carrying*

out of, or the proposal to carry out, the public purpose for which the land was acquired, and

...

(c) any increase in the value of the land caused by its use in a manner or for a purpose contrary to law.

Case Law - Application by The Owners – Strata Plan No. 61299 [2019] NSWLEC 111

12. This was the first successful application to the LEC under Part 10 of the SSDA for the collective sale of a strata scheme. The subject strata scheme comprised 159 lots. Each lot was ordered by the LEC to be sold to the purchaser in accordance with a Deed of Agreement entered into between the purchaser and the Strata Renewal Committee and the terms of the conditions of sale of each of the lots to be attached to the agreement.
13. This case dealt with, amongst other things, the situation where there was a large disparity between values across the lots and, thereby, the distribution of proceeds in accordance with unit entitlements in accordance with s 171(1) of the SSDA would have seen several lots be underpaid. In the circumstances, Justice Pain decided, at [101]:

“ ...

The original unit entitlement allocation did not reflect the difference in value between the various lots with different uses. The consequence is that either:

- *(a) the highest value lot in a strata scheme needs to set the value for all other lots, so that the distribution by way of unit entitlement will always exceed the compensation value on a per lot basis; or*
- *(b) the requirement of s 171(1) is subordinate to the achievement of an apportionment of the proceeds of sale to each lot that is not less than the compensation value required by s 182(1)(d) when there is a practical conflict between those two sections. Accordingly the unit entitlements (and the consequent share of the proceeds of sale) need to be more equitably distributed in proportion to the value of the lots and the Court will notionally (or actually) re-allocate unit entitlements in the strata scheme to give effect to an otherwise acceptable strata renewal plan”.*

In this case, the first option was not commercially viable. Therefore, the LEC made ancillary orders (pursuant to s 186(1) SSDA), in effect, for the reallocation of unit entitlements under the *Strata Schemes Management Act 2015*.

14. It was noted, at [113] that the distribution of the proceeds of sale apportioned to each lot must not be less than the compensation value of the lot and that the terms of the settlement under the Strata Renewal Plan be just and equitable in the circumstances.

Strata Renewal Plan

15. The Strata Renewal Plan is to be prepared by the Strata Renewal Committee, the contents of which are governed by section 170 of the SSDA.

16. That Plan is then considered at a general meeting of the OC and must receive support of no less than 75% in order to succeed.
17. The Plan then becomes the basis of an application to the LEC (along with supporting documents which are prescribed in s 179 SSDA) for an order to be made for the collective sale of the lots.
18. The process that an OC to follow is set out below.

Summary of steps to be taken

19. Below is a summary of the steps necessary to be taken by the OC in order to commence the Strata Renewal Process:

1. Strata Renewal Proposal to be submitted by any person (including a lot owner or a developer) to the strata committee for consideration (such consideration to be given within 30 days of the proposal being submitted) [SSDA ss 156- 157; SSCR cl 30].
2. General meeting of the OC to be convened (within 30 days of the strata committee meeting [SSDA s 158] and giving the owners a minimum of 14 days' notice) if the strata committee is supportive of the proposal, for the purposes of:
 - (a) considering the Strata Renewal Proposal; and, if decided that it warrants further investigation; and
 - (b) establish a Strata Renewal Committee ("**SRC**") and elect its members [s 160 SSDA].
3. Minutes of the general meeting to be given to all lot owners within 14 days of establishment of the SRC [s 162 SSDA; reg 31 SSCR] and, if the general meeting is supportive of the proposal, the owners are to be given written notice of the establishment of the SRC within 14 days [s 162 SSDA; reg 31 SSCR].
4. The SRC to prepare a Strata Renewal Plan [s 164(1)) SSDA] to be considered by the OC (the details of which are set out in section 170 SSDA).

The OC should be aware that the requirements for the content of the Strata Renewal Plan are very prescriptive and involve the preparation of valuations on two bases:

- (a) the individual lots within the strata scheme; and
- (b) the whole building and its site.

[ss 170-171 SSDA; reg 33 SSCR]

5. The OC is to consider the Strata Renewal Plan at a general meeting (again, notice of which must comply with s 172(2) SSDA and Sch 7, cl 3).

At the general meeting, a special resolution of the OC is required to give the Strata Renewal Plan to the owners for their consideration [s 172(5) SSDA]. This must be done within 14 days of the decision being made [s 173 SSDA].

The Strata Renewal Plan requires at least 75% of non-utility lot owners to support it in order for it to pass. Notice must be given to all non-utility lot owners and the Registrar General of

the OC secretary's receipt of the required level of support within 14 days of such receipt [s 176(2) SSDA].

6. Non-utility owners must send in their support notices and, if at least 75 % of the owners of non-utility lots support the plan, the OC must resolve at a general meeting to apply to the Land and Environment Court ("**LEC**") to have the Strata Renewal Plan made [s 178(1) SSDA].

The application to the LEC must be supported by documents which are prescribed in s 179 SSDA (and reg 35 SSDR). Further, s 178(4) and 179(2) SSDA prescribes who must be served a copy of the application to the LEC (including all owners).

7. The LEC will consider the Strata Renewal Plan and may make orders giving effect to the plan if it is satisfied of certain matters which ultimately leads to the termination of the strata scheme [ss 182-183 SSDA; regs 36-37 SSDR].

The orders of the LEC bind the owners, any purchaser of the scheme and the dissenting owners [s 187 SSDA].

8. Upon obtaining the LEC Order, each lot owner transfers their lot to the purchaser upon payment of the price for the lot.

In terms of the individual lot owners, each lot owner signs an individual contract for the sale of land (their lot) and settles in accordance with that individual contract. The form of the contract is to be the approved Strata Renewal Plan.

The order for sale attaches to the land and thus binds the OC, each registered owner and any registered mortgagee (as well as the purchaser of the land).

9. Upon termination of the strata scheme, the assets of what was formerly the OC are based on the former lot owners' shares in proportion that equal their unit entitlements as tenants in common. The balance of the administrative fund is then distributed to the lot owners in accordance with their respective proportional ownership of the asset.
10. If any lot owner(s) does not comply with the Court order, a trustee is appointed over their lot.

General

20. Part 10 of the SSDA provides the overall framework for the collective sale of lots in a strata scheme.
21. The SSDA is extremely prescriptive on the subject and the relevant cases that have been found in the LEC confirm that the LEC requires each of the steps to be followed precisely.
22. The OC can proceed with a collective sale of the lots and common property if it receives from any person a Strata Renewal Proposal and, ultimately, agrees on a Strata Renewal Plan. The process is very complex and must be strictly adhered to.
23. If you have any questions, please contact us.

Yours faithfully



David Edwards
Accredited Specialist Commercial Litigation
Partner
DEA Lawyers
e: david.edwards@dealawyers.com.au



Valen Project Services Pty Ltd
Suite 2.14
100 Collins Street
Alexandria, New South Wales 2015
P: (02) 8542-4293

Project: 100811 SP85881 - Eton & Merton Sts,
Sutherland - Fire Order
68-70 Eton St & 51-53 Merton St
Sutherland, New South Wales

SP85881 - Fire Order Minutes: Meeting #1

Meeting Date 26 Oct, 2023

Meeting Time 3:00 PM - 4:00 PM Sydney

Meeting Location

Overview

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Greg Anderson	DEA Lawyers		greg.anderson@dealawyers.com.au	Conference
Linus Lim	Holmes Fire		linus.lim@holmesgroup.com	Conference
Kerry Craig	Owners of SP85881		kerry@southernstrata.com.au	Conference
Anthony Ng	Owners of SP85881		anthonyng@outlook.com	Conference
Dominic Dodwell	Valen Project Services Pty Ltd	P: 0488-666-682	dominic@valenprojects.com.au	Conference
Michael Hopwood	Valen Project Services Pty Ltd		m.hopwood@valenprojects.com.au	Conference
Haylie Logan	Valen Project Services Pty Ltd		h.logan@valenprojects.com.au	Conference

Uncategorized Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Additional Attendees				Open
		Description List of Additional Meeting Attendees				
		Official Documented Meeting Minutes Greg Richards – SSC Alan Harriman – Jensen Hughes Janelle Amy – SSC Karl Bevege – SSC Eugene Netrebenko – OC				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.2	1	Concept Report Review				Open
		Description Notes taken by HL during the Teams Meeting				

Official Documented Meeting Minutes

- Linus Lim requested AH and Greg provide clarification on comments on high level strategy agreed in order to move forward.
- AH is in Support for sprinklers including smoke separation but LL concept report excluded smoke separation
- Lift landing doors concerns – stairs and lift connect all levels of the building
- Lift and stairs have only one way fire rating and lift can't be sprayed on inside surface
- Separation from the lobby side
- Treating penetrations above lift landing doors
- Not concerned about fire in the lift due to age of building
- Lower levels incl carpark – no sprinklers proposed, concern smoke will travel up – looking for more fire separation
- Smoke curtains in front of lift landing door – AH does not think necessary. Maybe promat board? Cheaper as well.
- 1hr fire rated shaft is achievable.
- Fire stair shaft Can be smoke sealed from either side easily but fire rated materials should be used wherever possible
- Smoke sealing between SOU's – AH and LL to review proposal and discuss further
- Some units will need to be vacated during the works and AH suggested that we start on the top floor because that is the highest risk area, then the carpark, followed by level 3, 2,1, and then ground floor.
- Strata to discuss with the OC
- Alternative proposal to not install sprinklers to be considered – LL advises against this, sprinklers are strongly advocated for
- Carpark Levels –
- To be smoke sealed and as fire rated as we can get, was never supposed to be 120/120/120
- Consider putting sprinklers in the car park – removes need for sliding fire door
- Council not interested in cost benefits, more interested in benefits of stopping fire and smoke spreading
- Keep fire load around shafts clear
- Rely on smoke or fire curtain to alleviate spread
- Is there something that can be accepted to rectify the shaft?
- Unsure of how to fix without fire spray, which will lead to problems with the lift functioning
- Get as good as we can get it from the outside with one way protection. AH agreed that it will never be up to current standards so just need to improve safety
- Do we still need fire alarms in the roof cavity?
- Now with sprinklers introduced this may not be necessary
- Concern regarding materials in the roof cavity, structural steel and lightweight construction
- AH – unit dividing walls go to underside of roof sheeting and sprinklers will be required in the cavities
- Smoke seal around beams
- Reluctant to put detection in over sprinklers due to servicing requirements (25yrs v 12 months)
- Multi sensor criteria to reduce risk of false alarms – idea not accepted by AH
- Works – 2 weeks per unit x 4-6 units at a time
- Carpark occupation – smoke sealing and sprinklers required to reoccupy the car park and did not mention water penetration rectification work being required to be completed first

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.3	1	Next Steps				Open
Official Documented Meeting Minutes OC meet to discuss their position 3 weeks to provide updated Concept Report from Holmes to council – 16th November which should include ball park time frames and concept of what work will done within each stage Council response in 7 days The Holmes Upgrade report would then be prepared as stage 2						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.4	1	Site Inspection				Open
Official Documented Meeting Minutes KC and Greg Richards to arrange site inspection to allow completed items to be closed out (GR will provide list of items to be inspected including step treads & signage etc.)						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.5	1	Fire Engineer Peer Review				Open
		Official Documented Meeting Minutes LL to reach out to Fire Engineer to Peer Review KC to arrange committee meeting to approve PR FE fee proposal				

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact Valen Project Services Pty Ltd if there are any discrepancies or questions with the content of these minutes.



Combined Building Services Pty Ltd
ABN 36 609 494 180
Lic No: 291388C

The Owners Corporation: SP85881
C/- Southern Strata Management Pty Ltd
24 Talara Road
Gymea, NSW, 2227

Date: 25th October 2023

Quote Number: 23.10.08

Attention: Kerry Craig
Email: kerry@southernstrata.com.au

Dear Kerry,

Re: Design & Building Practitioner Documentation

Following your request, it is with pleasure that we provide our budget for the provision of registered design documents for specific repair items required at the property.

We allow engaging a registered Design Practitioner that we have worked with on a number of similar projects previously, their head office is also located in Sutherland which assists greatly in providing optimised response times to this site during subsequent and active construction phases (when required).

Currently, there are four (4) specific areas proposed for repair, and we have met with the engineer/s onsite to enable a physical (preliminary) review of these regions.

1. Summary of Costs

Item No	Description	Estimated Budget/s
1.0	Provision of site-specific information to the design practitioner by CBS to enable clear and expedited design response. Pre-design site investigations including the removal of localised tiling to measure tile and topping thicknesses and substrate levels, and localised pot-hole excavation/s of existing private turfed to one private lot space. Provisional Sum	\$5,000
2.0	Jones Nicholson – Registered Design Practitioner fee for service to prepare a remedial design specification to address the four (4) areas of relevance. Design specification will be in line with NCC and Australian Standard requirements such that it can be incorporated into the proceeding Design Declaration statement	\$9,600
3.0	Jones Nicholson – Registered Design Practitioner fee for service to provide completed declaration design forms correlating with the remedial specification that is suitable for subsequent lodgement on the NSW Planning Portal by CBS	\$1,200
4.0	Standard CBS Builders Margin (20%) applied to third party services	\$2,160
5.0	Standard processing and lodgement fee for service by CBS to compile and upload all documentation to the portal in line with DB&P Act requirements.	\$1,800
Estimated Fees (Sub-Total)		\$19,760
GST		\$1,976
Total Estimate		\$21,736

Email: trent@combinedbuildingservices.com.au
Web: www.combinedbuildingservices.com.au
Phone: 0458 004 029



**Master
Builders
Association**
MEMBER
MAKING BUILDING BETTER

2. Areas of Relevance

The following four (4) areas are those for which remedial design specification and registered design documentation will be prepared;

Area No	Description of Area
1.0	68 Eton Street; Unit 103 – replacement of tiled topping and membrane surface to western courtyard area
2.0	68 Eton Street; Unit 105 – replacement of tiled topping and membrane surface to western courtyard area
3.0	68 Eton Street; Unit 109 – replacement of tiled topping and membrane surface to western courtyard area
4.0	External common area – replacement of tiled topping and membrane surface to existing walkway area linking towers of 68 Eton Street and 51 Merton Street. Note; this area is located at the north end of the central greenspace area and is the tiled area positioned on the upper plane

3. Additional Notations

- Quotation valid for twenty-one (21) days
- CBS standard rate charges (provided herein) will apply and be used in the calculation of Provisional Sum items, and any additional works required or requested
- CBS allow using onsite water, power, toilet, and parking facilities at no cost to themselves
- After liaison and consultation with the registered Design Practitioner, CBS will provide a final version of the remedial design specification to the Owners Corporation for their review. Any changes to the documentation that are subsequently requested by the OC, will incur standardised processing fee for service charges
- Once all parties have agreed to final version of the remedial design specification documents, CBS will provide the Owners Corporation with a repair quotation (as the Building Practitioner), to carry out the remedial works process
- No current allowance in this proposal for consultation and inspection of the site by the engineer during the remedial works

4. Standard Fees & Charges

Item	Description	Cost
1	(CBS) Estimator / Project Manager	\$225 p/h (ex GST) \$247.50 p/h (inc. GST)
2	Site Supervisor	\$110 p/h (ex GST) \$121 p/h (inc. GST)
3	Tradesperson (excludes plumber or electrician); Carpenter, Waterproofing, Roofer, Render, Bricklayer, Painter	\$95 p/h (ex GST) \$104.50 p/h (inc. GST)
4	Skilled Labourer	\$80 p/h (ex GST) \$88 p/h (inc. GST)
5	Unskilled Labourer	\$60 p/h (ex GST) \$66 p/h (inc. GST)
6	Office Manager / Administrator & Accounts	\$85 p/h (ex GST) \$93.50 (inc. GST)

Email: trent@combinedbuildingservices.com.au

Web: www.combinedbuildingservices.com.au


Phone: 0458 004 029



7	Builders Margin (applied to the cost of all; materials, specialised sub-contractor services, equipment hire, sundry, consumables, waste disposal)	20%
8	Use of CBS rigid tipper truck; includes driver, fuel and vehicle fees (excludes tolls)	\$165 p/h (ex GST) \$181.50 (inc. GST)
9	Site Inspection / Site Visit by Project Engineer (inclusive of standard CBS Builders Margin)	(per site visit) \$960 (ex GST) \$1,056 (in. GST)
10	Registered Design Practitioner (inclusive if standard CBS Builders Margin)	\$384 p/h (ex GST) \$422.40 p/h (inc. GST)
11	Project Engineer (inclusive of standard CBS Builders Margin)	\$300 p/h (ex GST) \$330 p/h (inc. GST)
12	Senior Design Drafter (inclusive of CBS Builders Margin)	\$252 p/h (ex GST) \$277.20 (inc. GST)

Should you require any further information regarding this matter please do not hesitate to contact me.

Yours Faithfully,



Trent Smith
Estimator
0458 004 029



Strata Committee – SP 73579
c/- BCS
Attn: Gia Cairns
PO Box 759,
WOLLONGONG NSW 2520

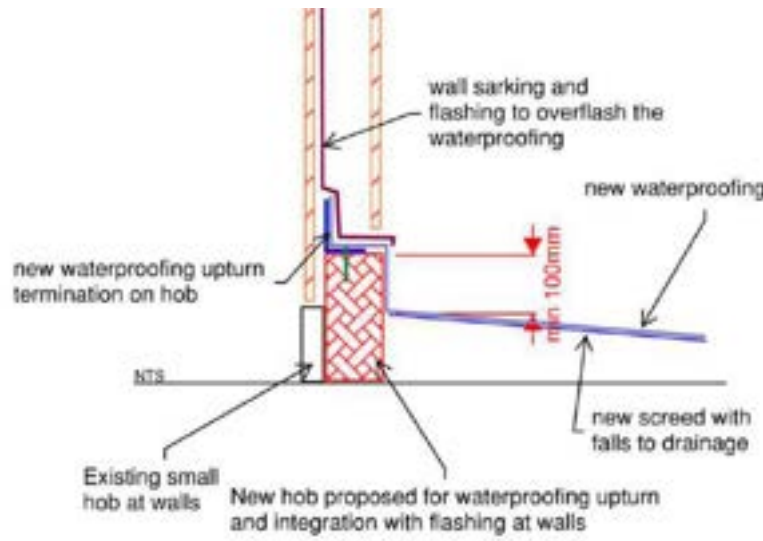
MEETING MINUTES

Project: Brittany, 68-70 Eton & 51-53 Merton St, Sutherland
Date: 4 September 2023
Time: 3:30 pm

Name	Company
Tanaz Hoyle (nee Dhondy)	BD Solutions Consulting (BDSC)
Scott Jamie	Combined Building Services (CBS)

A site meeting was completed to assess and discuss the ongoing work completed by Danzo. The discussion points during the site meeting are noted below:

Refer	Action Item	Responsible
1.0	Unit 303 Balcony	
1.1	All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles. <i>Refer to Photos 1 to 8</i>	
1.2	Falls to drainage can be observed within the placement of the balcony screen. A central channel drain has been installed with falls to the central drainage point. <i>Refer to Photo 9</i>	
1.3	Waterproofing upturn evident at the water stop angles behind the balcony doors to the hallway. <i>Refer to Photo 10</i>	

Refer	Action Item	Responsible
1.4	Waterproofing upturn evident at the water stop angles behind the balcony doors to the living room. <i>Refer to Photo 11</i>	
1.5	Waterproofing termination downturn into the central drainage point on the balcony. <i>Refer to Photo 12</i>	
1.6	<p>The new hob detail has been installed as per the general detail below.</p>  <p>A similar detail has been implemented at the cladded wall section. Tiling will include a skirting tile to cover the membrane upturn.</p>	
1.7	<p>CBS is to flood test the balcony for approximately 12-24 hours. Ensuring no water leaks are reported in the unit below during the testing and when the water is released.</p> <p>CBS to provide written advice confirming the results of the flood test.</p>	CBS
1.8	CBS to confirm the detail for the cavity flashing over flashing the skirting tile, for more the owners/SC aesthetic review and ensuring functionality is met.	CBS

Next Meeting: At completion, TBC

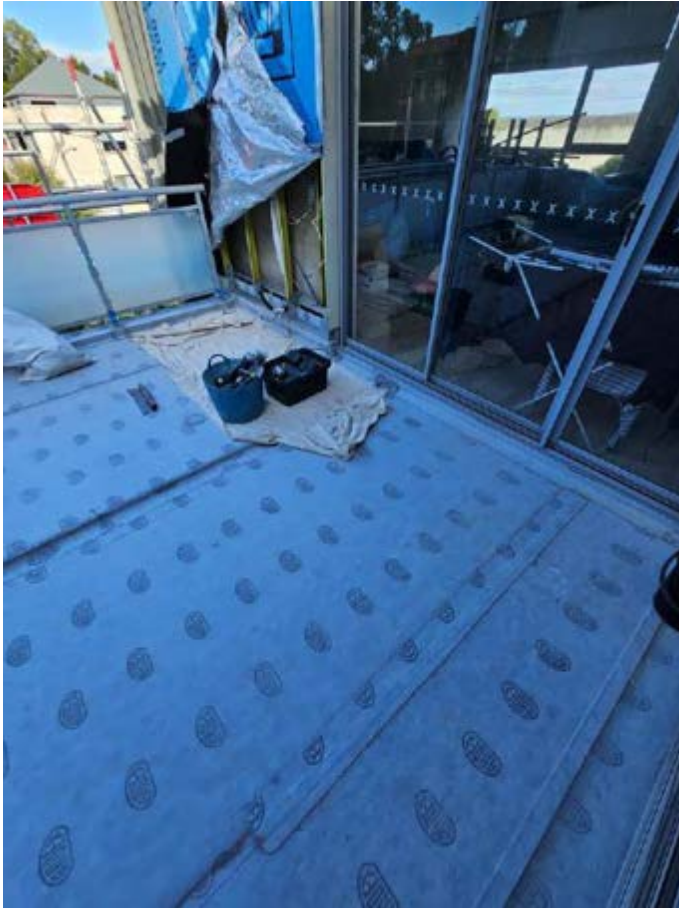


PHOTO 1

All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles.



PHOTO 2

All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles.



PHOTO 3

All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles.



PHOTO 4

All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles.



PHOTO 5

All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles.



PHOTO 6

All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles.



PHOTO 7

All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles.



PHOTO 8

All waterproofing has been installed. Waterproofing continues into all wall cavities with the wall sarking to over flash and cavity flashing to dress out over the skirting tiles.

Falls to drainage can be observed within the placement of the balcony screen. A central channel drain has been installed with falls to the central drainage point.



PHOTO 9

Falls to drainage can be observed within the placement of the balcony screen. A central channel drain has been installed with falls to the central drainage point.



PHOTO 10

Waterproofing upturn evident at the water stop angles behind the balcony doors to the hallway.



PHOTO 11

Waterproofing upturn evident at the water stop angles behind the balcony doors to the living room.



PHOTO 12

Waterproofing termination downturn into the central drainage point on the balcony.

searcher

From Greg Anderson
Sent 13/09/2023 2:41:45 PM
To Janelle Amy, Daniel Reid, Kerry Craig
Subject RE: Em to DEA Lawyers responding to Letter | 8 Morley St, Sutherland
Attachments image008.png, image010.png, image011.png, image012.png, image013.png, image014.png, image015.png, image016.png, image002.png, 2023 09 14 Draft response to council - Annexure A Holmes.pdf, 2023 09 14 Draft response to council - Annexure B Complete Fire Doors.pdf, 2023 09 14 Draft response to council - Annexure C MH Stair Nosing certificate.pdf, 2023 09 14 Draft response to council - Annexure D Aoun's Aluminium.pdf, 2023 09 14 Draft response to council - Annexure D2 Ironbridge on balustrades.pdf, 2023 09 14 Draft response to council - Annexure E Abate signage.pdf, 2023 09 14 Draft response to council - Annexure F Bowsers Report.pdf,

Dear Janelle,

I am instructed to respond to your email dated 17 August 2023.

My client's response to each of the points raised in your email is inserted into your email below in green.

My client remains willing to meet with Council to discuss these matters.

If you have any questions or require clarification of any of these matters, please let me know.

Regards

Greg Anderson

Partner

Level 29, 259 George Street, Sydney NSW 2000

PO Box A2419 Sydney South NSW 1235

p: (02) 9223 6344

e: greg.anderson@dealawyers.com.au

www.dealawyers.com.au

This email is confidential. Privilege applies even if delivered by mistake.

Liability limited by a scheme approved under the Professional Standards Legislation.

From: Janelle Amy <JAmy@ssc.nsw.gov.au>
Sent: Thursday, August 17, 2023 3:43 PM
To: Greg Anderson <greg.anderson@dealawyers.com.au>
Cc: Daniel Reid <DReid@ssc.nsw.gov.au>
Subject: Em to DEA Lawyers responding to Letter | 8 Morley St, Sutherland

Dear Greg,

Thank you for your letter to Council dated 5 July 2023. Council has considered your representations and in an effort of working collaboratively with you and your client, I am instructed that at this stage, Council will not proceed with issuing the proposed Fire Safety Order. However, Council will provide your client with a further 28 day period from the date of this email in which to resolve some of the matters raised in its Notice of Intention to give a Fire Safety Order (NOT14900) (**Notice**). Council will after 28 days issue your client with a revised Notice, based on any documents, certificates and performance solutions received in the next 28 day period.

Using the numbering in the Notice, I am instructed to reply as follows:-

Analysis of NOPO and DEA Letter 5 July 2023

Item 1 – Design & Building Practitioners Act

Agreed, any reference to the Design and Building Practitioners Act, 2021 will be removed in any future Notice or Order.

Noted – Thank you.

Items 2, 3, 4 & 9 Performance Solutions

Council understands your client's desire to rectify some fire safety issues raised with performance solutions or more correctly a Fire Engineering Strategy (as the term 'performance solutions' relate to works under a Construction Certificate). These need to be provided within 28 days to Council. Your client already has a fire engineer engaged in this matter and any Fire Engineering Strategy, needs to be provided quickly to Council for perusal and comment.

Please see attached Fire Safety Upgrade Concept Report (FSUCR) prepared by Holmes (ANNEXURE A)

Item 5 – Water Ingress into Carpark.

The works undertaken are only a temporary solution as the water ingress has not been resolved. The waterproofing works are essential to the sign off the Order, until the waterproofing is permanently repaired, there is likelihood of continuing damage to the cementitious fire spray and therefore Council will not be in a position to lift the Order against the property until the waterproofing works are completed and certified.

Further, the plaster board bulkhead was extensively damaged resulting in plasterboard falling off and this needs to be rectified as per an approved scope of works by Holmes fire to use the carpark. It is futile repairing this and other problematic areas without first fixing the waterproofing.

The owners corporation have provided preliminary approval for the waterproofing design works and will subsequently tender the construction stage works to ensure these issues are resolved as soon as practicable. The extent to which the waterproofing is affected above the carpark may result in a larger scope of works which will require additional fund raising and staging of construction works in with the fire safety upgrade requirements. For this reason we request that the waterproofing is not tracked or mandated under the order instead that the maintenance of integrity of fire safety systems is endorsed in conjunction with the Holmes FSUCR and tracked to completion.

To provide confidence to council that the water ingress issues will not substantiate an issue in the fire safety in the carpark we would like to elaborate and provide further context. To date the owners have undertaken extensive reviews of the fireproof coatings to the structure and have patched in line with the specifications set out by Holmes. We acknowledge that

there are remaining passive fire items outstanding between the residential and carpark portions of the building and will expedite completion of such works in conjunction with the elected methodology to fire protect the carpark portion of the building. To ensure no compromise to the fire rating of the structure is caused by water ingress (until water ingress is resolved or coatings made redundant by alternate solution), we propose a 6-month scheduled inspection is to be undertaken by a suitably qualified contractor or consultant to nominate any areas of concern with the vermiculite coatings, with any defects to be repaired with the permanent cementitious solution as has been completed to date.

We ask that on completion of either the passive fire separation or alternative sprinkler methodology (selection of method discretionary to Owners Corporation pending outcome of feasibility and financial due diligence) that the owners are permitted to repopulate the carpark area.

Item 6 – Fire Detection and Alarm System

This is agreed and it is a matter of timing, Council will allow your client 60 days to install these.

The owners corporation agree that the detection system will be extended into the SOUs and roof space as outlined by the Holmes FSUCR. Please note that the existing alarms in the SOU's are localised and do not form part of the detection system. This therefore is a large scope of works and we do not feel that 60 days will be sufficient time for this work. We propose that Council allow up to 6 months from the date of endorsement of the Fire Order to complete this scope.

Please refer to the Holmes Concept Report for more details.

Item 7 – Fire Door frames

Noted, please provide to Council evidence, including certification of installation of the doors and the test reports.

Attached is a copy of the certification from Complete Fire Doors dated 24 February 2012 (ANNEXURE B) please also refer to the explanation provided by Holmes FSUCR.

Items 8 - Audit of Hebel Panels, 10 – Glazing and 13 - stair nosing

Agreed.

Hebel Panels - Registered Structural Engineers (SafeOz) have been engaged and they have completed preliminary investigations of the site. They are currently formulating their report to provide a standardised methodology for remediation to the support of the Hebel blockwork in the affected areas of the building. Following receipt and review of this report we will tender the construction package and look to schedule these works as soon as practicable. We note that we must be considerate to the overall program of the fire order so as to avoid rework and unreasonable costs to the owners.

Glazing - Registered Structural Engineers (Ironbridge Engineering) were engaged to review and report on the common property windows. They have completed their initial inspection and identified the windows that require attention. Similar to item 8 above, we will tender the construction package and look to schedule these works as soon as practicable. It is proposed that this work be carried out within 12 months and it is noted that certification will be submitted by a Registered Certifier.

Stair Nosing - This work has been completed by MH Building and attached is a copy of their installation certificate dated 4 September 2023 (ANNEXURE C)

Item 11 – Balustrades

Please provide Council with the certification which the OC has for Council's consideration, which has been requested previously from your client.

Please see attached copy of the certification prepared by Aoun's Aluminium dated 9 November 2011 (ANNEXURE D1). We also attach a report prepared by Ironbridge Engineering dated 17 May 2023 (ANNEXURE D2)

Item 12 – Drencher System.

Noted, However, the OC response does not cover all of the requirements of item 12, Council is not asking for a performance solution but rather certification of the operational abilities of the system installed. Council noted, for instance, that heat shields are missing, test facility

was not evident, pressure gauge and temperature rating of the sprinkler heads may be insufficient for an outdoor environment.

Please refer to the Concept Report from Holmes Fire & Safety which addresses this item.-

Item 14 – Updates FSC

Agreed, this can be provided at the end of the works program.

Noted

Item 15 – Signage

Noted, Council will inspect this, unless you can provide proof to Council. Then Council will remove this from any new Notice/Order.

Please see attached Certificate of Compliance for the signage from Abate Fire dated 5 September 2023 (ANNEXURE E)

Item 16 – Certification

Noted, Council will remove the reference to the DBP Act. Otherwise, we are in agreement re certification.

Dean Morton, Certifier from Technical Inner Sight (Burwood) has been engaged by the Owners Corporation.

In relation to mechanical ventilation, please provide the scope of works and provide certification and Council will inspect these works.

Please refer to the Concept Report from Holmes Fire & Safety for more information. We also attach a copy of the quotation from Bowers revised report/quotation dated 7 September

2023 (ANNEXURE F)

If your client can answer and provide some of the certification, Fire Engineering Strategies and revised proposed works within 28 days, Council will consider your clients documents and certificates and delay in issuing any further Notice and Order for a period of 28 days only.

Further, should the OC wish to stage the future works, this needs to be clearly detailed to Council in the submissions received within 28 days (including the desired outcomes from staging the works and how it will be certified at each stage).

It is proposed that the work be staged as follows

Sprinkler installation – Garage (if selected method)

12 Months

Detection system upgrade – Garage

90 days

Passive Work – Garage

6 months

Sprinkler installation – SOU

2 years

Detection system upgrade – Residential

6 months

Repairs to fire stair and lift shafts (x9)

12 Months

Repairs to window glazing

12 Months

Water penetration above sliding fire door bulkhead

Not to be constrained by the fire order. Refer item 5 above.

Kind Regards

Janelle Amy

Sutherland Shire Council | Senior Planning Lawyer | Corporate Governance
T 02 9710 0228

sutherlandshire.nsw.gov.au

<https://www.facebook.com/SutherlandShireCouncil> <https://www.instagram.com/suthshirecnc/>
<https://au.linkedin.com/company/sutherland-shire-council> <https://twitter.com/suthshirecnc/> <http://www.sutherlandshire.nsw.gov.au/Council/Publications/Our-Shire> <http://www.sutherlandshire.nsw.gov.au/Council/News/Our-Shire>

We acknowledge the Dharawal people as the Traditional Custodians of the land within Sutherland Shire. We pay respect to the Elders and their families, past, present and emerging, and through them, to all Aboriginal and Torres Strait Islander peoples.

This communication is only intended to be read by the named recipient. It may contain information which is confidential, proprietary or the subject of legal privilege. If you have received this email in error, please delete it and notify us immediately. Any privilege is not waived and the storage, use or reproduction is prohibited.

[Evolve:036d1951-5522-4aa0-992a-7af2e514359f]

MEMORANDUM

SP85881 8 MORLEY ST SUTHERLAND NSW 2232

SUBJECT	Inspection findings and assessment
PROJECT	Glazing compliance assessment
SITE	SP85881 8 Morley St Sutherland NSW 2232
ISSUE DATE	28 September 2023
AUTHOR	Howie Huang
APPROVED	John Butterworth
CLIENT	The Owners, c/- Southern Strata Management, 746 Kingsway Gymea NSW 2227
ATTN	Kerry Craig

1. INTRODUCTION

1.1. Background

Ironbridge Engineering (IE) has been engaged by Southern Strata Management on behalf of the owners, SP85881, to perform a structural evaluation of the glazing compliance at SP85881 8 Morley St, Sutherland, NSW 2232 (the **Property**).

On the 7th of September 2023, an inspection was conducted by IE engineer, Howie Huang. The purpose of this inspection was to assess the structural compliance status of the glazing in the hallways and provide recommendations for the necessary remedial actions. We inspected a total of 11 glazing units, each marked with a corresponding number as shown in Photograph 1 to Photograph 4. Inspection included general visual investigations, in addition to dimensional and glass type measurements using tape measure, laser thickness gauge, and glass heat treatment testing tools.

2. OBSERVATIONS AND FINDINGS

2.1. Glazing units' configuration

The 11 glazing units are uniform in construction materials and vary in size and shape. As depicted in Figure 1, each unit consists of two matching glazing panels. The upper glazing is supported on three edges: the top, left, and right edges. Similarly, the bottom glazing is supported on three edges: the bottom, left, and right edges. There is an approximately 100mm overlap between the upper and bottom glazing panels, and they are horizontally separated by approximately 70mm with the upper panel located on the outside to mitigate water ingress. The glazing panels are secured to the aluminium frames with rubber gaskets on the three supported sides.

2.2. Dimensions

1. The glass is 6mm monolithic (e.g. not laminated) for all panes.
2. The glazing units vary in size and their heights in relation to the floor levels. All dimensions are recorded in Table 1.
3. Units 7 to 9 glazing are trapezoidal in shape, while the remaining glazing are rectangular in shape.
4. Panel dimensions and sill heights are recorded in Table 1.

2.3. Glass type

Non-destructive material testing with a glass heat-treatment indicator revealed that the glazing is annealed glass.



Photograph 1 – glazing on the west facade from Eton St



Photograph 2 – glazing on the east facade from Merton St



Photograph 3 – glazing on the east facade from courtyard



Photograph 4 – glazing on the west facade from courtyard

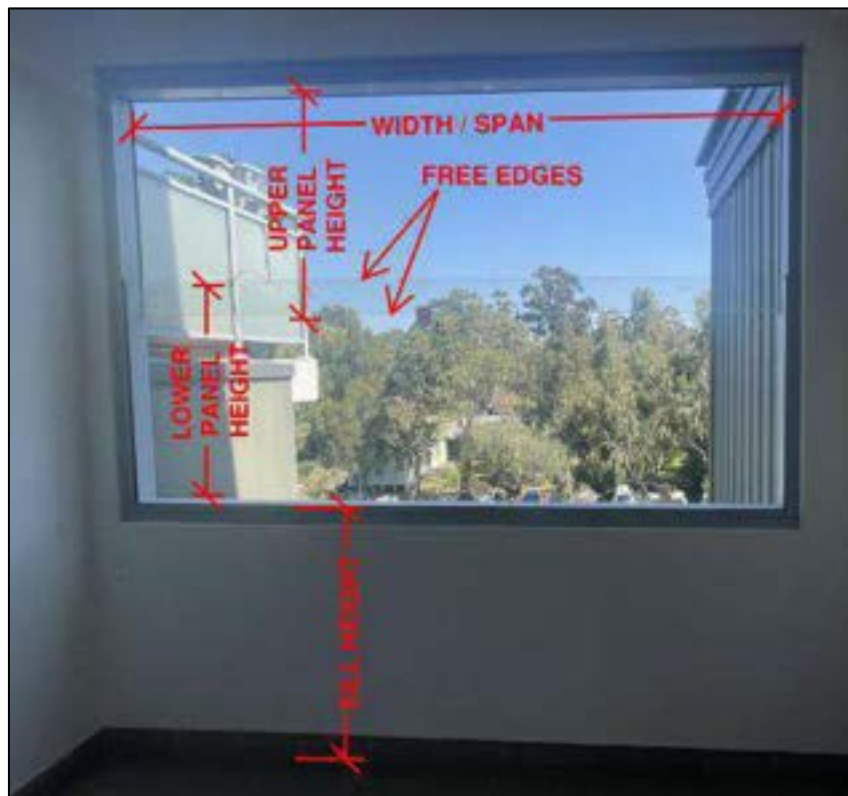


Figure 1 - glazing units' configuration

3. COMPLIANCE CONSIDERATIONS

3.1. Requirement to protect against falls

The NCC requires that walls, windows, or openings in an external wall where there is a potential fall of 1 metre or more, must functionally prevent people from falling. This may involve either installing a fall prevention barrier – or ensuring that the wall and/or window safely perform as a barrier. Various dimensional requirements are given, but the primary value to achieve in most cases is a 1m from finished floor level.

Where windows have sill heights less than 1m, they must reliably and safely function as a barrier against falls. Due to the fracture characteristics of annealed monolithic glass, some level of additional protection will be required for these panels.

3.2. Human interaction

1. The panel under glazing are plain walls without any opening or ledge to facilitate climbing.
2. Glazing units 1 to 3 have a moderate adjacent pedestrian traffic flow, which may also include the moving of furniture and other goods; the pedestrian traffic flow near glazing units 4 to 11 is low;

3.3. Human impact

All glazing units are situated wholly or partly within 2000 mm of the floor level. According to AS 1288, these are considered at some risk of human impact (AS 1288 Figure 5.1). In the event of glass breakage, annealed glass shatters into long sharp pieces. The code limits the maximum areas of the annealed glass to reduce the associated safety risks.

3.4. Maximum glass size

The maximum glass size for 6mm annealed glass been assessed in accordance with AS 1288 with due consideration to the risk associated with each panel.

3.5. Structural capacity of the glazing

According to our wind model analysis, the glass panels will experience a wind load of 1.2 kPa. When considered in a structural assessment in accordance with AS 1288, this results in an allowable span for the glazing of approximately 1.05 meters (horizontally). Only the smallest glazing units 7-9 satisfy this requirement.

3.6. Overall safety assessment

In assessing the risks associated with the non-compliant glazing, we have used as standard risk matrix to adequately account for the likelihood and the consequence of various hazards (see Appendix A).

Glazing units 7 to 9 are located at the end of hallways with minimal traffic flow and their openings are small. Additionally, they are only 5 cm short of the 1m mark, and there are plain walls under the windows with no openings to facilitate climbing. Given these factors, we believe the likelihood of people or children falling into or through these barriers can adequately be mitigated by the installation of a safety film to the internal face of the glass. This colourless film acts to make the monolithic glass panel function more similarly to a laminated panel, and in our opinion this mitigation approach is appropriate to manage risks for units 7 to 9 (only).

However, glazing units 1 to 6 are located just outside the elevators with moderate pedestrian traffic flows, spanning a maximum of 3.5 meters and with a lower sill height of 0.93 meters. The risk associated with breakage of these panels is greater than for glazing units 7 to 9.

Whilst it may be possible to mitigate these risks by installing a new barrier at the internal face, this will not mitigate the risk of glass breakage due to (for example) furniture moving. In such an event, large glass shards may injure the person impact the window, and may also fall from the building, presenting a hazard to pedestrians below.

While filming may mitigate this risk in some panels of this type, where glass panels are large, it is not feasible to simply apply film and a barrier as the strength of the glass will still be insufficient. It will be more viable to replace the glass panels with new panels formed of Grade A safety glass (to be specified).

Our recommendations are summarised at Table 2.

4. COMPLIANCE SUMMARY

Table 1 - glazing units' sizes and heights from floor levels

ID	Glass width/ span (m)	Glass height (m)	Glass area (m ²)	Pedestrian traffic	Sill height (m)	Check: strength	Check: Maximum glass area	Check: Grade A safety glass required	Compliance summary
U1	3.5	0.975	3.41	High	0.93	Fail	Fail	Fail	Fail
U2	3.05	1.025	3.13	High	0.93	Fail	Fail	Fail	Fail
U3	2.9	1.025	2.97	High	0.96	Fail	Fail	Fail	Fail
U4	1.3	0.975	1.27	Medium	0.96	Fail	Fail	Fail	Fail
U5	1.3	0.975	1.27	Medium	0.96	Fail	Fail	Fail	Fail
U6	1.3	0.975	1.27	Medium	0.96	Fail	Fail	Fail	Fail
U7	0.86	1	0.86	Low	0.95	Pass	Pass	Fail	Fail
U8	0.7	0.975	0.68	Low	0.96	Pass	Pass	Fail	Fail
U9	0.45	1.05	0.47	Low	0.96	Pass	Pass	Fail	Fail
U10	2.32	1.1	2.55	High	1.65	Fail	Fail	N.A.	Fail
U11	2.32	0.58	1.35	High	1.76	Fail	Fail	N.A.	Fail

* The risks associated with these panels may be mitigated by the application of safety film.

Table notes :

- Sizes recorded are for individual (half height) glazing panels with three-edge support rather than for the entire window.
- Orange text indicates a potential or marginal compliance breach; red text indicates a definitive compliance breach.

5. RECOMMENDATIONS

5.1. Scope

Table 2 – remedial strategies for each glazing unit

ID	Remedial actions
U1	Replace with Grade A safety glass
U2	Replace with Grade A safety glass
U3	Replace with Grade A safety glass
U4	Replace with Grade A safety glass
U5	Replace with Grade A safety glass
U6	Replace with Grade A safety glass
U7	Apply safety film
U8	Apply safety film
U9	Apply safety film
U10	Replace with Grade A safety glass
U11	Replace with Grade A safety glass



5.2. Notes

- New panels are to be formed of Grade A safety glass, with the specific makeup to be confirmed by structural analysis.
- Glazing film is to be SCL ER PS4 produced by MEP Films or approved equal.
- All new works are to be specified, detailed and certified by an appropriately qualified structural/facade engineer. DPBA Registration is recommended as this is a Class 2 building (final determination for this requirement TBC pending structural design of new panels).
- It is recommended that works are completed as soon as practical – ideally within 3 months and certainly within 12 months.
- Prior to works being completed, it is possible to temporarily mitigate the associated risks by applying temporary strengthening and/or glass protection in the form of lightweight timber and plywood screens. We recommend that seeking engineer input such that temporary screens to not act in a way that may trigger glass breakage.

6. APPENDICES

6.1. Appendix A – Risk analysis matrix

Step 3 - Risk level (R)					
Consequence → Probability ↓	Negligible (\$5,000)	Minor (\$50,000)	Moderate (\$0.5m)	Major (\$5m+)	Substantial (\$50m+)
Very likely (1)	Moderate	High	Very high	Extreme	Extreme
Likely (0.1)	Moderate	Moderate	High	Very high	Extreme
Possible (0.01)	Low	Moderate	Moderate	High	Very high
Unlikely (0.001)	Low	Low	Moderate	Moderate	High
Rare (0.0001)	Very low	Low	Low	Moderate	Moderate

searcher

From Greg Richards
Sent 27/10/2023 4:55:16 PM
To Kerry Craig, Janelle Amy, Karl Bevege
Subject 2023 10 27 GR to Strata re additional comments post meeting for amended report | 8 Morley St, Sutherland NOT14900
Attachments image008.jpg, image009.png, image010.png, image011.png, image012.png, image013.png, image014.png, Outstanding NOPO Issues 18 October 2023.docx,

Hi Kerry

As per our teams meeting of 26/10/23, following are some comments/requests in addition/conjunction to those made during the meeting, that will hopefully your experts in their revised submission of Concept report and improved time frames due in 3 weeks time. If needed, we will reconvene after reviewing same.

The comments and numbering are as per the attachment.

Item 4 -Remove services from Fire stairs. Passive works also eg Fire Isolated Passageways also needs passive works done. Ensure all areas covered/mentioned.

Item 5- Water ingress-Logistics to be considered and resolved. Perhaps consider option of a Contract re 6 monthly inspections..... and not resolved via Supplementary Fire Safety Statements(SFSS). SFSS is a very difficult and cumbersome and costly process for the owners/ Reps.

NB Still awaiting Ironbridge recommendations . NB Their previous report excluded Residential areas. Holmes to address same and report to include all details ie not separately referred to via correspondence from DEA. Refer to prior emails on the matter also.

Item 9- Given that the current Mech vent shaft wall cannot achieve an FRL of 120/120/120 it will need to be sprinklered. Holmes to address this in submission. Consideration will need to be given in relation to current LWC for AFSS regime, detailed existing standards of performance for that wall etc may be required for the Schedule.

NB Generally as advised, Detailed performance solutions are not the intention for the Concept report and or Upgrade strategy going forward. We need an upgrade strategy with simple discussion and clear recommendations. The outcome will be that the Finalised upgrade strategy report can then be called up into a Fresh Proposed order.

Item 10- Glazing- Holmes report to call in / Ref Glazing report from Iron bridge.

Item 11- Balustrades -as listed in attachment & also, does not mention 68 Merton St portion.
Also needs to address specifics from current NOPO.

Item 12- Drenchers at external Wall -Holmes to make comments on what's to happen with existing Drenchers ie Keep (and therefore list in Schedule, including relevant /accurate Standards of performance)or recommend they be removed from site, therefore no need to maintain for AFSS.

Item 13- Holmes to reference in report/acceptance or otherwise, but cert should call in subclause (e) of D3D14. etc.

Item 14- FSC will be submitted but an Accurate Schedule is required(currently its not accurate or complete.) The Schedule is to be completely reviewed and needs to follow Govt Schedule template so that closure documentation and including the FSC is a streamlined process.

Thanks and Regards

Greg

Greg Richards G I Fire E

Principal Fire & Building Safety Officer | Environment Health & Building

T 02 9710 0842

grichards@ssc.nsw.gov.au

sutherlandshire.nsw.gov.au

Connect with us

<https://www.facebook.com/SutherlandShireCouncil><https://www.instagram.com/suthshirecncl/>
<https://au.linkedin.com/company/sutherland-shire-council><https://twitter.com/suthshirecncl><https://www.youtube.com/user/SutherlandShireCncl><http://www.sutherlandshire.nsw.gov.au/Council/News/Our-Shire>

The Owners - Strata Plan 85881
c/- Southern Strata Management
PO Box 98
Gymea NSW 2227

8 November 2023

Loan Number 800015922

Dear Kerry,

Re: Strata Finance for Strata Plan 85881

We are pleased to confirm that in accordance with your instructions we have attended to the following drawdown from your Strata Loan.

Date Drawn	08/11/2023
Current Loan Balance	\$386,004.25
Amount Drawn	\$100,000.00
Disbursements Made	
- To 182-222 264593492	\$100,000.00
Resultant Loan Balance	\$486,004.25

Principal and interest repayments of \$11,830.73 are due to continue on Friday 1st December 2023 and on the 1st day of each month thereafter (except when the 1st is not a business day in which case the due date is the preceding business day). We will direct debit the repayments from your account 182-222 264593492 as per the authority you have provided.

Please note you have until 1st April 2024 to draw the remaining \$2,430,000.00 which is yet to be drawn on this loan. If you do not require any further funding from this loan please let us know.

We suggest that you refer to the Loan Agreement Schedule already provided to ensure you are familiar with the full terms and conditions of your Strata Loan.

Thank you again for the opportunity to assist you with this matter. Please don't hesitate to contact us for assistance at any time on 1300 785 045 or via email at loans@strata-loans.com.

Yours sincerely,



Amanda Green
Lending and Compliance Manager
StrataLoans



BUILDING INSPECTION REPORT 100838 - REV D.2

68 Eton Street Sutherland New
South Wales 2232
Report Date: 6th October 2023

Table of Contents

Introduction..... 3

Section 1. Project Details..... 3

Section 2. Preamble 5

Section 3. Conclusion/Summary 6

Section 4. Observation Summary..... 7

Section 5. Next Steps..... 0

Section 6. Building Inspection 20

Section 7. Photographic Report 311

Introduction

Valen Project Services are an experienced Property & Construction Consultancy & Project Management firm dedicated to providing our clients with expert advice and guidance in the acquisition, development and maintenance of their property assets. We ensure our clients have complete visibility of project risks at all stages of their project or assets life cycle, and pride ourselves on our collaborative approach to dealing with all stakeholders and embracing challenges.

Section 1. Project Details

Site Details

Property Name:	68-70 Eton St & 51-53 Merton St, Sutherland
Property Address:	68 Eton Street Sutherland New South Wales 2232
Strata Plan Number:	SP85881
Building Age:	N/A
Building Classification:	['Class 2']
Stories Above Ground:	-
Stories Below Ground:	-
Number of Lots:	62

General Details

Date of inspection:	20th Sep 2023
Inspector:	Sebastian Higuera
Weather Condition:	Fine
Report Limitations:	1. No Roof access was obtained and all observations were made from ground level 2. All dimensions are indicative only and may actually be smaller or larger than noted 3. Moisture testing instrumentation was not used during this inspection and all comments are made from observations on site.

Document Revision

Report Number:	100838
Revision:	D.2
Prepared By:	Sebastian Higuera
Reviewed By:	Dominic Dodwell
Approved By:	-

Other Information

Construction Type

External Walls:	Other
Internal Walls:	Lightweight Construction
Ceilings:	Plasterboard
Flooring:	Carpet / Vinyl / Tiles

Roof: Unknown

Section 2. Preamble

Valen Project Services were engaged by Valen Project Services Pty Ltd to attend 68 Eton Street Sutherland New South Wales 2232 and inspect general strata maintenance and building elements and make recommendations based on findings.

This report includes a score criteria based on the below Condition Scale (C1-C4).

C#	Condition Scale	Definition
1	Excellent condition	Showing no signs of wear, tear and minor deterioration, discoloration or degradation
2	Good condition	Showing minor signs of wear, tear and minor deterioration, discoloration or degradation
3	Fair condition	Showing signs of wear, tear and major deterioration, discoloration or degradation
4	Poor condition	Showing signs of significant wear, tear and major deterioration, discoloration or degradation

Disclaimer

Disclaimer

This report has been written based on what was visible at the time of inspection, and the report & any recommendations are based on what is considered industry best practice. This document is not an Engineering or BCA report and is not recommending or indemnifying any work undertaken based on any comments contained within this report, and has been prepared as a guide only to assist with the formulation of a detailed scope of works for rectification and remedial works if it is deemed required. Any costings contained within this report are an estimate only and may be subject to rise or fall once suitably qualified trades have completed detailed scoping and pricing of the works.

Copyright

Valen Project Services Pty Ltd has, where possible, referenced the sources and reference material within this report. Reasonable effort has been made to identify, contact, acknowledge and obtain permission to use material from the relevant copyright holders. Copyright in this report remains with Valen Project Services ('VPS') and in the owners of any pre-existing historic source or reference material.

Right to Use

Valen Project Services does not grant the right for the client or any other party to distribute, reproduce or use this report, specific to this project and site, unless the use infringes on other copyright or rights of Valen Project Services or third parties.

Section 3. Conclusion/Summary

Following our inspection of this site we noted the following list of Observations relating to building elements and reported issues within the subject premises and have provided a brief summary below however please refer to the attached inspection report for detailed observations and recommendations.

Building Element by Condition Rating				
Building Element	Poor Condition (C4)	Fair Condition (C3)	Good Condition (C2)	Excellent Condition (C1)
Ceiling	43	17	13	
Facade Walls	24	4	44	1
Floor	13	6	53	
General Structure	28	26	17	

Section 4. Observation Summary

Location	Observation	Recommendation
Critical defect		
Ceiling		
101 /51 Merton St	Spoke with tenant, they have been in the unit 12 months and had no issues. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
202 /51 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
301 /51 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
105/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
104/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
106/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
108/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
109/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
110/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
202/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
204/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
206/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location	Observation	Recommendation
210/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
401/70 Eton St	Water damage in ceiling main bedroom, likely from the balcony on the unit above. Ceiling sheet on western balcony dropping. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
301/70 Eton St	Balcony off TV Room - West side ceiling dropping slightly. Balcony Kitchen - East side ceiling dropping slightly. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
502/70 Eton St	Large balcony - water ingress. Small balcony - cracked ceiling joint (Ceiling front entry). Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
201/53 Merton St	Balcony - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
401 /51 Merton St	Balcony - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
202/53 Merton St	Balcony - Ceiling joints cracking. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
301/53 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
101/70 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102/70 Eton St	Large Balcony ceilings - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
303/53 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
203/53 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102/53 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location	Observation	Recommendation
302/53 Merton St	Balcony - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
401/53 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
402/53 Merton St	Cracks in ceiling and water ingress to ceiling from unit above 502/53. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
403/53 Merton St	Small Balcony - Water ingress from unit above 503/53. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
502/53 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
501/53 Merton St	Balcony - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
302/70 Eton St	Small balcony - ceiling cracked at joint and dropping. Large balcony - ceiling cracked at joint and dropping. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
302/68 Eton St	Large Balcony cracked ceiling joints & possible water ingress from balcony above - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
302 /51 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
402 /51 Merton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
103/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 1/53 Merton St	Ceiling penetrations need patch, sand and painting. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 1/68 Eton St	Main Entrance - Water ingress to outdoor awning. Main Entrance - Water ingress internally above entry door. Cracking on ceiling at corner of wall above lift. Courtyard Entrance - Water ingress and cracked ceiling. Courtyard Entrance - Water ingress internally above entry door (Mould present). Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location	Observation	Recommendation
Level 2/53 Merton St	Ceiling penetrations need patch, sand and painting. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 3/53 Merton St	Ceiling penetrations need patch, sand and painting. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 4/53 Merton St	Ceiling penetrations need patch, sand and painting. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 4/68 Eton St	Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 5/53 Merton St	Ceiling penetrations need patch, sand and painting. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Facade Walls		
102 /51 Merton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
103/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
105/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
108/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
205/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
206/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
210/68 Eton St	Water ingress through to skirting behind Possible A/C overflow or pipe penetration through wall as the cause. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
103/53 Merton St	Main bedroom cupboard skirting TV Room leading to balcony / pergola skirting. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location	Observation	Recommendation
402/70 Eton St	Water ingress in small balcony. Water ingress in spare bedroom near window, carpet has previous water damage. No window restrictors. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
301/70 Eton St	Bedroom 1 & 2 water ingress through the windows - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
201/53 Merton St	Second bedroom water ingress into floor under window. Floor boards have been replaced previously. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
301/53 Merton St	Spare Bed, water leak in the corner of the bedroom from either bathroom or external façade, or unit above. Tenant has seen water dripping from the roof. Skirting and carpet affected. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
101/70 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
101/70 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102/70 Eton St	Main bedroom water ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
303/53 Merton St	Second Bedroom water ingress from balcony. Damage to skirting & Carpet. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
203/53 Merton St	Second Bedroom water ingress from balcony. Dining Room water ingress from balcony. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102/53 Merton St	Lounge and second bedroom skirting ingress of water. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
401/53 Merton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 2/53 Merton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 2/68 Eton St	Large Window Lobby - Appears that water is leaking through the corner of the window, and therefore there is bubbled paint and cracked wall. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location	Observation	Recommendation
Level 3/68 Eton St	Large Window Lobby - Appears that water is leaking through the corner of the window, and therefore there is bubbled paint and the cracked wall. Small Window End of Lobby - Appears that water is leaking through the window, and therefore bubbled paint and cracked wall. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 4/68 Eton St	Large Window Lobby - Appears that water is leaking through corner of window, and therefore bubbled paint and cracked wall. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 4/70 Eton St	Water leak in corner of large lobby window, wall cracking and paint bubbling - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 5/70 Eton St	Water leak in corner of large lobby window, wall cracking and paint bubbling - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Floor		
104/51 Merton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102 /51 Merton St	Observed to be in poor condition with significant signs of water penetration and fabric failure. It is expected that the water ingress may have affected the steel column.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
103/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
105/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
104/68 Eton St	Floor has had water coming up through joints - Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
202/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
203/68 Eton St	No reported active water damage at present, carpet stained from previous water. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
205/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location	Observation	Recommendation
301/53 Merton St	Spare Bed, water leak in the corner of the bedroom from either bathroom or external façade, or unit above. Tenant has seen water dripping from roof. Skirting and carpet affected. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102/70 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102/53 Merton St	Lounge - water ingress balcony. Lounge and second bedroom buckled floor boards. Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
401/53 Merton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
106/68 Eton St	Observed to be in poor condition with significant signs of water penetration and fabric failure.	Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
General Structure		
104/51 Merton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
102 /51 Merton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
202 /51 Merton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
301 /51 Merton St	Tenant been in Unit for 4 years. Water ingress under hob. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
402 /51 Merton St	Tenant been in the unit for approx. 5-6 years. No reported water leaks to windows. Water from A/C on balcony leaks to unit below. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
103/68 Eton St	Steel column in cavity suspect water damage. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
105/68 Eton St	Steel column in cavity suspect water damage. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
104/68 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
108/68 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
110/68 Eton St	Balcony Balustrade needs extension. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location	Observation	Recommendation
202/68 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
204/68 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
402/70 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
301/70 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
502/70 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
401 /51 Merton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
102/70 Eton St	Main bedroom water damage to external wall - Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
102/53 Merton St	Balcony water leak. Observed to be in poor condition with significant signs of deterioration and structural failure.	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
401/53 Merton St	Water leaking from bath / shower has affect floor, walls and skirting & door jambs adjacent bathroom. Floating floor cupping in corridor between kitchen and bathroom. These issues are probably impacting on the unit below 301/53. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
402/53 Merton St	Missing grout shower floor. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
502/53 Merton St	Small Balcony - Leaking water into ceiling on below balcony. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
501/53 Merton St	Possible water leak into ceiling on balcony below. Observed to be in poor condition with significant signs of deterioration and structural failure.	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
302/70 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
302/70 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
102/68 Eton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
302/68 Eton St	Large Balcony cracks in façade wall, cracked / lifting skirting tiles & signs of effervescence small Balcony cracks in façade wall, cracked / lifting skirting tiles - Observed to be in poor condition with significant signs of deterioration and structural failure.	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location	Observation	Recommendation
101 /51 Merton St	Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
UCP	Ceiling Cracked. Observed to be in poor condition with significant signs of deterioration and structural failure.	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 1/68 Eton St	Main Entrance - Cracking to façade walls. Courtyard Entrance - Cracking to façade walls. Observed to be in poor condition with significant signs of deterioration and structural failure.	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 4/70 Eton St	Check window glazing compliance, maybe to much deflection. Water leak in corner of large lobby window, wall cracking and paint bubbling. Observed to be in poor condition with significant signs of deterioration and structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 5/70 Eton St	Check window glazing compliance, maybe to much deflection. Water leak in corner of large lobby window, wall cracking and paint bubbling - Observed to be in poor condition with significant signs of deterioration and structural failure.	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
UCP	Water damage. Observed to be in poor condition with significant signs of deterioration and structural failure.	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Non-critical defect		
Ceiling		
205/68 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
503/70 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
207/68 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
208/68 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
209/68 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
402/68 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location	Observation	Recommendation
202/70 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
201/70 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
301/68 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
103/53 Merton St	Ceiling balcony is cracking. Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
402/70 Eton St	Balcony off TV room, Balcony off kitchen - Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
403/68 Eton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102/68 Eton St	Large Balcony ceiling cracks & water ingress from balcony above - Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 1/70 Eton St	Water ingress to ceiling above front door. Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 2/51 Merton St	Ceiling has been patched in corner near lift, requires sand and paint. Ceiling cracked on wall junction near fire exit, needs patch, sand and paint. Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 2/70 Eton St	Water ingress to ceiling above large window. Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 4/51 Merton St	Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Facade Walls		

Location	Observation	Recommendation
404/68 Eton St	Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
102/68 Eton St	Kitchen window possible water damage from repaired tap - Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 1/68 Eton St	Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 1/70 Eton St	Water ingress and cracking of wall left side of front entry door, possibly due to water leak from ceiling. Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Floor		
402/70 Eton St	Carpet has been wet from water ingress at small balcony. Carpet in spare bedroom has previous damage. Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
101/70 Eton St	Carpet in bedroom water affected. Floating floor affected by water. Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
302/68 Eton St	Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
302/53 Merton St	Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 1/68 Eton St	Main Entrance - Cracked tiles internal near entry door/window, externally neat drain. In general, grout is in poor condition both internally and externally. Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
Level 1/70 Eton St	In general grout is in poor condition both internally and externally. Possible water ingress left side of front door in corner of extrusion. Observed to be in fair condition with partial signs of water penetration and fabric failure.	Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
General Structure		
106/68 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location	Observation	Recommendation
109/68 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
205/68 Eton St	Upstairs Shower - Shower Leaking. Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
503/70 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
208/68 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
209/68 Eton St	Previous leak to main en-suite shower, re-grouted and repaired by owner. Water leak on ceiling from Level above. Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
210/68 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
402/68 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
401/70 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
301/68 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
103/53 Merton St	Bathroom door jamb water damage. Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
202/53 Merton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
301/53 Merton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
101/70 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
403/68 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
303/53 Merton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
302/70 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
302 /51 Merton St	Leak on balcony corner from unit 402 above. Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location	Observation	Recommendation
Level 1/70 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 2/51 Merton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 2/53 Merton St	Possible ingress of water Through window, façade, flashings affecting wall. Check window glazing compliance, maybe to much deflection. Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 2/68 Eton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 3/51 Merton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 3/51 Merton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 3/68 Eton St	Check window glazing compliance, maybe to much deflection. Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 4/51 Merton St	Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
Level 4/68 Eton St	Check window glazing compliance, maybe to much deflection. Observed to be in fair condition with partial signs of deterioration and potential structural failure	Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Section 5. Next Steps

The subject building has several Maintenance and Capital Works Upgrade requirements and to achieve the most cost-effective outcome, through the consolidation of works, we recommend the Owners Corporation engage a suitably qualified Remedial Engineer to assist with undertaking further destructive & non-destructive investigations to allow the preparation of a detailed Technical Specification & Scope of Works for competitive tender.

Importantly, please consider that undertaking works on Class 2 Residential Apartment buildings requires strict adherence to the requirements of the Design & Building Practitioners Act 2020 and through Valen Projects the Owners Corporation can be assured that items of work that require Regulated Designs will be identified, and appropriately detailed in accordance with the Act.

Alternatively, we would recommend the Owners Corporation at a minimum engage specialist trade services to action items as listed within this report to investigate, rectify or replace failed building elements as necessary, and where works can be undertaken without the need for Regulated Designs.

Valen Project Services can offer to coordinate, on behalf of the Owners Corporation, the procurement of Fee Proposals from experienced and reputable Engineering Firms and make recommendation for engagement in order to create a detailed Schedule of Works for Trade pricing and comparative Tender Analysis.

If you have any questions or require any clarification in relation to the content of this report please do not hesitate to contact me.

Valen Project Services

Section 6. Building Inspection

Building Inspection Report: One Off Inspection


Asset	Location	Status
-------	----------	--------



Ceiling

Level 5/70 Eton St

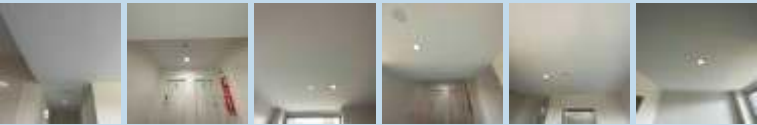
PASS

Good
[ID:
D-03202](#)


Description:
Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 5 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



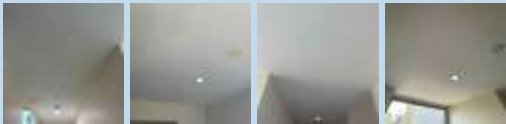
Ceiling	Level 4/70 Eton St	PASS
---------	--------------------	------

Good
[ID:](#)
[D-03198](#)
[↗](#)

Description:
Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 4 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



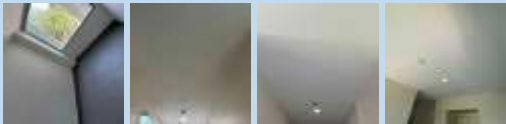
Ceiling	Level 3/70 Eton St	PASS
---------	--------------------	------

Good
[ID:](#)
[D-03193](#)
[↗](#)

Description:
Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 3 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling	Level 2/70 Eton St	FAIL
---------	--------------------	------

Fair

ID:
[D-03189](#)
[↗](#)

Description:

Water ingress to ceiling above large window.
Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 2 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling

Level 1/70 Eton St

FAIL

Fair

ID:
[D-03183](#)
[↗](#)

Description:

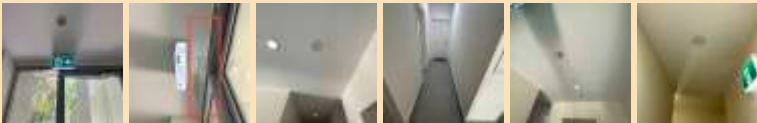
Water ingress to ceiling above front door.
Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 1 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling	Level 4/68 Eton St	FAIL
---------	--------------------	------

Poor

ID:
[D-03180](#)
[↗](#)

Description:
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 4 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling	Level 3/68 Eton St	PASS
---------	--------------------	------

Good
[ID: D-03175](#)
[↗](#)

Description:
Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 3 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



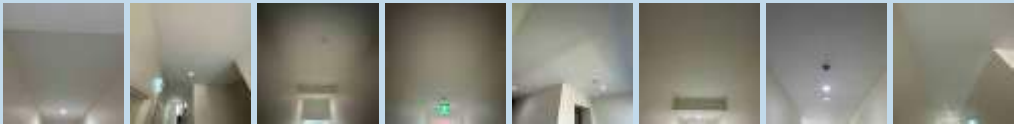
Ceiling	Level 2/68 Eton St	PASS
---------	--------------------	------

Good
[ID:](#)
[D-03168](#)
[↗](#)


Description:
Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 2 Lobby



Click photos to enlarge


Asset	Location	Status
		

Ceiling

Level 1/68 Eton St

FAIL

Poor

ID:
[D-03164](#)


Description:

Main Entrance - Water ingress to outdoor awning.
Main Entrance - Water ingress internally above entry door. Cracking on ceiling at corner of wall above lift.
Courtyard Entrance - Water ingress and cracked ceiling.
Courtyard Entrance - Water ingress internally above entry door (Mould present).
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 1 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling

Level 5/53 Merton St

FAIL

Poor

ID:
[D-03093](#)
[↗](#)

Description:







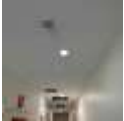
Ceiling penetrations need patch, sand and painting.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 5 Lobby

Asset	Location	Status
      		

Ceiling

Level 4/53 Merton St

FAIL

Poor

[ID:](#)
[D-03091](#)
[↗](#)

Description:


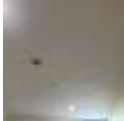





Ceiling penetrations need patch, sand and painting.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 4 Lobby

Asset	Location	Status
      		

Ceiling

Level 3/53 Merton St

FAIL

Poor

[ID:](#)
[D-03086](#)
[↗](#)

Description:




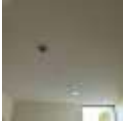

Ceiling penetrations need patch, sand and painting.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 3 Lobby


Asset	Location	Status
    		

Ceiling

Level 2/53 Merton St

FAIL

Poor

ID:
[D-03083](#)


Description:







Ceiling penetrations need patch, sand and painting.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 2 Lobby

Asset	Location	Status
     		

Ceiling

Level 1/53 Merton St

FAIL

Poor

[ID:](#)
[D-03079](#)
[↗](#)

Description:







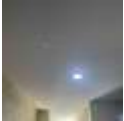
Ceiling penetrations need patch, sand and painting.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 1 Lobby

Asset	Location	Status
      		

Ceiling

Level 4/51 Merton St

FAIL

Fair

ID:

D-03076

Description:




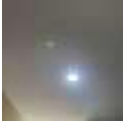
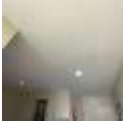

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 4 Lobby

Asset	Location	Status
     		

Ceiling

Level 3/51 Merton St

PASS

Good

ID:

D-03070

Description:








Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:

Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:

Level 3 Lobby

Asset	Location	Status
      		

Ceiling

Level 2/51 Merton St

FAIL

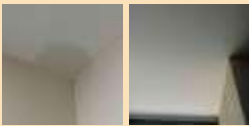
Fair

ID:
[D-03065](#)
[↗](#)



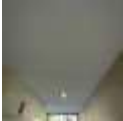




Description:
Ceiling has been patched in corner near lift, requires sand and paint. Ceiling cracked on wall junction near fire exit, needs patch, sand and paint.
Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 2 Lobby



Click photos to enlarge

Asset	Location	Status
      		

Ceiling

Level 1/51 Merton St

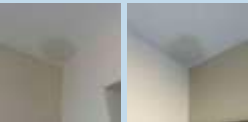
PASS

Good
[ID:](#)
[D-03060](#)
[↗](#)

Description:
Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 1 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	402/68 Eton St	FAIL
---------	----------------	------

Fair

[ID:](#)

[D-02936](#)

[🔗](#)

Description:

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	301/68 Eton St	FAIL
---------	----------------	------

Fair

ID:
[D-02955](#)



Description:


Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
Ceiling	401/68 Eton St	NO TEST
<div>Custom Note</div> <div>ID: D-03237 </div>		<div>Description:</div> <div>No access</div> <div>Resolution:</div>


Asset	Location	Status
-------	----------	--------

Ceiling

101 /51 Merton St

FAIL

Poor

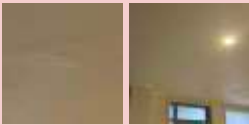
ID:
[D-02816](#)


Description:

Spoke with tenant, they have been in the unit 12 months and had no issues. Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	104/51 Merton St	PASS
---------	------------------	------

<p>Good</p> <p>ID:</p> <p>D-02823</p> <p>🔗</p>	<p>Description:</p> <p>Water Ingress - Observed to be in good condition. Minor non-structural deterioration.</p> <p>Resolution:</p> <p>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</p>
---	---

Asset	Location	Status
-------	----------	--------

Ceiling

102 /51 Merton St

PASS

Good

ID:

D-02829

Description:

Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:

Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Asset	Location	Status
-------	----------	--------


Ceiling

301 /51 Merton St

FAIL

Poor

ID:
D-02842










Description:
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
      		

Ceiling

102/68 Eton St

FAIL

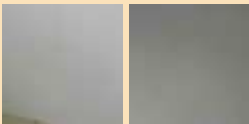
Fair

ID:
[D-03223](#)

↗

Description:
Large Balcony ceiling cracks & water ingress from balcony above - Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

402 /51 Merton St

FAIL

Poor

ID:
[D-02849](#)


Description:

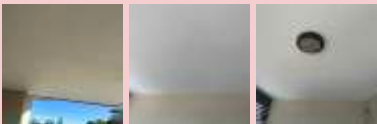
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Balcony



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

401 /51 Merton St

FAIL

Poor

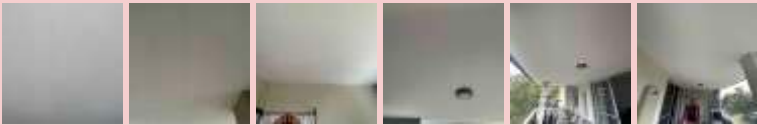
ID:
[D-02978](#)


Description:

Balcony - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.




Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	404/68 Eton St	PASS
---------	----------------	------

Good

ID:
[D-02940](#)


Description:
Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

202/70 Eton St

FAIL

Fair

ID:
[D-02945](#)


Description:

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling

401/70 Eton St

FAIL

Poor
[ID:](#)
[D-02951](#)
[🔗](#)

Description:
Water damage in ceiling main bedroom, likely from the balcony on the unit above. Ceiling sheet on western balcony dropping.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

402/70 Eton St

FAIL

Fair

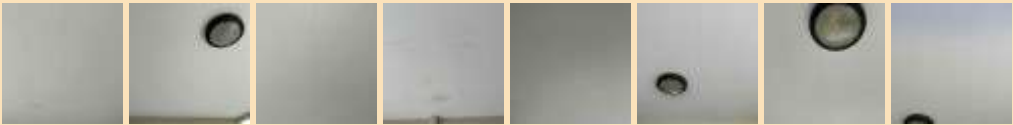
ID:
[D-02963](#)


Description:

Balcony off TV room, Balcony off kitchen - Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling	301/70 Eton St	FAIL
---------	----------------	------

Poor

ID:
[D-02967](#)
[↗](#)

Description:

Balcony off TV Room - West side ceiling dropping slightly.
Balcony Kitchen - East side ceiling dropping slightly.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

101/70 Eton St

FAIL

Poor

ID:
[D-02991](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

102/70 Eton St

FAIL

Poor

ID:
[D-02996](#)


Description:

Large Balcony ceilings - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	403/68 Eton St	FAIL
---------	----------------	------

Fair

[ID:](#)

[D-03003](#)






[🔗](#)

Description:

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling	302/70 Eton St	FAIL
---------	----------------	------

Poor

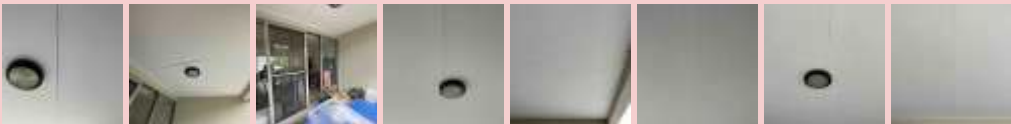
ID:
[D-03047](#)
[↗](#)

Description:

Small balcony - ceiling cracked at joint and dropping.
Large balcony - ceiling cracked at joint and dropping.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

103/53 Merton St

FAIL

Fair

ID:
[D-02961](#)


Description:

Ceiling balcony is cracking.
Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling	201/53 Merton St	FAIL
---------	------------------	------

Poor

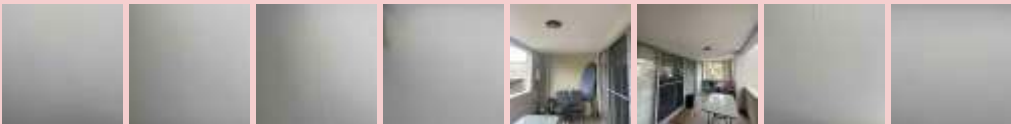
ID:
[D-02975](#)
[↗](#)

Description:

Balcony - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling

202/53 Merton St

FAIL

Poor

ID:

D-02983

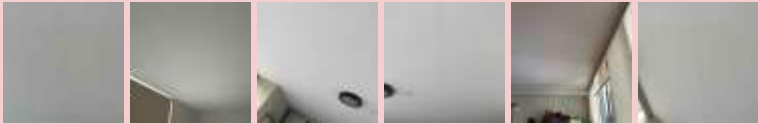


Description:

Balcony - Ceiling joints cracking.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

301/53 Merton St

FAIL

Poor

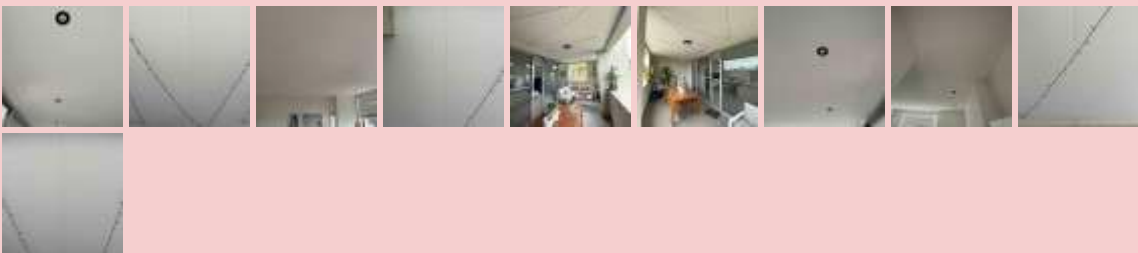
ID:
[D-02986](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling

203/53 Merton St

FAIL

Poor

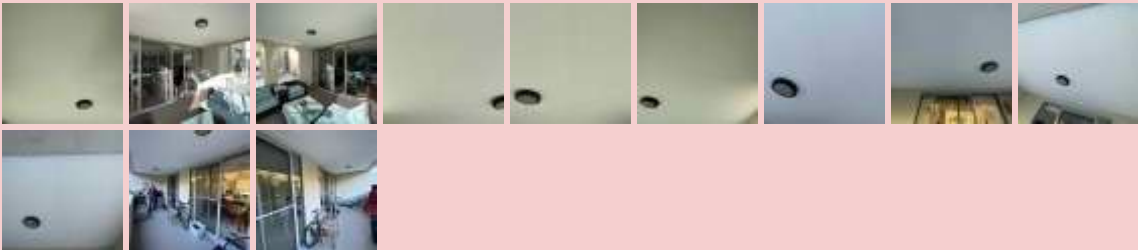
ID:
[D-03011](#)
[✎](#)

Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

102/53 Merton St

FAIL

Poor

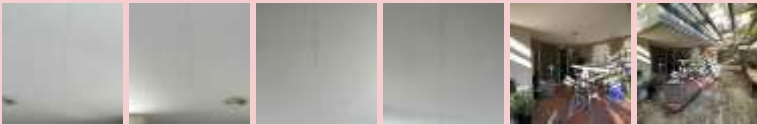
ID:
[D-03017](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	302/53 Merton St	FAIL
---------	------------------	------

Poor

ID:

D-03021







🔗

Description:

Balcony - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

401/53 Merton St

FAIL

Poor

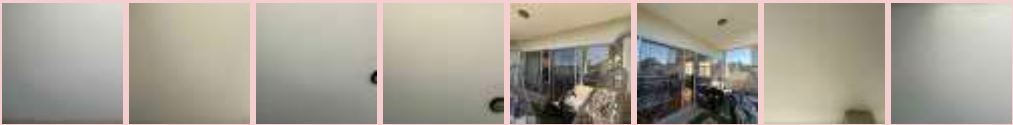
ID:
[D-03025](#)


Description:








Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
      		

Ceiling

403/53 Merton St

FAIL

Poor

[ID:](#)
[D-03035](#)
[↗](#)

Description:
Small Balcony - Water ingress from unit above 503/53.
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

502/53 Merton St

FAIL

Poor

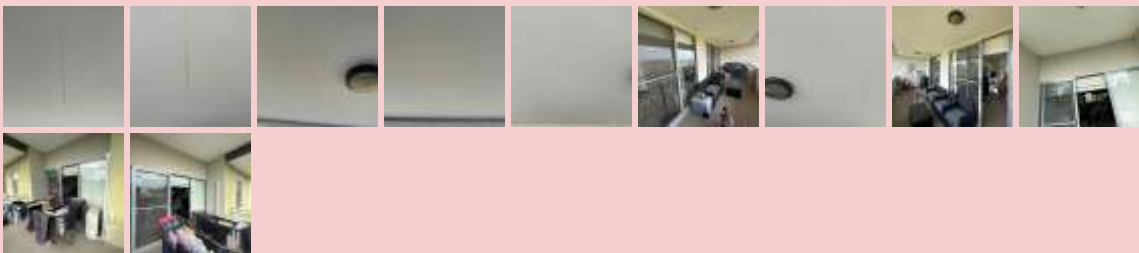
ID:
[D-03038](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

501/53 Merton St

FAIL

Poor

ID:
[D-03043](#)


Description:

Balcony - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	202 /51 Merton St	FAIL
---------	-------------------	------

Poor

ID:

D-02840

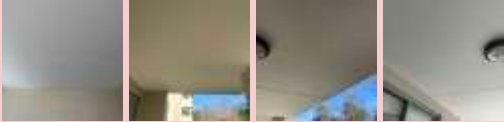
🔗

Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

302 /51 Merton St

FAIL

Poor

ID:
[D-02846](#)


Description:

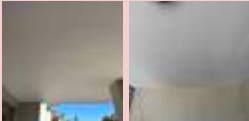
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Balcony



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling

103/68 Eton St

FAIL

Poor

ID:

D-02854



Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

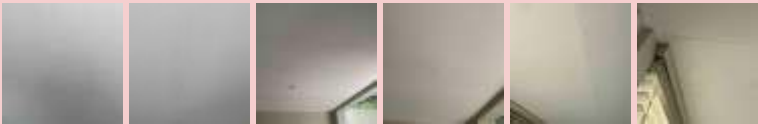
Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Balcony & Ceiling in dinning room.

Water damage under box gutter.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

303/53 Merton St

FAIL

Poor

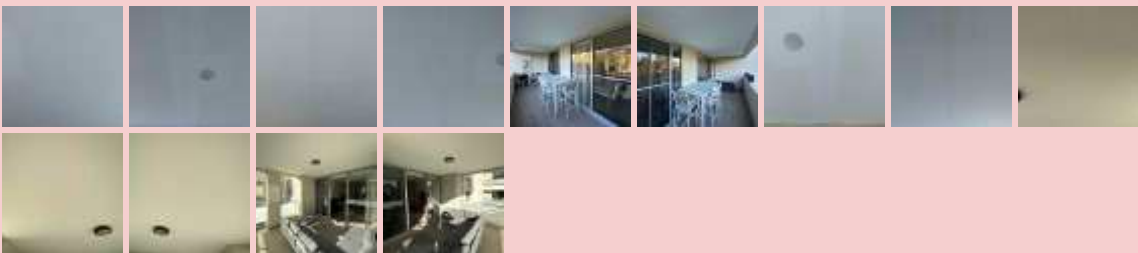
ID:
[D-03006](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.


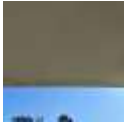











Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



[Click photos to enlarge](#)

Asset	Location	Status
Ceiling	201/51 Merton St	PASS
<div><div><div>Good</div><div>ID:</div><div>D-02835</div><div></div></div><div><div>Description:</div><div>Water Ingress - Observed to be in good condition. Minor non-structural deterioration.</div><div>Resolution:</div><div>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</div></div></div>		


Asset	Location	Status
            		

Ceiling

302/68 Eton St

FAIL

Poor

ID:
[D-03225](#)


Description:
Large Balcony cracked ceiling joints & possible water ingress from balcony above - Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.


Asset	Location	Status
-------	----------	--------

Ceiling

206/68 Eton St

FAIL

Poor

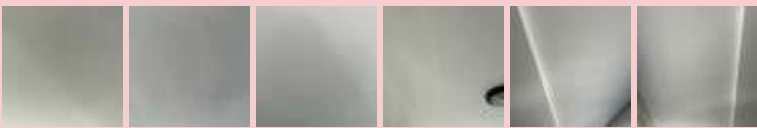
ID:
[D-02906](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

104/68 Eton St

FAIL

Poor

ID:
[D-02861](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



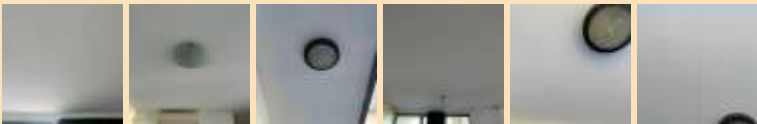
Ceiling	503/70 Eton St	FAIL
---------	----------------	------

Fair

ID:
[D-02912](#)
[↗](#)

Description:
Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

105/68 Eton St

FAIL

Poor

ID:
[D-02859](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling

106/68 Eton St

FAIL

Poor

ID:

D-02869

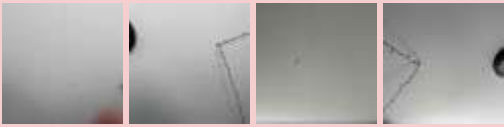


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling	108/68 Eton St	FAIL
---------	----------------	------

Poor

ID:

D-02872








Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.




Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	109/68 Eton St	FAIL
---------	----------------	------

Poor

ID:
[D-02878](#)






Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

110/68 Eton St

FAIL

Poor

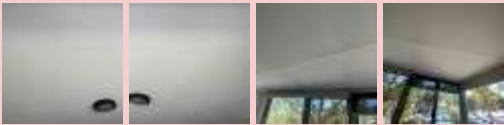
ID:
[D-02883](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	204/68 Eton St	FAIL
---------	----------------	------

Poor

ID:

D-02896







🔗

Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	205/68 Eton St	FAIL
---------	----------------	-------------

Fair

ID:
[D-02903](#)



Description:

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.




Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	207/68 Eton St	FAIL
---------	----------------	------

Fair

ID:
[D-02916](#)





Description:

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	202/68 Eton St	FAIL
---------	----------------	------

Poor

[ID:](#)
[D-02890](#)

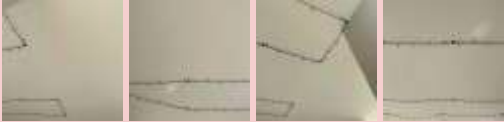
[🔗](#)

Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	203/68 Eton St	PASS
---------	----------------	------

Good
[ID:
D-02892](#)
[🔗](#)

Description:
Water Ingress - Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	208/68 Eton St	FAIL
---------	----------------	-------------

Fair

ID:
[D-02921](#)



Description:

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	201/70 Eton St	FAIL
---------	----------------	-------------

Fair

ID:
[D-02948](#)

[🔗](#)

Description:

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	402/53 Merton St	FAIL
---------	------------------	------

Poor

ID:

D-03030

🔗







Description:

Cracks in ceiling and water ingress to ceiling from unit above 502/53.

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

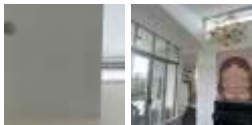
Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Ceiling	502/70 Eton St	FAIL
---------	----------------	------

Poor

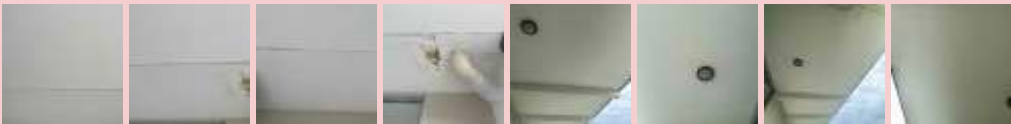
ID:
[D-02971](#)
[↗](#)

Description:

Large balcony - water ingress.
Small balcony - cracked ceiling joint (Ceiling front entry).
Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Ceiling	209/68 Eton St	FAIL
---------	----------------	------

Fair

ID:

D-02925

🔗

Description:

Water Ingress - Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge


Asset	Location	Status
-------	----------	--------

Ceiling

210/68 Eton St

FAIL

Poor

ID:
[D-02932](#)


Description:

Water Ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:

Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Facade Walls

Level 5/70 Eton St

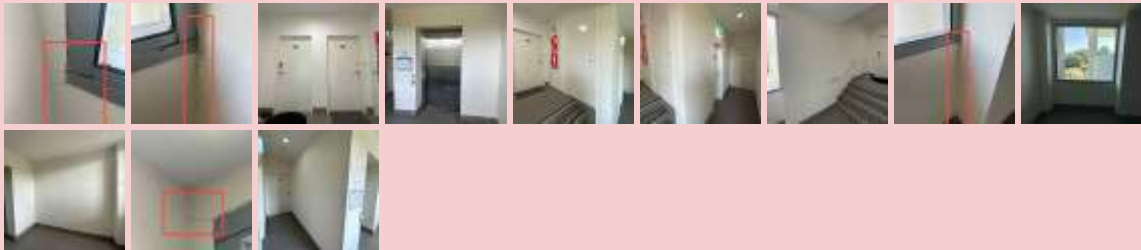
FAIL

Poor -
Water
Ingress
[ID:
D-03200](#)
[🔗](#)

Description:
Water leak in corner of large lobby window, wall cracking and paint bubbling - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 5 Lobby



Click photos to enlarge


Asset	Location	Status
-------	----------	--------



Facade Walls

Level 4/70 Eton St

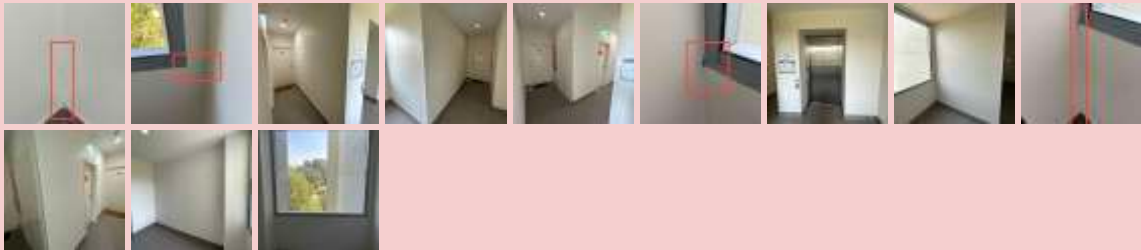
FAIL

**Poor -
Water
Ingress**
ID:
[D-03196](#)


Description:
Water leak in corner of large lobby window, wall cracking and paint bubbling - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 4 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Facade Walls

Level 3/70 Eton St

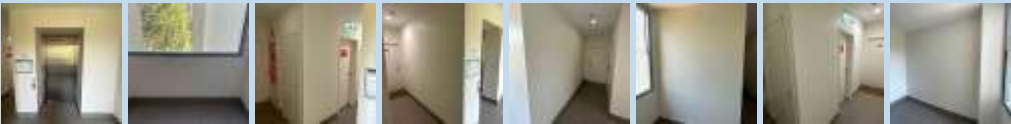
PASS

Good - Water
Ingress
[ID: D-03192](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 3 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Facade Walls	Level 2/70 Eton St	PASS
--------------	--------------------	------

Good - Water
Ingress
[ID: D-03188](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 2 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Facade Walls

Level 1/70 Eton St

FAIL

Fair - Water Ingress

ID:
[D-03184](#)
[↗](#)

Description:

Water ingress and cracking of wall left side of front entry door, possibly due to water leak from ceiling.

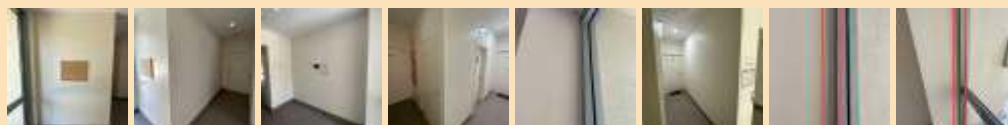
Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:

Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:

Level 1 Lobby



[Click photos to enlarge](#)

Asset	Location	Status
-------	----------	--------



Facade Walls

Level 4/68 Eton St

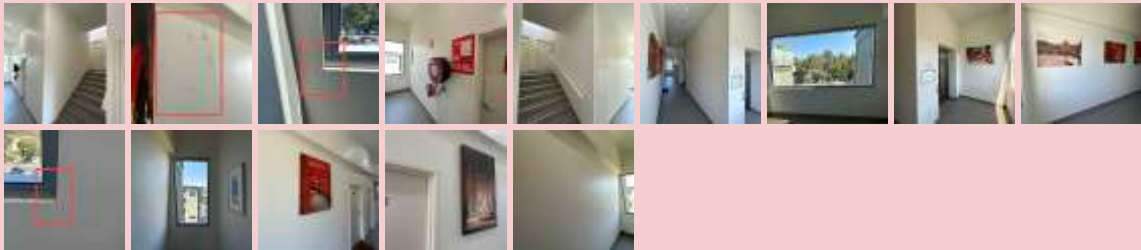
FAIL

Poor -
Water
Ingress
[ID:
D-03181](#)
[↗](#)

Description:
Large Window Lobby - Appears that water is leaking through corner of window, and therefore bubbled paint and cracked wall.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 4 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Facade Walls

Level 3/68 Eton St

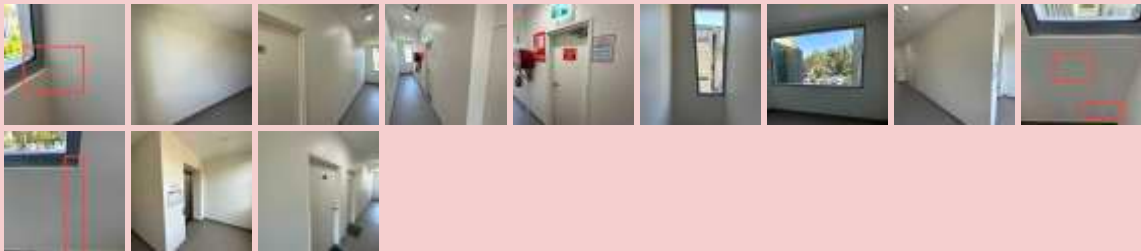
FAIL

**Poor -
Water
Ingress**
[ID:
D-03176](#)
[↗](#)

Description:
Large Window Lobby - Appears that water is leaking through the corner of the window, and therefore there is bubbled paint and the cracked wall.
Small Window End of Lobby - Appears that water is leaking through the window, and therefore bubbled paint and cracked wall.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 3 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



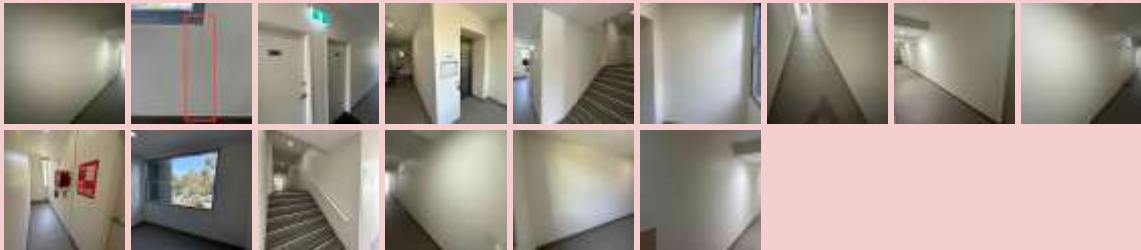
Facade Walls	Level 2/68 Eton St	FAIL
--------------	--------------------	------

**Poor -
Water
Ingress**
[ID:
D-03170](#)
[↗](#)

Description:
Large Window Lobby - Appears that water is leaking through the corner of the window, and therefore there is bubbled paint and cracked wall.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 2 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



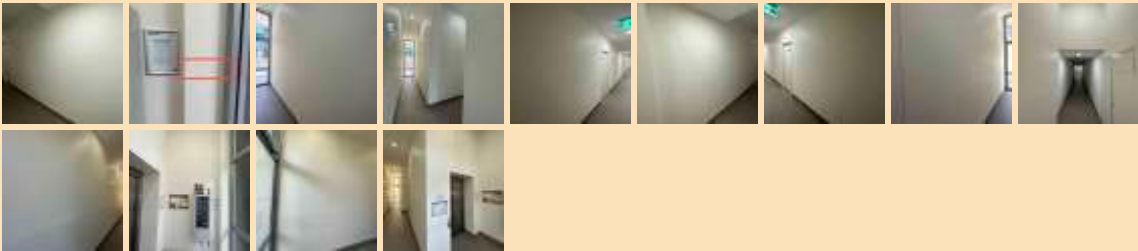
Facade Walls	Level 1/68 Eton St	FAIL
--------------	--------------------	------

Fair -
Water
Ingress
[ID:
D-03166](#)
[↗](#)









Description:
Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 1 Lobby



Click photos to enlarge










Asset	Location	Status
       		

Facade Walls

Level 5/53 Merton St

PASS

Good - Water Ingress ID: D-03095	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 5 Lobby
--	---

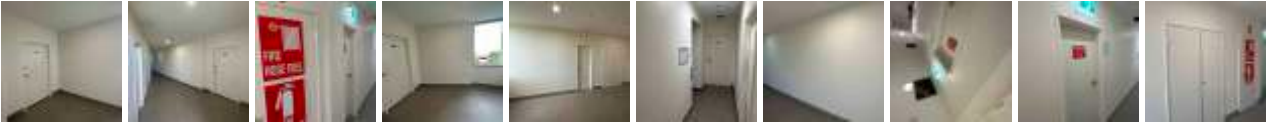

Asset	Location	Status
        		

Facade Walls

Level 4/53 Merton St

PASS

<p>Good - Water Ingress</p> <p>ID: D-03092</p>	<p>Description:</p> <p>Observed to be in good condition. Minor non-structural deterioration.</p> <p>Resolution:</p> <p>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</p> <p>Location:</p> <p>Level 4 Lobby</p>
---	--

Asset	Location	Status
 		

Facade Walls

Level 3/53 Merton St





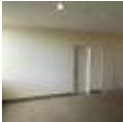







PASS

**Good - Water
Ingress**
[ID: D-03088](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).


Location:
Level 3 Lobby










Asset	Location	Status
           		

Facade Walls

Level 2/53 Merton St

FAIL

<p>Poor - Water Ingress</p> <p>ID: D-03084</p> <p></p>	<p>Description: Observed to be in poor condition with significant signs of water penetration and fabric failure.</p> <p>Resolution: Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.</p> <p>Location: Level 2 Lobby</p>
--	--










Asset	Location	Status
        		

Facade Walls

Level 1/53 Merton St

PASS

<p>Good - Water Ingress</p> <p>ID: D-03080</p>	<p>Description:</p> <p>Observed to be in good condition. Minor non-structural deterioration.</p> <p>Resolution:</p> <p>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</p> <p>Location:</p> <p>Level 1 Lobby</p>
---	--











Asset	Location	Status
        		

Facade Walls

Level 4/51 Merton St

PASS

Good - Water Ingress ID: D-03073	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 4 Lobby
--	---

Asset	Location	Status
         		

Facade Walls

Level 3/51 Merton St


PASS

Good - Water
Ingress
[ID: D-03071](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 3 Lobby

Asset	Location	Status
		

Facade Walls

Level 2/51 Merton St

PASS

Good - Water
Ingress
[ID: D-03066](#)










Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 2 Lobby



Click photos to enlarge

Asset	Location	Status
        		

Facade Walls

Level 1/51 Merton St

PASS

Good - Water
Ingress
[ID: D-03061](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 1 Lobby

Asset	Location	Status
-------	----------	--------

Facade Walls

402/68 Eton St

PASS

Good - Water
Ingress
[ID: D-02937](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

401/70 Eton St

PASS

Good - Water
Ingress

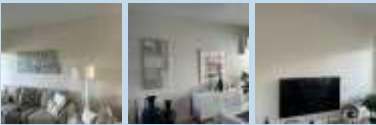
ID: [D-02954](#)

Description:

Observed to be in good condition. Minor non-structural deterioration.

Resolution:

Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

301/68 Eton St

PASS

Good - Water
Ingress
[ID: D-02957](#)










Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).




Click photos to enlarge

Asset	Location	Status
Facade Walls	401/68 Eton St	NO TEST
<div>00 - Custom note</div> <div>ID: D-03236</div>		<div>Description:</div> <div>No access</div> <div>Resolution:</div>

Asset	Location	Status
        		

Facade Walls	402/70 Eton St	FAIL
--------------	----------------	------

<p>Poor - Water Ingress</p> <p>ID: D-02964</p> <p></p>	<p>Description:</p> <p>Water ingress in small balcony. Water ingress in spare bedroom near window, carpet has previous water damage. No window restrictors. Observed to be in poor condition with significant signs of water penetration and fabric failure.</p> <p>Resolution:</p> <p>Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.</p>
--	---

Asset	Location	Status
-------	----------	--------

Facade Walls

101 /51 Merton St

PASS

Good - Water
Ingress
[ID: D-02820](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Asset	Location	Status
-------	----------	--------

Facade Walls

104/51 Merton St

PASS

Good - Water
Ingress
[ID: D-02822](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Asset	Location	Status
-------	----------	--------

Facade Walls

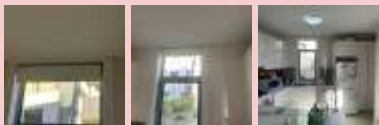
102 /51 Merton St

FAIL

Poor -
Water
Ingress
[ID:
D-02830](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.


Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls	201/51 Merton St	PASS
--------------	------------------	------

<p>Good - Water Ingress</p> <p>ID: D-02834 </p>	<p>Description:</p> <p>Observed to be in good condition. Minor non-structural deterioration.</p> <p>Resolution:</p> <p>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</p>
---	---

Asset	Location	Status
-------	----------	--------

Facade Walls	202 /51 Merton St	PASS
--------------	-------------------	------

<p>Good - Water Ingress</p> <p>ID: D-02839</p>	<p>Description:</p> <p>Observed to be in good condition. Minor non-structural deterioration.</p> <p>Resolution:</p> <p>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</p>
---	---

Asset	Location	Status
-------	----------	--------

Facade Walls

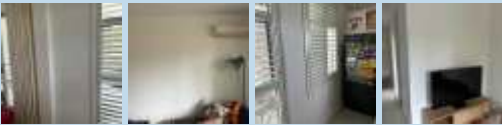
401 /51 Merton St

PASS

Good - Water
Ingress
[ID: D-02981](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

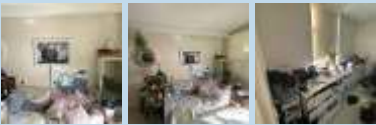
302/53 Merton St

PASS

Good - Water
Ingress
[ID: D-03024](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

502/53 Merton St

PASS

Good - Water
Ingress
[ID: D-03041](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

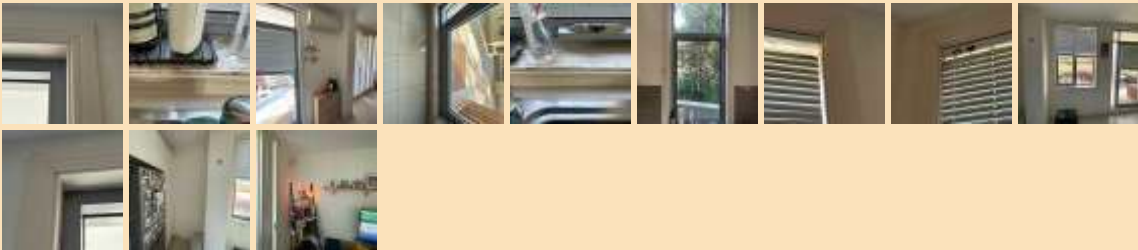
102/68 Eton St

FAIL

Fair -
Water
Ingress
[ID:
D-03222](#)
[🔗](#)

Description:
Kitchen window possible water damage from repaired tap - Observed to be in fair condition with partial signs of water penetration and fabric failure.


Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls	302 /51 Merton St	PASS
--------------	-------------------	------

<p>Good - Water Ingress</p> <p>ID: D-02848 </p>	<p>Description:</p> <p>Observed to be in good condition. Minor non-structural deterioration.</p> <p>Resolution:</p> <p>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</p>
---	---

Asset	Location	Status
-------	----------	--------

Facade Walls

402 /51 Merton St

PASS

Good - Water
Ingress
[ID: D-02851](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Asset	Location	Status
-------	----------	--------

Facade Walls

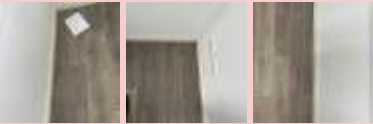
201/53 Merton St

FAIL

Poor -
Water
Ingress
[ID:
D-02976](#)
[🔗](#)

Description:
Second bedroom water ingress into floor under window. Floor boards have been replaced previously.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
Facade Walls	202/53 Merton St	PASS
<div><div><div>Good - Water Ingress</div><div>ID: D-02985</div></div><div><div>Description:</div><div>Observed to be in good condition. Minor non-structural deterioration.</div><div>Resolution:</div><div>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</div><div><div></div><div>Click photos to enlarge</div></div></div></div>		

Asset	Location	Status
-------	----------	--------

Facade Walls

503/70 Eton St

PASS

Good - Water
Ingress
[ID: D-02913](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

404/68 Eton St

FAIL

Fair -
Water
Ingress
[ID:
D-02941](#)
[🔗](#)

Description:
Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

202/70 Eton St

PASS

Good - Water
Ingress
[ID: D-02946](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

201/70 Eton St

PASS


Good - Water
Ingress
[ID: D-02950](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).




Click photos to enlarge

Asset	Location	Status
		

Facade Walls

301/70 Eton St

FAIL

Poor -
Water
Ingress
ID:
[D-02970](#)


Description:
Bedroom 1 & 2 water ingress trough the windows - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Asset	Location	Status
-------	----------	--------

Facade Walls

101/70 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02995](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

102/70 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02999](#)
[🔗](#)

Description:
Main bedroom water ingress - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

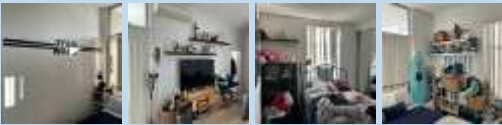
403/68 Eton St

PASS

Good - Water
Ingress
[ID: D-03005](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

102/53 Merton St

FAIL

Poor -
Water
Ingress
[ID:
D-03020](#)
[🔗](#)

Description:
Lounge and second bedroom skirting ingress of water.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



[Click photos to enlarge](#)

Asset	Location	Status
-------	----------	--------

Facade Walls

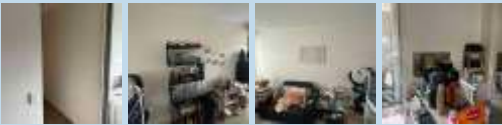
302/70 Eton St

PASS


Good - Water
Ingress
[ID: D-03052](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
		

Facade Walls

502/70 Eton St

PASS

Good - Water
Ingress
[ID: D-02974](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Asset	Location	Status
-------	----------	--------

Facade Walls

103/53 Merton St

FAIL

Poor -
Water
Ingress
[ID:
D-02959](#)
[🔗](#)

Description:
Main bedroom cupboard skirting TV Room leading to balcony / pergola skirting.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

301/53 Merton St

FAIL

Poor -
Water
Ingress
[ID:
D-02988](#)
[🔗](#)

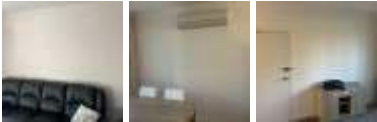
Description:
Spare Bed, water leak in the corner of the bedroom from either bathroom or external façade, or unit above. Tenant has seen water dripping from the roof. Skirting and carpet affected. Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Facade Walls

303/53 Merton St

FAIL

**Poor -
Water
Ingress**
[ID:
D-03007](#)
[↗](#)

Description:
Second Bedroom water ingress from balcony. Damage to skirting & Carpet.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

203/53 Merton St

FAIL

**Poor -
Water
Ingress**
[ID:
D-03012](#)
[🔗](#)

Description:
Second Bedroom water ingress from balcony.
Dinning Room water ingress from balcony.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Facade Walls

401/53 Merton St

FAIL

Poor -
Water
Ingress
[ID:
D-03029](#)
[↗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

402/53 Merton St

PASS

Good - Water
Ingress

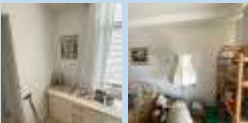
ID: [D-03033](#)

Description:

Observed to be in good condition. Minor non-structural deterioration.

Resolution:

Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

403/53 Merton St

PASS

Good - Water
Ingress
[ID: D-03037](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls	501/53 Merton St	PASS
--------------	------------------	------

Good - Water Ingress

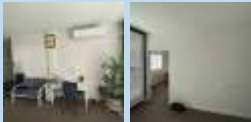
ID: [D-03046](#)

Description:

Observed to be in good condition. Minor non-structural deterioration.

Resolution:

Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls	301 /51 Merton St	PASS
--------------	-------------------	------

Good - Water Ingress ID: D-02844	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).
--	--

Asset	Location	Status
-------	----------	--------

Facade Walls

110/68 Eton St

PASS


Good - Water
Ingress
[ID: D-02885](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
		

Facade Walls

302/68 Eton St

PASS

**Good - Water
Ingress**
[ID: D-03230](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Asset	Location	Status
-------	----------	--------

Facade Walls

103/68 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02855](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

104/68 Eton St

PASS

Good - Water
Ingress

ID: [D-02866](#)

Description:

Observed to be in good condition. Minor non-structural deterioration.

Resolution:

Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

105/68 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02858](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
Facade Walls	106/68 Eton St	PASS
<div><div><div>Good - Water Ingress</div><div>ID: D-02871</div></div><div><div>Description:</div><div>Observed to be in good condition. Minor non-structural deterioration.</div><div>Resolution:</div><div>Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).</div><div><div></div><div>Click photos to enlarge</div></div></div></div>		

Asset	Location	Status
-------	----------	--------

Facade Walls

108/68 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02873](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

109/68 Eton St

PASS

Good - Water
Ingress
[ID: D-02880](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

204/68 Eton St

PASS

Good - Water
Ingress
[ID: D-02898](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

205/68 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02900](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

206/68 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02908](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

207/68 Eton St

PASS

Good - Water
Ingress
[ID: D-02919](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

202/68 Eton St

PASS

Good - Water
Ingress
[ID: D-02889](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

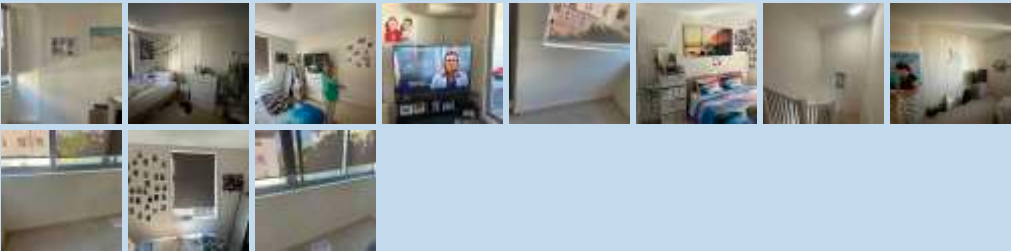
203/68 Eton St

PASS

Good - Water
Ingress
[ID: D-02893](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

208/68 Eton St

PASS

Good - Water
Ingress

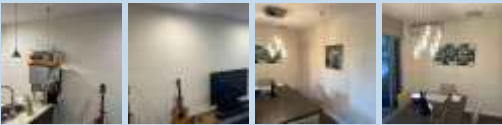
ID: [D-02922](#)

Description:

Observed to be in good condition. Minor non-structural deterioration.

Resolution:

Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

209/68 Eton St

PASS

Good - Water
Ingress
[ID: D-02926](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

Facade Walls

210/68 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02931](#)
[🔗](#)

Description:
Water ingress through to skirting behind Possible A/C overflow or pipe penetration through wall as the cause.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Floor	Level 5/70 Eton St	PASS
-------	--------------------	------

Good - Water
Ingress
[ID: D-03201](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 5 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



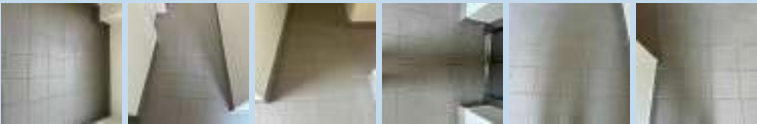
Floor	Level 4/70 Eton St	PASS
-------	--------------------	------

Good - Water
Ingress
[ID: D-03195](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 4 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



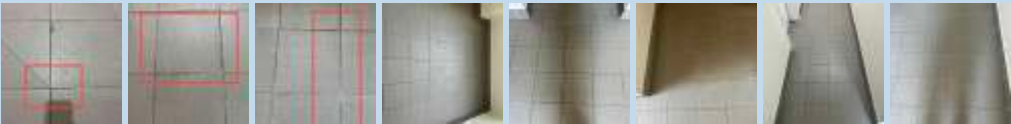
Floor	Level 3/70 Eton St	PASS
-------	--------------------	------

Good - Water
Ingress
[ID: D-03191](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 3 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



Floor	Level 2/70 Eton St	PASS
-------	--------------------	------

Good - Water
Ingress
[ID: D-03187](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 2 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



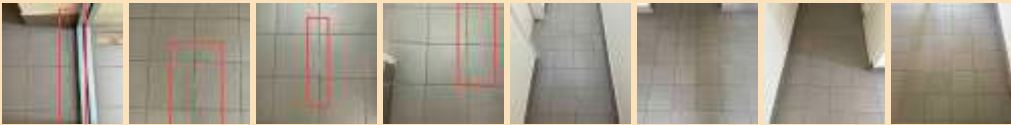
Floor	Level 1/70 Eton St	FAIL
-------	--------------------	------

Fair -
Water
Ingress
[ID:
D-03182](#)
[↗](#)

Description:
In general grout is in poor condition both internally and externally. Possible water ingress left side of front door in corner of extrusion.
Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 1 Lobby



Click photos to enlarge