

BUILDING CONDITION REPORT

PREPARED FOR:

TransGrid

IN RESPECT OF:

Bayswater 500/330Kv Substation, New England Highway, Muswellbrook, NSW

6 May 2016

Knight Frank:

Project Management & Building Consultancy Service Lines

Knight Frank Project Management & Building Consultancy is a multi-disciplinary team of professionals offering Project Management, Building Consultancy, Cost Consultancy and Sustainability advice for all commercial property clients.

We undertake the planning, control and co-ordination of projects from inception to completion, to agreed cost, time and quality requirements. Services include:

- New build, refurbishment and office fitout
- Base building upgrades / CAPEX works
- Development monitoring
- Occupational space audits
- Space planning and churn management
- Tenancy works coordination
- Technical Due Diligence
- Condition appraisals
- Make good assessment and negotiation
- Building maintenance
- Schedules of condition
- PPM schedules
- Project budgeting and cost control
- Reinstatement cost assessments
- Value engineering / design option assessment
- Sustainability advice
- NABERS Assessments
- CBD Scheme compliance (BEEC's)
- Environmental Upgrade Agreements

Knight Frank:

Passionately Professional

At Knight Frank Project Management & Building Consultancy our goal is to work closely with owners and occupiers of commercial and industrial premises to deliver excellent, practical, and commercially minded Project Management & Building Consultancy solutions which align perfectly with the business requirements of our clients.

We seek to apply the following guiding principles to every project, every instruction, and in every dealing we undertake:

- Trust and integrity at every level
- Teamwork at the heart of everything we do
- Driven to go the extra mile to exceed our clients requirements
- Professionalism that is unrivalled

We're passionate about property. We aim to be progressive in our thinking. And above all, we are consummately professional in everything we do.

Quality Assurance

Report Version	Prepared By		Audited By		Authorised By		Comments & Distribution
	Name	Date	Name	Date	Name	Date	
Issue 1	JG	13/04/2016	CB	04/05/2016	CB	04/05/2016	David Pearce - TransGrid
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1. Introduction

1.1. Instructions and Brief

Knight Frank Project Management & Building Consultancy received instructions to proceed with an inspection of all the substations and depot sites within NSW from Mr David Pearce of Transgrid on 1st December 2015.

In summary, you required us to make a visual inspection of the property and to provide an executive summary report of our findings as to its general features, form of construction and state of repair of the property. The specifics of the client brief are detailed below:

- Boundary fencing (if no fencing is evident please note in condition report).
- Palisade fencing – not all properties will have palisade fencing.
- All buildings listed within fee proposal, revision 4, dated 17/11/15.
- Building services.
- Driveway/internal roads.
- Hard stand areas.
- Mechanical services.
- Electrical services.
- Fire services.
- Hydraulic services.
- Compliance with current BCA (Depot stations only) with BCA review of Substations at time of construction.
- Specialised electricity or communication infrastructure is not included in the scope for insurance valuations or condition reports.
- Include for a block plan of the buildings.

Our understanding of your detailed requirements was confirmed to you in our fee proposal, revision 4, dated 17/11/15. This proposal also indicated the limitations that we anticipated would apply to our work and these are repeated at Appendix III. We confirm that the anticipated limitations apply in full to our inspection and this report.

1.2. Site Inspection

The properties were inspected between the months of December 2015 – March 2016 by the following team members:

- Chris Barker MRICS, Director – Knight Frank Australia Pty Ltd
- Alan Stewart MRICS, Senior Building Consultant – Knight Frank Australia Pty Ltd
- Jonston Graves MRICS, Building Consultant – Knight Frank Australia Pty Ltd
- Ron Philip Zachariah B.E MEM CEM M.AIRHA, Senior Building Consultant – Knight Frank Australia Pty Ltd

We were not accompanied during our inspection, but we were provided with access cards and keys to enable access to circa all internal areas of the buildings during the course of our inspection.

The prevailing weather at the time of our inspection dry and bright.

The front elevation of the building is assumed to face due north and all other parts of the property take their compass reference from this orientation.



Bayswater 500/330Kv - Image courtesy of TransGrid

1.3. Documentation Reviewed

In the Schedule of Documents Reviewed, as detailed below, we identify those documents that have been reviewed in the course of preparing this report.

Documents reviewed include:

- Site Management Plan.
- Site Asbestos Report.

No maintenance documentation was provided or reviewed and our report has been based on physical inspection of the asset and speaking with the above maintenance contractors.

1.4. Terminology

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the element being described.

Where the condition grading has been used in assessing the asset and its elements, based on the clients requirements.

Existing Condition Grading

The following priority grades are recommended in the context of a Capex & R&M schedule:

Priority 1	Urgent work that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation.
Priority 2	Essential work required within two to four years that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a less serious breach of legislation.
Priority 3	Desirable work required within five to seven years that will prevent deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a minor breach of legislation.
Priority 4	Long term work required between eight to ten year planning period that will prevent deterioration of the fabric or services.

All elements have been assessed over the following periods:

- Immediate within 12 months
- Short term 1-2 years
- Medium term 3-5 years
- Long term 6-10 years

2. General Description of Property



Bayswater 500/330Kv Substation

The site comprises of a 500/330Kv auxiliary services building forming the Bayswater Substation accommodation. The building was constructed in 1984 and is considered to be in fair to poor condition.

The site is located off the New England Highway, within the Bayswater Power Station complex, Muswellbrook, NSW, 2333.

The buildings are classified are follows:

Building Name	Description Overview
Auxiliary Services Building	Single storey building with a combination of fairfaced brickwork, metal glazed windows, metal painted doors, roller shutter doors and low pitch metal profile roofing sheets. Internal finishes include combination of floor finishes, predominately fairfaced brickwork with vinyl skirtings and painted plaster walls and a combination of ceiling finishes.

The buildings include a range of basic commercial and domestic type services including:

Mechanical

- Split system air conditioning units
- Mechanical exhaust

Electrical

- Electrical supply and distribution boards
- General lighting
- Sub-station equipment (outside scope)

Fire

- Fire indicator panels
- VESDA detection systems
- Smoke/heat detection
- Sprinklers
- Hydrants & hoses
- Extinguishers

Hydraulic

- Cold water service and meter
- Hot water services
- Sanitary plumbing and drainage

There are also a number of complex electrical items within the building which forms part of the building infrastructure; such items fall outside the scope of these works.

3. Description and Condition Overview

The properties are generally in fair condition commensurate with their age and use and appear to be free from serious structural defects. We did note however, that a number of minor items of repairs which are detailed below and within Appendix I, Capital Expenditure forecast.

3.1. External

- The external brick facades are in fair overall condition with no major works envisaged in the reporting period.
- The roof coverings are in poor to fair overall condition and dates back to the original construction date. Given its condition and life cycle expiry, we recommend replacement in the short to medium term;
- The external drainage including gutters and downpipes are in fair to poor overall condition, commensurate with their age. We recommend replacing rainwater goods in-line with roof coverings above.
- The windows and entrance doors vary in condition and date back to the original construction date. We have allowed for medium term replacement given their life expectancy;
- The external yard areas throughout the site are in fair overall condition, but breaking up in isolated areas with ongoing repairs required throughout the reporting period;
- The main access road is in fair condition with isolated areas of wear evident;
- The boundary fencing is considered to be in fair condition overall. Regular maintenance of the associated security/entry gates will be required over the reporting period.
- Switchyard handrails to the 330Kv switchyard were corroded and would benefit from replacement during the reporting period;
- External lighting to the 330Kv switchyard was aged and corroded. Replacement of these fittings during the reporting period should be considered.

3.2. Internal

3.2.1. Generally

The buildings are in use and comprises of a combination of floor coverings including fairfaced concrete, vinyl tile, vinyl sheet, ceramic tile, etc. plaster painted walls with vinyl skirting, a combination of suspended painted plaster ceilings and suspended exposed grid and drop in tile ceilings with either recessed and surface mounted strip light fittings.

The buildings finishes are generally considered to be in poor to fair condition commensurate with its age and use. We did not note any major defects; however, the building would welcome a number of planned upgrades to the finishes including floor coverings and redecoration in the reporting period. In addition to these works the following items require more short term action as detailed below:

- Possible asbestos used for the core infill to all fire doors which will need to be planned for in the event any replacement works are carried out;

- Asbestos has been identified in a number of locations and should form part of any future management plan;
- The lighting externally was aged, corroded and in poor condition. We recommend replacement in the short term with suitable IP rated external lights;
- The lighting internally was in poor to fair condition, aged with a number of missing light diffusers and tubes not working. The lighting is also not energy efficient and would welcome modernisation in the reporting period;
- Split A/C systems vary in aged and will require replacement / upgrade in the reporting period;
- Local repairs required to the battery room ceiling in as a result of water damage from roof leaks to apparent redundant ventilation / exhaust system. We have recommended removal of the system as part of the roof replacement works in the short term.

3.3. Services generally

The property contains electricity and water supplied from a mains supply with meters located internally and externally to the building. Whilst we have not carried out an inspection or any tests on the mechanical, electrical or drainage services, we noted that the systems are generally in a fair condition and appear to be regularly maintained.

The electrical services are generally in fair condition albeit aged and would welcome an overhaul in the reporting period given their age and parts becoming obsolete. There are distribution boards which do not contain RCD protection, which was required from the 18th February 2015 under Occupational Health and Safety Amendment (Residual Current Devices) Regulation 2011. The wiring to the property appears to be in fair condition and we do not expect any major rewiring is required within the reporting period.

The electricity appears to be used to supply lighting and power which includes a combined of recessed and surface mounted strip lights (T8 twin and quad 36watts) operated by switches, a mixture of split system air conditioning units to each of the buildings and general electrical, power, etc.

We noted that certain lights were not working within the properties and generally the fittings would benefit from an upgrade as part of any refurbishment works along with individual tube replacement where not working at present as detailed above. We would recommend converting in the short term to replace faulty fittings with T5 retrofits or LED retrofits.

The property benefits from varying types and models of split air conditioning units of varying sizes and ages. These are in fair condition but will require replacement within the reporting period based on life expectancy.

The water mains supply is predominantly serving the toilets and kitchen/tea point areas via hot water units.

No inspection could be undertaken on the below ground drains but we have made comment on the above ground drainage in the external section above.

The toilets within the buildings date back to the original construction and include typical sanitary fittings and include WCs, urinals, showers and wash basins. We have allowed for refurbishment within the reporting period based on their age and condition.

The kitchen appeared to be a newer installation and in fair to good condition. No major works envisaged in the reporting period.

The electric water heaters/boilers are aged and in poor to fair condition. Given their life expectancy replacement of these units should be allowed for in the reporting period. The pipe work to these units appeared to be in fair condition but as part of the long term refurbishment, given the age we would budget for replacement. We also did not cite any thermostatic valves which should be retrospectively fitted as part of WH&S requirements.

The fire and sprinkler systems throughout appeared in fair condition and annually maintained. Given the age of the sprinklers a percentage of the sprinklers will need to be tested after 24 years under the AS 1851 2005 maintenance standards. In addition to this annual certification and Fire Safety Statement will need to be provided.

The fire control panel is analogue and aged. We would recommend updating the panel with a digital panel as required.

The fire hose reel externally was aged and required replacement in the immediate to short term.

The fire exit signs and lighting are basic, aged or not present. Allow for upgrades as required along with ongoing maintenance should be allowed for along with annual testing.

There is no WH&S Emergency Shower and Eyewash Station within the battery room, just water hose and hand spray. We have budgeted for immediate installation of this item.

3.4. Building Code of Australia (BCA)

The buildings will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Codes, because the BCA is continual being upgraded. This statement is true of the vast majority of buildings in the Australia.

In NSW the Environmental Planning and Assessment Act 2005 (EP&A Act) contains the legislation applicable to the development of buildings. The EP&A Act applies the BCA as the technical requirements to be met in new buildings and new building work. This legislation does not apply retrospectively to existing buildings. This avoids the need for constant improvement of properties to satisfy current standards.

However, in addition to the requirement for new work to comply with the BCA, in cases of existing buildings undergoing alterations and/or additions, some discretion is available for councils to require upgrading of the existing parts of the building to meet the BCA, based on either fire safety or volume of work. This means for an existing building undergoing alterations and/ or additions, that the new work must comply with the BCA and the existing parts of the building are subject to a discretion under which council may require upgrading only on the basis of a Fire Safety matter or development involving more than 50% of the building.

There are a few items within the building where compliance with the current provisions of the National Construction Code 2016 would not be met. It should be noted that whilst the building has non-compliances against the current provisions of the BCA, there is no formal requirement to immediately address any of these issues as this is an existing building. Should works be carried out that required DA approval or a CDC be issued it is likely that these items will be triggered. These are essentially relating to emergency lighting, exit lights and accessibility except where specifically detailed in the report.

3.5. Asbestos

While most states and territories introduced a ban on the manufacture, importation and installation of asbestos containing materials (ACMs) containing crocidolite and amosite asbestos from 31 December 1984, it was not until 31 December 2003 that a national ban on all uses of chrysotile asbestos came into effect.

Allow for an asbestos report to be updated annually to the property in line with current legislation in the event of any repairs and maintenance works. We note that many older substations have a number of asbestos containing materials as detailed in the reports. A cost for annual updates, however have not been included within our capex as these works are outside the scope of the services.

4. CAPEX and R&M Costings

4.1. CAPEX & R&M

The various defects and other shortcomings noted within this report are summarised on each individual capex sheet per property within the appendices.

Building Name	Costs (\$)			
	Immediate	Short	Medium	Long
Bayswater 500/330Kv Substation	\$41,850.00	\$387,113.00	\$272,610.00	\$194,730.00

The costs exclude GST, contractor preliminaries and profit margin and associated management and consultant fees.

The below is a brief summary of the spilt between categories:

Totals		\$ 41,850.00	\$ 397,113.00	\$ 272,610.00	\$ 194,730.00	\$ 904,303.00
Total capex	CAP	\$ -	\$ 331,655	\$ 154,810	\$ 76,500	\$ 562,965
Total repairs and maintenance	R&M	\$ 16,000	\$ 65,458	\$ 117,800	\$ 118,080	\$ 317,338
Total building code of Australia	BCA	\$ 25,850	\$ -	\$ -	\$ 150	\$ 26,000
		\$ 41,850.00	\$ 397,113.00	\$ 272,610.00	\$ 194,730.00	\$ 906,303.00
Priority						
Priority 1	1	\$ 36,350	\$ 21,000	\$ 31,500	\$ 52,500	\$ 141,350
Priority 2	2	\$ 5,500	\$ 375,813	\$ 96,620	\$ 44,420	\$ 522,353
Priority 3	3	\$ -	\$ 300	\$ 144,490	\$ 3,160	\$ 147,950
Priority 4	4	\$ -	\$ -	\$ -	\$ 94,650	\$ 94,650
		\$ 41,850.00	\$ 397,113.00	\$ 272,610.00	\$ 194,730.00	\$ 906,303.00

Appendices

Appendix I:

CAPEX Report

Condition Survey

The following priority grades are recommended in the context of a ten year planning period:

- Priority 1 - Urgent work that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation
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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST													
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref	
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)			
Bayswater 500/330kv Substation, Bayswater Power Station, New England Highway, Muswellbrook, NSW													
AUXILIARY SERVICES BUILDING													
1 Externals													
1.1 Roof Covering													
1.1.1	Main Roof Coverings - Control Building	Steel framed roof structure covered with profile metal sheeting.	In poor to fair overall condition.	Roof dates back to the original construction date, 1989, and beyond life cycle. Allow for replacement in the short to medium term.	CAP	2		\$ 259,000.00				\$ 259,000.00	
1.1.2 Roof Drainage													
1.1.2.1	Drainage	Metal gutters with overflow provisions draining to metal downpipes.	In poor to fair overall condition.	Allow to replace downpipes in short to medium term as part of roof replacement.	CAP	2		\$ 4,500.00				\$ 4,500.00	
1.1.2.2	Drainage	Metal gutters with overflow provisions draining to metal downpipes.	In poor to fair overall condition.	Allow for annually cleaning the gutters as required.	R&M	2	\$ 500.00	\$ 1,000.00	\$ 3,000.00	\$ 5,000.00		\$ 9,500.00	
1.1.2.3	Fascia and Soffits	Profiled metal sheet cladding.	In poor to fair overall condition.	Fascias and soffits date back to the original construction date and beyond life cycle. Punctures to soffit to switchyard elevation. Allow for replacement in the short to medium term.	CAP	2		\$ 14,500.00				\$ 14,500.00	
1.1.3 Roof Access													
1.1.3.1	Main Roof Access	No access provided.	N/A	Single storey building - No roof access required.	CAP	4						\$ -	
1.2 External Elevations													
1.2.1 Façades													
1.2.1.1	Façades	Fair faced cavity brick elevations.	In fair to good overall condition.	No major issues noted or any major capital works envisaged in the reporting period.	CAP	4						\$ -	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost			TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
1.2.1.2	Façades	Profiled metal sheet cladding.	In poor to fair overall condition.	Profiled cladding date back to the original construction date and beyond life cycle. Allow for replacement in the short to medium term.	CAP	3			\$ 6,000.00	\$ 6,000.00	
1.2.2 Windows & Doors											
1.2.2.1	Windows	Metal framed single glazed windows with powder coated finish.	In poor to fair overall condition.	The windows date back to the original construction date and beyond life cycle. Loose seals noted. Allow for replacement in the short to medium term.	CAP	3			\$ 8,500.00	\$ 8,500.00	
1.2.2.2	Windows	Metal framed glazed louvres with fly screen.	In poor to fair overall condition.	The louvred window to WC dates back to the original construction date and beyond life cycle. Fly screen holed and degraded. Allow for replacement in the short to medium term.	CAP	3			\$ 500.00	\$ 500.00	
1.2.2.3	Windows	Metal framed dome rooflights.	In fair overall condition.	2no provided to Male changing room and Technician's office. Allow to replace as part of roof replacement works.	R&M	2			\$ 2,000.00		
1.2.2.4	Joinery - Doors	Metal framed glazed access doors with powder coated finish.	In poor to fair overall condition.	The front and switchyard entry doors date back to the original construction date and beyond life cycle. Allow for replacement in the short to medium term.	CAP	3			\$ 6,000.00	\$ 6,000.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
1.2.2.5	Joinery - Doors	Metal framed access doors with powder coated finish.	In poor to fair overall condition.	The doors date back to the original construction date and beyond life cycle. Suspect asbestos materials to core panels. Allow for replacement in the short to medium term.	CAP	3			\$ 26,000.00		\$ 26,000.00	
1.2.2.6	Joinery - Doors	Metal roller shutter doors.	In poor to fair overall condition.	2no small roller doors date back to the original construction date and beyond life cycle. Unable to open roller door next to Environmental Emergency Response Kit. Allow for replacement in the short to medium term.	CAP	3			\$ 7,000.00		\$ 7,000.00	
1.2.2.7	Door Reveals	Metal protective covers.	In poor to fair overall condition.	Peeled paint finish to protective plates. Allow to replace as part of roller door replacements.	CAP	3			\$ 500.00		\$ 500.00	
1.2.2.8	Louvres	Metal louvres with powder coated finish.	In poor to fair overall condition.	Metal louvres faded. Allow for repainting in the medium term.	R&M	3			\$ 500.00		\$ 500.00	
1.2.2.9	Louvres	Metal louvres with powder coated finish to extract vents.	In poor to fair overall condition.	Metal louvres faded. Allow for repainting in the medium term.	R&M	3			\$ 300.00		\$ 300.00	

Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST												
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
1.2.2.10	Louvres	Metal louvre sun shades.	In fair overall condition.	No major issues noted or any major capital works envisaged in the reporting period.	CAP	4					\$ -	
1.2.3 Fixtures & Fittings												
1.2.3.1	Fixtures & Fittings	Surface fixed strip light fittings.	In poor overall condition.	Aged and corroded light fittings to soffits. Lights missing covers and not IP rated. Allow for replacement as part of the fascia / soffit replacement works in the short term.	CAP	2		\$ 4,500.00			\$ 4,500.00	
1.2.3.2	Fixtures & Fittings	Recessed strip light fittings.	In poor overall condition.	Aged and corroded light fitting to soffit. Light missing cover and not IP rated. Allow for replacement as part of the fascia / soffit replacement works in the short term.	CAP	2		\$ 250.00			\$ 250.00	
1.2.3.3	Fixtures & Fittings	Split System A/C units located to elevations.	In good overall condition.	4no Mitsubishi A/C units supplying the Comms and Relay room. Allow for replacement / upgrade of units in the long term.	CAP	4			\$ 28,000.00		\$ 28,000.00	
1.2.3.4	Fixtures & Fittings	Split System A/C units located to elevations.	In fair overall condition.	2no floor mounted small A/C units supplying the Workshop Office and Meal Room. Allow for replacement / upgrade of units in short to medium term.	CAP	3		\$ 6,000.00			\$ 6,000.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost			TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
1.2.3.5	Fixtures & Fittings	Split System A/C units located to elevations.	In fair overall condition.	1no window mounted small A/C unit supplying the Workshop. Allow for replacement / upgrade of unit in short to medium term.	CAP	2		\$ 3,500.00		\$ 3,500.00	
1.2.3.6	Fixtures & Fittings	CCTV with cameras externally and internally mounted.	In fair to good overall condition.	Allow for long term overhaul of CCTV throughout the building.	CAP	4			\$ 20,000.00	\$ 20,000.00	
1.2.3.7	Fixtures & Fittings	External fire hose reel.	In poor to fair overall condition.	Aged fire hose reel. Allow for replacement in short term.	BCA	1	\$ 700.00			\$ 700.00	
1.2.3.8	Fixtures & Fittings	Metal ventilation extract ducting to main roof.	In poor overall condition.	Metal ventilation extract ducting to main roof R&M above Battery Room corroded and evidence of leaking internally. Assumed to be redundant with provision of wall mounted extract fans. Allow to remove as part of roof replacement works and reinstate internal finishes.		2		\$ 3,000.00		\$ 3,000.00	
1.3 External Areas											
1.3.1 External Surfaces											
1.3.1.1	Parking and Access Roads - Control Building	Reinforced concrete hardstands with concrete edge kerbing.	In fair overall condition.	No major works envisaged in reporting period.	CAP	4				\$ -	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST												
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
1.3.1.2	Parking and Access Roads - Control Building	Reinforced concrete hardstands with concrete edge kerbing.	In fair overall condition.	Extensive crazed fine to 2mm cracking to sloped hardstand to rear of Control Building. Allow for repairs / replacement in the long term.	R&M	4				\$ 18,000.00	\$ 18,000.00	
1.3.1.3	Parking and Access Roads - Control Building	Reinforced concrete hardstands with concrete edge kerbing.	In poor to fair overall condition.	Cracked and damaged concrete kerbs to side of Control Building. Repair as required in the short term.	R&M	2		\$ 750.00			\$ 750.00	
1.3.1.4	Access Roads - 330kv Switchyard	Reinforced concrete hardstands.	In fair overall condition.	No major works envisaged in reporting period.	CAP	4					\$ -	
1.3.1.5	Access Roads - 330kv Switchyard	Reinforced concrete hardstands.	In fair overall condition.	Allow for isolated repairs to spalled and damaged concrete hardstands to 330kv switchyard during the reporting period.	R&M	2		\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 10,000.00	
1.3.1.6	Access Roads - 500kv Switchyard	Combination of reinforced concrete hard stand areas and on-grade tarmacadam road surfaces.	In fair overall condition.	No major works envisaged in reporting period.	CAP	4					\$ -	

Condition Survey

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1.3.1.7	Access Roads - 500kv Switchyard	Combination of reinforced concrete hard stand areas and on-grade tarmacadam road surfaces.	In fair overall condition.	Allow for isolated repairs to cracked and damaged concrete hardstands to 500kv switchyard during the reporting period.	R&M	2		\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 10,000.00	
1.3.1.8	Access Roads - 500kv Switchyard	Combination of reinforced concrete hard stand areas and on-grade tarmacadam road surfaces.	In fair overall condition.	Open joint to concrete hardstand and on-grade unsealed tarmacadam road surface. Allow to install movement joint to minimise risk of further degradation.	R&M	2		\$ 1,000.00			\$ 1,000.00	
1.3.1.9	Entrance Steps	Concrete entrance steps with handrails, balustrades and tiled and rendered finish.	In poor to fair overall condition.	Spalled and missing render and damaged ceramic tiles to steps. Allow to repair as required in the short term.	R&M	2		\$ 1,000.00			\$ 1,000.00	
1.3.1.10	Entrance Steps	Concrete steps with handrails and balustrades.	In fair overall condition.	Apply delineation strips to steps to comply with Code.	BCA	1	\$ 150.00				\$ 150.00	
1.3.1.11	Entrance Steps	Concrete steps.	In poor to fair overall condition.	Cracked concrete step to Store Room double door. Repair as required.	R&M	2		\$ 200.00			\$ 200.00	

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1.3.1.12	Switchyard Steps	Metal steps with balustrades and handrails.	In good overall condition.	Allow for repainting delineation strips to steps in the long term.	BCA	4				\$ 150.00	\$ 150.00	
1.3.2 External Fencing												
1.3.2.1	Site Perimeter Fencing	Metal palisade fencing with barbed wire.	In good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
1.3.2.2	Site Entry Gates	Mechanically operated sliding metal entry gate and control.	In good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
1.3.2.3	Site Entry Gates	Mechanically operated sliding metal entry gate and control.	In fair to good overall condition.	Access panels missing to top of control posts (inside and outside site). Assume remaining bottom access panels deemed sufficient.	CAP	4					\$ -	
1.3.2.4	Switchyard Perimeter Fencing	Metal post and chain wire fence.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	

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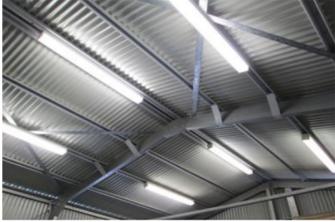
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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
1.3.2.5	Switchyard Entry Gates	Metal swing entry gates.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
1.3.2.6	Handrails	Metal handrails.	In fair overall condition.	Surface corrosion to switchyard handrails. Allow for replacement of handrail during the reporting period.	R&M	2		\$ 7,500.00			\$ 7,500.00	
1.3.2.7	Bollards - Switchyard	Metal bollards with paint finish.	In fair overall condition.	Allow for repainting during the reporting period.	R&M	2		\$ 250.00		\$ 250.00	\$ 500.00	
1.3.2.8	Bollards - Entrance Gates	Metal bollards with paint finish.	In poor to fair overall condition.	Allow for repainting during the short term.	R&M	2		\$ 200.00		\$ 200.00	\$ 400.00	
1.3.3 External Ancillary Buildings												
1.3.3.1	Fire Sprinkler Shed	Steel framed storage shed with metal profiled cladding (small).	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 350.00			\$ 350.00	

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1.3.3.2	Switchyard Oil Spill Shed	Steel framed storage shed with metal profiled cladding (large).	In fair to good overall condition.	No action required, ongoing maintenance as required. Minor impact damage to base of profiled cladding.	CAP	4					\$ -	
1.3.3.3	Switchyard Oil Spill Shed	Surface mounted strip lights internally and externally.	In fair to good overall condition.	Allow to replace light tubes during reporting period.	R&M	3			\$ 120.00	\$ 340.00	\$ 460.00	
1.3.3.4	Switchyard Oil Spill Shed	Electrical Distribution Board.	In fair to good overall condition.	No major issues noted or any major capital works envisaged in the reporting period.	CAP	4					\$ -	
1.3.3.5	Switchyard Oil Spill Shed	Metal roller shutter doors.	In fair to good overall condition.	No major issues noted or any major capital works envisaged in the reporting period. Allow for annual servicing of the door mechanisms as required.	R&M	3		\$ 300.00	\$ 900.00	\$ 1,500.00	\$ 2,700.00	
1.3.3.6	Switchyard Oil Spill Shed	Steel framed storage shed with metal profiled cladding (large).	In fair to good overall condition.	Door hardware corroded. Allow to replace in the short term.	R&M	2		\$ 200.00			\$ 200.00	

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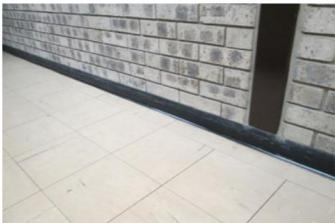
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1.3.3.7	Water tanks	Below ground concrete water tanks.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
1.3.3.8	Bunding - 500kv Transformers	Bunded areas to transformers and switchyard equipment.	In fair to good overall condition.	Concrete bunded areas but no waterproof membrane. Subject to requirement.	CAP	4					\$ -	
1.3.3.9	Blast Walls - 500kv Transformers	Concrete panel blast walls with paint finish.	In fair to good overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
1.3.3.10	Lighting - 330kv Switchyard	Metal post lights.	In poor to fair overall condition.	Allow for replacement globes as required.	R&M	2		\$ 100.00		\$ 500.00	\$ 600.00	
1.3.3.11	Lighting - 330kv Switchyard	Metal post lights.	In poor to fair overall condition.	Surface corrosion to metal lamp posts. Allow for replacement of lamp posts during the reporting period.	R&M	3			\$ 16,000.00		\$ 16,000.00	
1.3.3.12	Lighting - 500kv Switchyard	Metal post lights.	In fair to good overall condition.	No major works envisaged in the reporting period. Allow for replacement globes as required.	R&M	2		\$ 100.00	\$ 250.00	\$ 500.00	\$ 850.00	

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1.3.3.13	Fire Kiosks	Metal fire kiosks.	In fair to good overall condition.	No major works envisaged in the reporting period.	CAP	4					\$ -	
2 Internals												
2.1 Relay Room & Office												
2.1.1	Ceilings	Suspended ceiling with exposed grid and laminate lay-in tiles.	In fair overall condition.	Allow to clean ceiling surfaces in the medium term.	R&M	3				\$ 1,000.00	\$ 1,000.00	
2.1.2	Walls	Glazed and timber veneer panelled partition wall.	In fair overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.1.3	Walls	Fair faced brick walls with flush vinyl skirting.	In fair to good overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.1.4	Walls	Fair faced brick walls with flush vinyl skirting.	In fair overall condition.	Heavily marked and scuffed. Replace perimeter vinyl skirting as part of the floor replacement below.	CAP	2		\$ 1,440.00			\$ 1,440.00	

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2.1.5	Floors	Concrete floor with vinyl floor tiles laid over.	In poor to fair overall condition.	Heavily marked and scuffed and tiles missing to trench covers. Allow to replace in the short term.	CAP	2		\$ 19,600.00			\$ 19,600.00	
2.1.6	Joinery - Doors	Timber veneer access doors.	In fair overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.1.7	Joinery - Doors	Metal panelled doors with paint finish.	In fair overall condition.	Suspected asbestos core to panel doors. Allow for repainting internal doors.	R&M	3			\$ 375.00		\$ 375.00	
2.1.8	Joinery - Doors	Metal panelled doors with paint finish.	In fair overall condition.	Allow to replace door hardware in the medium term.	R&M	3			\$ 600.00		\$ 600.00	
2.1.9	Joinery - Doors	Metal framed access doors with powder coated finish.	In poor to fair overall condition.	Works covered in externals above.	CAP	4					\$ -	
2.1.10	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow to replace light tubes during reporting period.	R&M	2		\$ 250.00	\$ 250.00	\$ 250.00	\$ 750.00	
2.1.11	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Repair / reinstate damaged or missing diffusers in the short term. Clean all remaining light fittings.	R&M	2		\$ 500.00			\$ 500.00	

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2.1.12	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow to clean all remaining light diffusers.	R&M	2		\$ 195.00		\$ 195.00	
2.1.13	HVAC	Split A/C unit wall mounted.	In good overall condition.	6no split A/C units. Works covered in external works.	CAP	4				\$ -	
2.1.14	Distribution boards	Electrical distribution board(s).	In good overall condition.	MSSB manufacture dated April 2015. No major works envisaged in the reporting period.	CAP	4				\$ -	
2.2 Switchboard Rooms											
2.2.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor to fair overall condition.	Heavily soiled and marked. Allow for repainting in the short term.	R&M	2		\$ 1,320.00		\$ 1,320.00	
2.2.2	Walls	Fair faced brick walls.	In fair to good overall condition.	No works envisaged during the reporting period.	CAP	4				\$ -	

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2.2.3	Floors	Concrete floor with an epoxy painted membrane.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 1,122.00			\$ 1,122.00	
2.2.4	Joinery - Doors	Metal panelled doors with paint finish.	In fair overall condition.	Suspected asbestos core to panel doors. Allow for repainting internal doors.	R&M	2		\$ 600.00			\$ 600.00	
2.2.5	Joinery - Doors	Metal framed access doors with powder coated finish.	In poor to fair overall condition.	Works covered in externals above.	CAP	4					\$ -	
2.2.6	Lighting	Recessed strip light fittings with diffusers.	In poor overall condition.	Light fittings aged missing diffusers and tubes not working. Allow for replacement of all lights in the short term.	CAP	2		\$ 4,000.00			\$ 4,000.00	
2.2.7	Ventilation	Mechanical extract fan wall mounted.	In fair overall condition.	Allow for replacement in the medium to long CAP term due to life cycle and use.		3			\$ 1,000.00		\$ 1,000.00	

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2.3 Entrance / Corridors												
2.3.1	Ceilings	Suspended ceiling with varnished timber panels.	In fair overall condition.	Allow for revarnishing timber ceiling in the medium term.	R&M	3			\$ 1,500.00		\$ 1,500.00	
2.3.2	Walls	Fair faced brick walls with flush vinyl skirting.	In fair to good overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.3.3	Walls	Fair faced brick walls with flush vinyl skirting.	In fair overall condition.	Scuffed and marked. Allow to replace skirtings as part of floor replacement works.	CAP	3			\$ 1,400.00		\$ 1,400.00	
2.3.4	Floors	Concrete floor with vinyl sheet laid over.	In poor overall condition.	Aged. Allow for replacement in the medium term due to age and aesthetic appearance.	CAP	3			\$ 5,250.00		\$ 5,250.00	
2.3.5	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 900.00		\$ 900.00	

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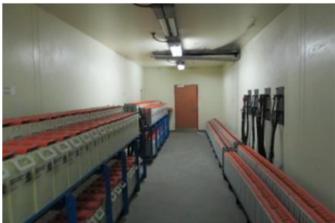
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2.3.6	Lighting	Recessed strip light fittings with diffusers.	In poor overall condition.	Light fittings aged missing diffusers and tubes not working. Allow for replacement of all lights in the short term.	CAP	2		\$ 5,500.00			\$ 5,500.00	
2.3.7	Distribution boards	Electrical distribution board(s).	In good overall condition.	Light & Power DBs A & B. Aged but still performing. There are no RCDs on the lighting circuits and parts are becoming obsolete. Allow for short to medium term replacement of the boards.	CAP	3			\$ 10,000.00		\$ 10,000.00	
2.3.8	Fixtures and Fittings	Water fountain with water treatment filter system.	In fair overall condition.	Maintain water filter system as required. Allow to replace water filter periodically to manufacturers recommendations. Last replaced February 2016.	R&M	2		\$ 300.00	\$ 300.00	\$ 600.00	\$ 1,200.00	
2.3.9	Fixtures and Fittings	Water fountain with water treatment filter system.	In fair overall condition.	Allow to replace water fountain in the long term due to life cycle and use.	CAP	4				\$ 1,000.00	\$ 1,000.00	
2.4 Battery Room												
2.4.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for repainting in the short term.	R&M	2		\$ 720.00			\$ 720.00	
2.4.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Metal ventilation ducting removal and make good covered in external works above.	R&M	4					\$ -	

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- Priority 1 -** Urgent work that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation
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- Priority 4 -** Long term work required between eight to ten year planning period that will prevent deterioration of the fabric or services.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost			TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
2.4.3	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 1,309.00		\$ 1,309.00	
2.4.4	Floors	Concrete floor with an epoxy painted membrane.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 612.00		\$ 612.00	
2.4.5	Joinery - Doors	Metal panelled doors with paint finish.	In fair overall condition.	Suspected asbestos core to panel doors. Allow for repainting internal doors.	R&M	2		\$ 75.00		\$ 75.00	
2.4.6	Joinery - Doors	Metal framed access doors with powder coated finish.	In fair overall condition.	Works covered in externals above.	CAP	4				\$ -	
2.4.7	Lighting	IP rated double rated fluorescent surface mounted lights.	In poor to fair overall condition.	Light fittings aged and some tubes not working. Allow for replacement of all lights in the short term.	CAP	2		\$ 1,400.00		\$ 1,400.00	
2.4.8	Ventilation	Mechanical extract fan wall mounted.	In fair to good overall condition.	Allow for replacement in the medium to long CAP term due to life cycle and use.	CAP	4			\$ 1,000.00	\$ 1,000.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.4.9	Emergency shower and eyewash station	Water tap and hose spray.	In fair overall condition.	Basic water tap and hose spray provided. No formal Emergency Shower and Eyewash Station provision. Allow to install, including all associated drainage, equipment, etc. Subject to Workcover requirement.	BCA	1	\$ 10,000.00				\$ 10,000.00	
2.4.10	Emergency shower and eyewash station	Water tap and hose spray.	In fair overall condition.	Allow to carry out periodic 5yr test and certification of WH&S equipment thereafter.	R&M	3			\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	
2.5 Comms Room												
2.5.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 3,600.00		\$ 3,600.00	
2.5.2	Walls	Painted rendered walls and plastered partitions with flush vinyl skirting.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 3,145.00		\$ 3,145.00	
2.5.3	Walls	Painted rendered walls and plastered partitions with flush vinyl skirting.	In fair overall condition.	Scuffed and marked. Allow to replace skirtings as part of floor replacement works.	CAP	3			\$ 1,060.00		\$ 1,060.00	
2.5.4	Floors	Concrete floor with vinyl sheet laid over.	In fair overall condition.	Aged. Allow for replacement in the medium term due to age and aesthetic appearance.	CAP	3			\$ 7,560.00		\$ 7,560.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.5.5	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 225.00		\$ 225.00	
2.5.6	Lighting	Surface mounted strip lights on suspended track system.	In fair overall condition.	Circa 3no rows of light fittings not working. Investigate and repair circuit in the short term. Furthermore allow to replace light tubes during reporting period.	R&M	2		\$ 350.00	\$ 600.00	\$ 600.00	\$ 1,550.00	
2.5.7	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	6no split A/C units. Works covered in external works.	CAP	4					\$ -	
2.6 Comms Technician Office												
2.6.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 320.00			\$ 320.00	
2.6.2	Walls	Fair faced brick walls with flush vinyl skirting.	In fair to good overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.6.3	Walls	Fair faced brick walls with flush vinyl skirting.	In fair overall condition.	Scuffed and marked. Allow to replace skirtings as part of floor replacement works.	CAP	2		\$ 425.00			\$ 425.00	
2.6.4	Floors	Concrete floor with vinyl sheet laid over.	In poor to fair overall condition.	Heavily soiled and scuffed. Allow for replacement in the medium term due to age and aesthetic appearance.	CAP	2		\$ 1,120.00			\$ 1,120.00	
2.6.5	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 75.00			\$ 75.00	
2.6.6	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow to replace light tubes during reporting period.	R&M	3			\$ 160.00	\$ 160.00	\$ 320.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST												
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.6.7	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Reinstate missing diffusers in the short term.	R&M	2		\$ 200.00			\$ 200.00	
2.7 Vacant Store Room												
2.7.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 80.00			\$ 80.00	
2.7.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Cover panels fixed to ceiling where light fittings possibly removed.	CAP	4					\$ -	
2.7.3	Walls	Fair faced brick walls.	In fair overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.7.4	Floors	Concrete floor with an epoxy painted membrane.	In poor overall condition.	Allow for repainting in the short term.	R&M	2		\$ 357.00			\$ 357.00	
2.7.5	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 75.00			\$ 75.00	
2.7.6	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow for replacement of lights in the short to medium term due to life cycle and use.	CAP	3			\$ 500.00		\$ 500.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.8	Cleaners Store											
2.8.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 40.00			\$ 40.00	
2.8.2	Walls	Fair faced brick walls with ceramic tile skirtings.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.8.3	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.8.4	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 75.00			\$ 75.00	
2.8.5	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow for replacement of lights in the short to medium term due to life cycle and use.	CAP	3			\$ 250.00		\$ 250.00	
2.8.6	Fixtures and Fittings	Vitreous China WHB.	In fair overall condition.	Allow to replace in the reporting period due to life cycle and use.	CAP	3			\$ 850.00		\$ 850.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST												
ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.9 Female WCs and Changing Room												
2.9.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 320.00		\$ 320.00	
2.9.2	Walls	Fair faced brick walls with painted render skirting.	In fair overall condition.	Allow for repainting skirtings in the medium term.	R&M	3			\$ 150.00		\$ 150.00	
2.9.3	Walls	Tiled splashback walls.	In fair overall condition.	Several tiles holed. Allow to replace in the reporting period due to age and appearance.	CAP	3			\$ 3,300.00		\$ 3,300.00	
2.9.4	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.9.5	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 525.00		\$ 525.00	
2.9.6	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	1no light missing diffuser and tubes not working. Lighting not IP-rated for wet room. Allow for replacement of all lights in the short term.	CAP	2		\$ 1,000.00			\$ 1,000.00	
2.9.7	Ventilation	Passive extract vents to suspended ceiling.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.9.8	Fixtures and Fittings	Vitreous china WHBs, WC and shower unit.	In fair overall condition.	Sanitaryware is aged and would benefit replacement in the short to medium term.	CAP	2			\$ 8,000.00		\$ 8,000.00	
2.9.9	Fixtures and Fittings	Wall mounted electric wall heater.	In fair to good overall condition.	Wall heater appears recent. Allow for replacement in the long term due to life cycle and use.	CAP	4				\$ 500.00	\$ 500.00	
2.9.10	Fixtures and Fittings	Sanitary incinerator.	In fair overall condition.	Not tested. Sanitary incinerator is aged and would benefit from replacement in medium to long term.	CAP	3			\$ 2,000.00		\$ 2,000.00	
2.10 Male WCs and Changing Room												
2.10.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 960.00		\$ 960.00	
2.10.2	Walls	Fair faced brick walls with ceramic tile skirtings.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.10.3	Walls	Tiled splashback walls.	In fair overall condition.	Allow to replace in the reporting period due to age and appearance.	CAP	3			\$ 4,180.00		\$ 4,180.00	

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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.10.4	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.10.5	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	2no missing tiles. Allow to reinstate.	R&M	3			\$ 100.00		\$ 100.00	
2.10.6	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 225.00		\$ 225.00	
2.10.7	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Light fittings missing diffusers and tubes not working. Lighting not IP-rated for wet room. Allow for replacement of all lights in the short term.	CAP	2		\$ 2,000.00			\$ 2,000.00	
2.10.8	Ventilation	Passive extract vents to suspended ceiling.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.10.9	Fixtures and Fittings	Vitreous china WHBs, 2no WCs, metal urinal and shower units.	In fair overall condition.	Sanitaryware is aged and would benefit replacement in the short to medium term.	CAP	2		\$ 12,000.00			\$ 12,000.00	

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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.10.10	Fixtures and Fittings	Vitreous China WHB.	In poor to fair overall condition.	WHB cracked. Allow to replace in the short to medium term.	CAP	3			\$ 850.00		\$ 850.00	
2.10.11	Fixtures and Fittings	Timber shower bench with paint finish.	In poor to fair overall condition.	Benches water damaged and worn. Allow to CAP replace as part of bathroom upgrade.	CAP	3			\$ 300.00		\$ 300.00	
2.10.12	Fixtures and Fittings	Wall mounted electric wall heater.	In poor to fair overall condition.	Aged. Allow to replace in the short to medium term.	CAP	3			\$ 500.00		\$ 500.00	
2.10.13	Fixtures and Fittings	Wall mounted electric hand dryer.	In poor to fair overall condition.	Aged. Allow to replace in the short to medium term.	CAP	3			\$ 1,000.00		\$ 1,000.00	
2.10.14	Fixtures and Fittings	Soap dispenser.	In poor to fair overall condition.	Various aged and redundant soap dispensers. Allow to remove redundant and install new dispensers.	CAP	3			\$ 600.00		\$ 600.00	

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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.11 Meal Room												
2.11.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3		\$ 440.00			\$ 440.00	
2.11.2	Walls	Fair faced brick walls with flush vinyl skirting.	In fair to good overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.11.3	Walls	Fair faced brick walls with flush vinyl skirting.	In poor overall condition.	Skirting missing and ripped. Allow to replace skirtings as part of floor replacement works.	CAP	2		\$ 400.00			\$ 400.00	
2.11.4	Walls	Tiled splashback walls.	In fair to good overall condition.	No works envisaged during the reporting period.	CAP	4						
2.11.5	Floors	Concrete floor with vinyl sheet laid over.	In poor to fair overall condition.	Heavily soiled and scuffed. Allow for replacement in the medium term due to age and aesthetic appearance.	CAP	2		\$ 1,540.00			\$ 1,540.00	
2.11.6	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3		\$ 150.00			\$ 150.00	
2.11.7	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow to replace light tubes during reporting period.	R&M	2		\$ 50.00	\$ 160.00	\$ 160.00	\$ 370.00	

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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.11.8	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	1no damaged light diffuser. Replace as required.	R&M	2		\$ 50.00			\$ 50.00	
2.11.9	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	1no split A/C unit. Works covered in external works.	CAP	4					\$ -	
2.11.10	Fixtures and Fittings	Floor mounted kitchen bench with cupboards, drawers, worktop and stainless steel sink and tapware.	In good overall condition.	Allow for refurbishment of kitchen units, tapware, sink, etc. in the long term.	CAP	4			\$ 10,000.00		\$ 10,000.00	
2.11.11	Fixtures and Fittings	Electric instant HW unit with water treatment system.	In fair to good overall condition.	Maintain water filter system as required. Allow to replace water filter periodically to manufacturers recommendations. Last replaced February 2016.	R&M	2		\$ 300.00	\$ 300.00	\$ 600.00	\$ 1,200.00	
2.11.12	Fixtures and Fittings	Electric instant HW unit with water treatment system.	In fair to good overall condition.	Allow to replace HW unit in the long term due to life cycle and use.	CAP	4				\$ 1,000.00	\$ 1,000.00	
2.12	Workshop & Office											
2.12.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 1,420.00		\$ 1,420.00	

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2.12.2	Walls	Glazed and timber veneer panelled partition wall.	In fair overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.12.3	Walls	Fair faced brick walls with flush vinyl skirting.	In fair to good overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.12.4	Walls	Fair faced brick walls with flush vinyl skirting.	In fair overall condition.	Scuffed and marked. Allow to replace skirtings as part of floor replacement works.	CAP	3			\$ 340.00		\$ 340.00	
2.12.5	Floors	Concrete floor with vinyl sheet laid over.	In poor overall condition.	Aged. Allow for replacement in the medium term due to age and aesthetic appearance.	CAP	3			\$ 4,970.00		\$ 4,970.00	
2.12.6	Joinery - Doors	Timber veneer access doors.	In fair overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.12.7	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 75.00		\$ 75.00	
2.12.8	Joinery - Doors	Metal framed access doors with powder coated finish.	In fair overall condition.	Works covered in externals above.	CAP	4					\$ -	

Condition Survey

The following priority grades are recommended in the context of a ten year planning period:

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- Priority 4 - Long term work required between eight to ten year planning period that will prevent deterioration of the fabric or services.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost			TOTAL BUDGET (excludes per annum)	Photo Ref	
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)			Long (6-10 years)
2.12.9	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Allow to replace light tubes during reporting period.	R&M	2		\$ 200.00	\$ 320.00	\$ 320.00	\$ 840.00	
2.12.10	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Repair / reinstate damaged or missing diffusers in the short term. Clean all remaining light fittings.	R&M	2		\$ 150.00			\$ 150.00	
2.12.11	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	1no split A/C unit. Works covered in external works.	CAP	4					\$ -	
2.12.12	HVAC	Wall mounted A/C unit.	In poor to fair overall condition.	Works covered in external works.	CAP	4					\$ -	
2.12.13	Fixtures and Fittings	Axial fan.	In fair overall condition.	2no axial fans with controls. Allow for replacement in the medium term due to life cycle and use.	CAP	3			\$ 800.00		\$ 800.00	
2.12.14	Fixtures and Fittings	Wall mounted electric wall heater.	In fair overall condition.	2no Xpelair heater fans with controls. Aged. Allow for replacement in the medium term due to life cycle and use.	CAP	3			\$ 1,000.00		\$ 1,000.00	

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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.12.15	Fixtures and Fittings	Venetian blinds.	In fair overall condition.	Allow for replacement in the medium term due to life cycle and use.	CAP	3			\$ 600.00		\$ 600.00	
2.13 Equipment Store												
2.13.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3			\$ 680.00		\$ 680.00	
2.13.2	Walls	Fair faced brick walls.	In fair overall condition.	No works envisaged during the reporting period.	CAP	4					\$ -	
2.13.3	Floors	Concrete floor with an epoxy painted membrane.	In poor to fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 578.00			\$ 578.00	
2.13.4	Joinery - Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the medium term.	R&M	3		\$ 150.00			\$ 150.00	
2.13.5	Joinery - Doors	Metal framed access doors with powder coated finish.	In fair overall condition.	Works covered in externals above.	CAP	4					\$ -	
2.13.6	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow to replace light tubes during reporting period.	R&M	2	\$ 180.00	\$ 240.00	\$ 240.00		\$ 660.00	

Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost			TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
2.13.7	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Reinstate missing diffuser in the short term. Clean all remaining light fittings.	R&M	2		\$ 150.00		\$ 150.00	
2.13.8	Fixtures and Fittings	Electric Hot Water tank.	In fair overall condition.	HWU will require replacement in the medium to long term due to life cycle and use.	CAP	2			\$ 5,000.00	\$ 5,000.00	
2.14 Environmental Emergency Response Kit											
2.14.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 150.00		\$ 150.00	
2.14.2	Walls	Fair faced brick walls.	In fair overall condition.	No works envisaged during the reporting period.	CAP	4				\$ -	
2.14.3	Floors	Concrete floor with an epoxy painted membrane.	In poor overall condition.	Allow for repainting in the short term.	R&M	2		\$ 127.50		\$ 127.50	
2.14.4	Joinery - Doors	Metal roller shutter doors.	In poor to fair overall condition.	Works covered in externals above.	CAP	4				\$ -	
2.14.5	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Allow to replace light tubes during reporting period.	R&M	2		\$ 100.00	\$ 100.00	\$ 200.00	
2.14.6	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Reinstate missing diffuser and refix in the short term.	R&M	2		\$ 100.00		\$ 100.00	

Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.14.7	Fixtures and Fittings	Metal bunding to oil drums.	In fair overall condition.	Leak to bunding evident. Allow to replace during the reporting period.	CAP	2			\$ 1,000.00		\$ 1,000.00	
2.15 Switchyard Store - No Access (Assumed internals match Emergency Reponse Kit store)												
2.15.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 150.00			\$ 150.00	No access available
2.15.2	Walls	Fair faced brick walls.	In fair overall condition.	No works envisaged during the reporting	CAP	4					\$ -	No access available
2.15.3	Floors	Concrete floor with an epoxy painted membrane.	In poor overall condition.	Allow for repainting in the short term.	R&M	2		\$ 127.50			\$ 127.50	No access available
2.15.4	Joinery - Doors	Metal roller shutter doors.	In poor to fair overall condition.	Works covered in externals above.	CAP	4					\$ -	No access available
2.15.5	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Allow to replace light tubes during reporting	R&M	2			\$ 100.00	\$ 100.00	\$ 200.00	No access available
2.15.6	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow to replace light tubes during reporting period.	R&M	3			\$ 160.00	\$ 160.00	\$ 320.00	No access available
2.16 Switchyard WC												
2.16.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 320.00			\$ 320.00	
2.16.2	Walls	Fair faced brick walls with ceramic tile skirting.	In fair overall condition.	No action required, ongoing maintenance as required.	CAP	4					\$ -	
2.16.3	Walls	Tiled splashback walls.	In poor to fair overall condition.	Different colour replacement tiles. Allow to replace all tiles in the reporting period due to age and appearance.	CAP	2		\$ 1,980.00			\$ 1,980.00	
2.16.4	Floors	Concrete floor with ceramic tile floor covering.	In poor to fair overall condition.	Heavily soiled. Clean as required in the short term.	R&M	2		\$ 150.00			\$ 150.00	
2.16.5	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting in the short term.	R&M	2		\$ 150.00			\$ 150.00	

Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST

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2.16.6	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow for replacement of all lights in the short term.	CAP	2		\$ 500.00			\$ 500.00	
2.16.7	Fixtures and Fittings	Vitreous china WHBs and WCs.	In poor to fair overall condition.	Cracks to WHB. Sanitaryware is aged and would benefit replacement in the short to medium term.	CAP	2		\$ 4,000.00			\$ 4,000.00	
2.16.8	Fixtures and Fittings	Wall mounted electric hand dryer.	In poor to fair overall condition.	Aged. Allow to replace in the short to medium term.	CAP	2		\$ 500.00			\$ 500.00	
3	Plant & Equipment Generally											
3.1	Building Services Generally	Access control system and sensors.	In fair to good overall condition.	We don't envisage any major replacement works in the reporting period. Maintain annually.	R&M	2	\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	
3.2	Building Services Generally	Annual Fire Safety Statement including testing and tagging.	In fair overall condition.	Undertake Annual Fire Safety Statement as required.	R&M	1	\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	
3.3	Building Services Generally	General fire systems throughout the building.	In fair overall condition.	We don't envisage any major replacement works in the reporting period. Maintain annually.	R&M	1	\$ 3,500.00	\$ 7,000.00	\$ 10,500.00	\$ 17,500.00	\$ 38,500.00	

Condition Survey

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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
3.4	Building Services Generally	Fire indicator panel - Analogue.	In fair overall condition.	Dated. Allow to upgrade with digital fire panel in medium term. Maintain annually.	R&M	2			\$ 25,000.00		\$ 25,000.00	
3.5	Building Services Generally	VESDA system.	In good overall condition.	We don't envisage any major replacement works in the reporting period. Maintain annually.	R&M	2	\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	
3.6	Building Services Generally	Smoke detection and alarm system	In fair overall condition.	Allow for annual servicing and replace any damaged detectors as required.	R&M	1	inc.	inc.	inc.	inc.	\$ -	
3.7	Building Services Generally	Fire Extinguishers	In fair overall condition.	Allow for statutory testing and tagging as required.	R&M	1	\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	
3.8	Building Services Generally	Pipework and pumps.	In fair overall condition.	Aged but still performing. Budget for long term replacement of the main pipework.	CAP	4				\$ 15,000.00	\$ 15,000.00	
3.9	Building Services Generally	Fire exit signs and directional signs.	In poor overall condition.	Exit signage throughout the building is currently lacking. Allow for installation of fire exit signage to comply with Part E4 of BCA2015 and AS2293.1-2005.	BCA	1	\$ 7,500.00				\$ 7,500.00	

Condition Survey

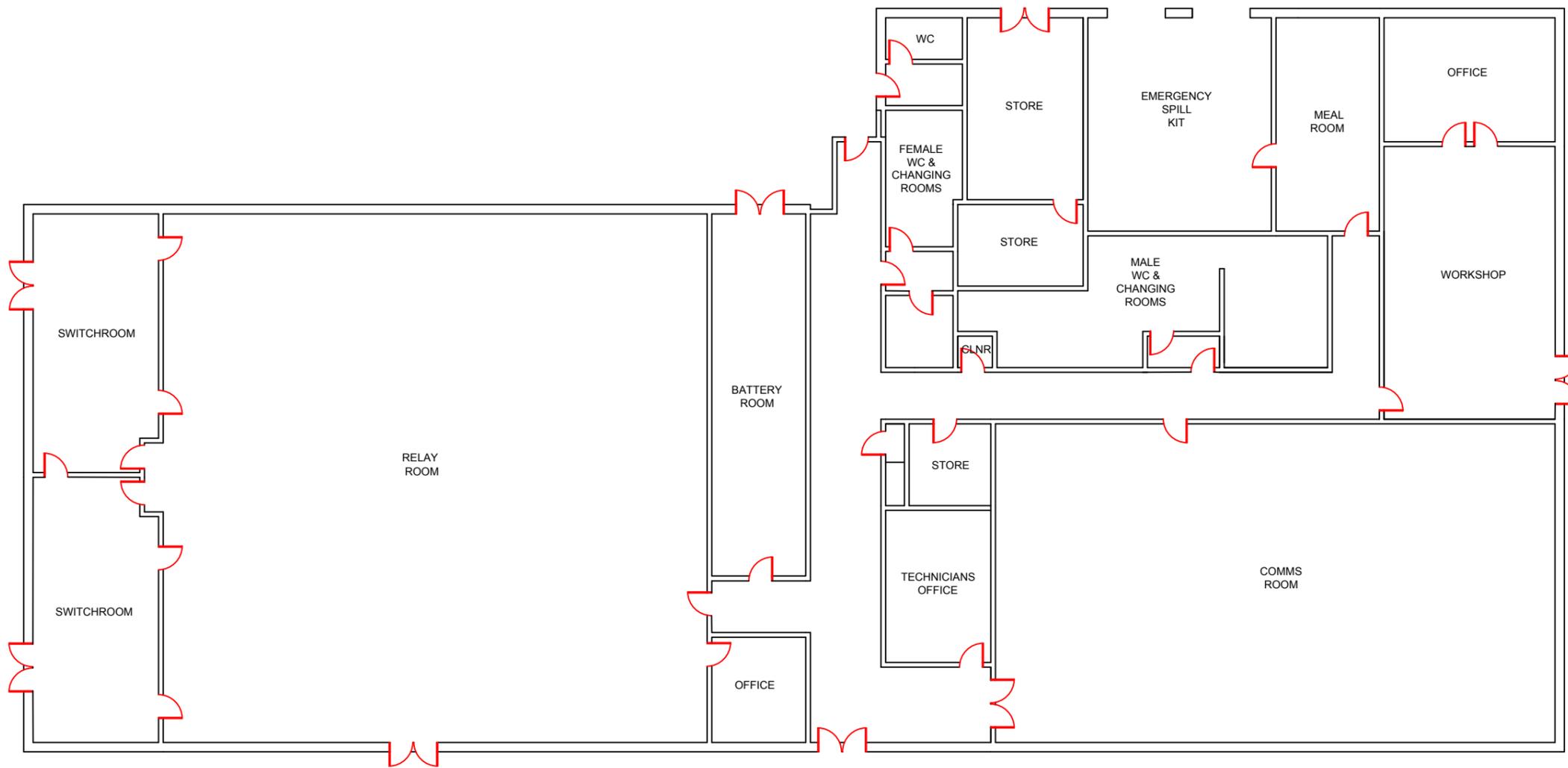
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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
3.10	Building Services Generally	Emergency Exit lights.	In poor to fair overall condition.	Minimal lighting provided to Relay room and BCA corridors. Allow for installation of emergency lighting throughout the building in accordance with AS2293.1-2005.	BCA	1	\$ 7,500.00				\$ 7,500.00	
3.11	Building Services Generally	Fire Hydrants site wide.	In fair overall condition.	Allow for repainting and testing and tagging as required.	R&M	1	\$ 3,000.00	\$ 6,000.00	\$ 9,000.00	\$ 15,000.00	\$ 33,000.00	
3.12	Building Services Generally	Mains Distribution board and switchboards.	In fair overall condition.	Aged but still performing. Parts becoming obsolete. Allow for short to medium term replacement of the boards.	CAP	2			\$ 20,000.00		\$ 20,000.00	
3.13	Building Services Generally	Mains Distribution board and switchboards.	In fair overall condition.	Allow for annual thermoscans to main lighting and power DBs as required.	R&M	2	\$ 1,000.00	\$ 2,000.00	\$ 3,000.00	\$ 5,000.00	\$ 11,000.00	
Totals							\$ 41,850.00	\$ 397,113.00	\$ 272,610.00	\$ 194,730.00	\$ 904,303.00	
Total capex					CAP		\$ -	\$ 331,655	\$ 154,810	\$ 76,500	\$ 562,965	
Total repairs and maintenance					R&M		\$ 16,000	\$ 65,458	\$ 117,800	\$ 118,080	\$ 317,338	
Total building code of Australia					BCA		\$ 25,850	\$ -	\$ -	\$ 150	\$ 26,000	
							\$ 41,850.00	\$ 397,113.00	\$ 272,610.00	\$ 194,730.00	\$ 906,303.00	
Priority												
Priority 1						1	\$ 36,350	\$ 21,000	\$ 31,500	\$ 52,500	\$ 141,350	
Priority 2						2	\$ 5,500	\$ 375,813	\$ 96,620	\$ 44,420	\$ 522,353	
Priority 3						3	\$ -	\$ 300	\$ 144,490	\$ 3,160	\$ 147,950	
Priority 4						4	\$ -	\$ -	\$ -	\$ 94,650	\$ 94,650	
							\$ 41,850.00	\$ 397,113.00	\$ 272,610.00	\$ 194,730.00	\$ 906,303.00	

Appendix II: Floor Plans



Bayswater Substation

General Notes

No.	Revision/Issue	Date

Firm Name and Address
 Knight Frank Australia Pty Ltd
 Level 4, 60 Miller Street
 North Sydney NSW 2060

Project Name and Address
 Transgrid Sub-stations
 Bayswater
 NSW

Project	Sheet
Date May 2016	CH 1
Scale NTS	

Appendix III: Limitations and Guidance Notes

LIMITATIONS

1. This report is based upon a visual inspection of the property and describes its basic construction and state of repair, highlighting any principal defects or significant shortcomings that have been found. We have not prepared an exhaustive list of those minor defects or imperfections thought not to have a material bearing upon the proposed acquisition.
2. We understand that your investment agents will provide a report detailing the tenancy profile of the building and addressing other issues relating to the commercial context in which the building is placed. Such issues are therefore excluded from this report.
3. We have not inspected those parts of the building or its services which are built in, covered up or otherwise made inaccessible in the normal course of construction or occupation and we are, therefore, unable to state that such parts are free from rot, beetle, corrosion or any other defect whatsoever.
4. At the time of our inspection, the car parks were in use and for reasons of safety we were unable to raise the drainage access covers. We have not therefore undertaken any inspection of the below ground drainage services and cannot comment on the condition thereof.
5. Except to the extent noted in this report, we have not made enquiries of any statutory authorities concerning the present arrangements within the building or the likely effect of any proposed occupation. We should advise that the complexity of the Building Codes and other statutory enactments can have a material effect on the way in which building may be planned and used and upon the cost on consequential work. It is assumed that professional advice will be sought at the appropriate stage to determine any works which may be necessary due to any planned occupation.
6. We have not, except to the extent mentioned in this report, carried out any tests or made any enquiries concerning particular materials nor have we calculated any floor areas or reappraised original design criteria.
7. In cases where contractors or consultants are instructed to carry out tests or prepare reports, you will appreciate that, whilst we will take every care in instructing these contractors or consultants, we cannot accept responsibility for their report and shall not be liable for error or omission therein. In appointing such contractors or consultants we act only as an agent on behalf of the client, and the contractual rights and obligations lie directly between the client and the relevant contractors or consultants.
8. This report is prepared for the sole use of TransGrid and Knight Frank can accept no liability for its use by any other party howsoever used. The client shall not be entitled to assign any of its interests in the report (including any report prepared by specialist sub consultants) to any third party without the prior written consent of Knight Frank. Assignment may be permitted upon such terms (including payment of a further fee) as Knight Frank may determine and agree with the client.

GUIDANCE NOTES

Contaminated Land Management Act 1997 (CLM)

1. You should be aware that statutory Regulations contained within the Contaminated Land Management Act 1997 (CLM) stipulate a statutory regime for the identification and control of 'contaminated land'. This places the onus on Local Authorities to identify contaminated land in their areas with a view to serving remediation notices where there is a significant risk of significant harm being caused, or the pollution of controlled waters is, or is likely to occur. The notices would be served initially on those who knowingly permitted the contamination (Class A Polluter) but in the absence of such a class of person, notices may be served on the current owner or occupier (Class B Polluters). Once a remediation notice is served, it is necessary for the required remediation works to be undertaken and this can, in some cases, have serious financial implications.
2. Furthermore, it may be possible for a purchaser of property to become a Class A polluter if he 'knowingly permitted' the contaminating substances to be in, on, or under the land. The seller of the property, even if that seller is the original polluter, is able to exempt himself from any liability under the Act by giving the buyer 'sufficient information' to enable him to make a sound, knowledgeable decision on how to proceed. It follows that in most commercial cases, the liability for any contamination will run with the land, and new owners will take on the liabilities of the Class A polluter.
3. As a result of this legislation, in order to assess any latent liabilities it is now common for reports on land quality to be commissioned. These normally comprise an initial desktop study of the site history (Phase I), based on which the risk of contamination can be assessed. Dependent upon the findings of such a study, a visual inspection and physical testing regime may be recommended. Where appropriate, recommendations for such investigation may be found within the text of this report.

The Federal Disability Discrimination Act 1992

1. The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. This legislation is to make unlawful to discriminate against disabled persons and, in this regard, Part III of the Act has a particular implication for property.
2. Part III deals with discrimination in the provision of goods, facilities and services and the disposal and management of property. As from October 1999, the majority of Part III has been implemented and this includes, amongst other matters, a duty for service providers to take reasonable steps to change practices, policies or procedures which make it impossible or unreasonably difficult for disabled people to use a service. They are also required to provide auxiliary aids to overcome, by the provision of alternative methods, physical barriers preventing disabled people from using a service.
3. The final part of Part III requires service providers to take reasonable steps to remove, alter or provide reasonable means of avoiding physical features that make it impossible or unreasonably difficult for disabled people to use a service.
4. As a result of this legislation, it is apparent that assessments will be necessary to cover employment policy, customer services and access. Access audits are now increasingly being commissioned. The purpose of an access audit is to establish the accessibility of the property to disabled people under the requirements of the DDA. Where appropriate, recommendations concerning the need for access audit are set out within the text of this report.

The Work Health & Safety Act 2011

The *Work Health and Safety Act 2011* regulate workplace health and safety (WHS) in NSW. It specifically aims to protect people at workplaces from risk to their health or safety and to promote safe and healthy work environments. The Act was introduced as part of the 'harmonisation' package of Federal and State WHS legislation that commenced on 1 January 2012.

The *Work Health and Safety Act 2011* replaced the previous Occupational Health and Safety Act 2000. The main areas of change are summarised below:

- changes to the terminology used in the legislation, from 'occupational health and safety' to 'work health and safety (WHS)';
- changes to the duties of care, including that the primary duty of care can apply to multiple duty-holders at the same time and that duty-holders must consult with other duty-holders;
- duties of care to exercise due diligence in performing a health and safety duty and to act proactively to ensure health and safety at work are imposed on 'officers' (defined as people 'who make or participate in making decisions that affect the whole or a substantial part of the business or undertaking');
- a broader range of people now have WHS duties and responsibilities — the concept of a 'Person Conducting a Business or Undertaking' (PCBU) instead of 'employer' is now used;
- a broader definition of 'worker', extending beyond the standard employment relationship to include other people such as workplace visitors and volunteers;
- changes to the roles of health and safety representatives, health and safety committees, and authorised representatives;
- workers have the right to cease 'unsafe' work;
- discrimination, coercion, inducement, and misrepresentation that prevents a person from being involved in workplace health and safety is expressly prohibited;
- when a serious incident occurs, the scene must be preserved undisturbed until an inspector attends or the WorkCover Authority directs otherwise;
- union right of entry is broadened to include entry for the purpose of advising and assisting on workplace health and safety;
- workplaces must have an agreed Issue Resolution Procedure;
- increased penalties, and a wider range of them, for breaches of legislation.

Knight Frank

While our reach is global, we focus on the needs of our clients at a local level. To discuss your requirements, please contact your local Knight Frank office.

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