

BUILDING CONDITION REPORT

PREPARED FOR:

TransGrid

IN RESPECT OF:

Mt Piper 500KV Sub-Station, via Mt Piper Power Station, Portland Road,
Portland NSW 2847

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	CB	05/04/2016	AS	05/04/2016	CB	05/04/2016	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 buildings is assumed to face due east and all other parts of the property take their compass reference from this orientation.



Mt Piper 500KV Sub-station - 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



Mt Piper 500KV Sub-station

The site comprises of one building forming the Mt Piper 500/330kv Substation accommodation. The building was originally constructed in 1986 from modern materials at the time.

The site is located via Mt Piper Power Station, Portland Road, Portland NSW 2847.

The building is classified are follows:

Building Name	Description Overview
Control Building	<p>Single storey building with assumed steel framed construction with profiled metal sheet cladding panels, internal rendered walls, metal glazed windows, timber doors, roller shutter doors and a low pitched roof with metal profile roofing sheets.</p> <p>Internal finishes include combination of floor finishes, predominately painted walls and a combination of ceiling finishes.</p> <p>Part of the building was recently extended and considered to be in good condition.</p>

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 panel
- VESDA detection system
- Smoke/heat detection
- Sprinklers
- Hydrants & hoses
- Extinguishers

Hydraulic

- Cold water service and meter
- Hot water service
- 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 cladding sheets are aged and in fair to poor condition. We would recommend these be replaced in the reporting period as required.
- The roof coverings are in fair to poor overall condition, commensurate with their age. Due to 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 in the short to medium term.
- The windows and entrance doors vary in condition and date back to the original construction date. We have allowed for long term replacement given their life expectancy.
- The external yard areas were unsealed but considered to be in fair condition. We have allowed for long term capex to seal and maintain the hard stand areas as required.
- The main access road is in fair condition with isolated areas of wear evident.
- The boundary fencing is considered to be in fair condition. We would recommend the chain link fence be replaced in the medium term due to corrosion. In addition regular maintenance of the associated security/entry gates will be required over the reporting period.

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, quarry tile etc. a combination of fair faced brickwork and plaster painted walls with covered skirting and a combination of plaster painted ceilings and suspended ceilings with surface mounted and recessed strip light fittings.

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

- Possible asbestos used below the aged vinyl tile flooring which will need to be planned for in the event any replacement works are carried out;
- Asbestos has been identified in the building in a number of locations and should form part of any future management plan;

- The lighting was in 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 immediate term.
- Local patch repairs required to the ceilings in localised areas as a result of water damage from roof leaks. These will require local repairs 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 combination of surface mounted and recessed spot lights (35 or 50watts downlights) and strip lights (T8 twin 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 dates back to the original construction but considered to be in fair condition with some modernisation works having taken place. We have allowed for refurbishment within the reporting period based on their age and condition.

The electric water heaters/boilers are aged and in fair to poor 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 are in good to 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 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.

The fire control panel is a digital panel. No major works required in reporting period.

There is no WH&S Emergency shower and eyewash station within the battery room although there is a hose. We have budgeted for immediate replacement 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 continually being upgraded. This statement is true of the vast majority of buildings in 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 has 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
Mt Piper 500kv Substation	\$91,610.00	\$344,663.00	\$156,021.00	\$267,030.00

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		\$	91,610.00	\$	344,663.00	\$	156,021.00	\$	267,030.00	\$	859,324.00
Total capex	CAP	\$	35,310	\$	255,920	\$	93,850	\$	171,025	\$	556,105
Total repairs and maintenance	R&M	\$	46,300	\$	81,243	\$	62,171	\$	96,005	\$	285,719
Total building code of Australia	BCA	\$	10,000	\$	7,500	\$	-	\$	-	\$	17,500
Total Environmental	ENV	\$	-	\$	-	\$	-	\$	-	\$	-
		\$	91,610.00	\$	344,663.00	\$	156,021.00	\$	267,030.00	\$	859,324.00
Priority											
Priority 1	1	\$	84,360	\$	30,500	\$	34,500	\$	57,500	\$	206,860
Priority 2	2	\$	7,250	\$	313,563	\$	68,571	\$	35,000	\$	424,384
Priority 3	3	\$	-	\$	500	\$	52,350	\$	64,825	\$	117,675
Priority 4	4	\$	-	\$	100	\$	600	\$	109,705	\$	110,405
		\$	91,610.00	\$	344,663.00	\$	156,021.00	\$	267,030.00	\$	859,324.00

Appendices

Appendix I: CAPEX Report

10 year Capital Expenditure and Maintenance Forecast Transgrid Substations

Condition Survey

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

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST			TOTAL BUDGET (excludes per annum)	Photo Ref
							Replacement Date & Cost				
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
Mt Piper 500											
1	Externals										
1.1	Roof										
1.1.1	Main Roof Coverings	Steel framed roof structure covered with profile metal sheeting.	In good overall condition.	The extension is modern with no major issues noted or any major capital works envisaged in the reporting period.	CAP	4				\$ -	
1.1.2	Main Roof Coverings	Steel framed roof structure covered with profile metal sheeting.	In poor to fair overall condition.	The roof sheets to part of the building dates date back to the original construction date (1986) and are suffering from wear and tear with evidence of water ingress. Allow for replacement as required.	CAP	2		\$ 147,000.00		\$ 147,000.00	
1.1.3	Fascia and Soffits	Metal fascia and soffit boards.	In good overall condition.	The extension is modern with no major issues noted or any major capital works envisaged in the reporting period.	CAP	4				\$ -	
1.1.4	Fascia and Soffits	Metal fascia and soffit boards.	In poor to fair overall condition.	Replace in the short term.	CAP	2		\$ 5,250.00		\$ 5,250.00	
1.1.5	Ancillary Roof Coverings	Steel framed roof structure covered with profile metal sheeting and polycarbonate roof lights.	In poor overall condition.	Replace in the short term.	CAP	2		\$ 5,000.00		\$ 5,000.00	
1.1.6	Roof Drainage										
1.1.6.1	Drainage	Metal eaves gutters draining to metal downpipes.	In good overall condition.	The extension is modern with no major issues noted or any major capital works envisaged in the reporting period.	CAP	4				\$ -	
1.1.6.2	Drainage	Metal eaves gutters draining to metal downpipes.	In poor to fair overall condition.	The roof drainage to part of the building dates back to the original construction date (1986) and are suffering from wear and tear with evidence of corrosion. Allow for replacement as required.	CAP	2		\$ 4,550.00		\$ 4,550.00	

Condition Survey

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

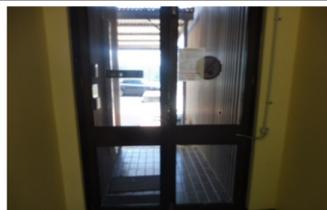
- Priority 1 - Urgent work that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation
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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
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)		
1.1.7 Roof Access											
1.1.7.1	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	Profiled metal sheet cladding.	In good overall condition.	The extension is modern with no major issues noted or any major capital works envisaged in the reporting period.	CAP	4				\$ -	
1.2.2	Façades	Profiled metal sheet cladding.	In poor to fair overall condition.	The cladding sheets to part of the building dates date back to the original construction date (1986) and are suffering from wear and tear with evidence of corrosion and impact damage. Allow for local repairs and long term replacement as required.	CAP	3		\$ 43,200.00		\$ 43,200.00	
1.2.3	Façades	Profiled metal sheet cladding.	In poor to fair overall condition.	Local damaged and corroded panels and bolt fixings should be repaired in the short term.	CAP	2		\$ 6,500.00		\$ 6,500.00	
1.2.4 Windows & Doors											
1.2.4.1	Windows	Metal framed single glazed windows.	In good overall condition.	The extension is modern with no major issues noted or any major capital works envisaged in the reporting period.	CAP	4				\$ -	
1.2.4.2	Windows	Metal framed single glazed windows.	In fair overall condition.	The windows date back to 1986. We would recommend an overhaul including new seals and replace ironmongery as required.	R&M	2		\$ 8,750.00		\$ 8,750.00	
1.2.4.3	Windows	Metal framed louvered windows.	In poor to fair overall condition.	Allow for replacement in the reporting period.	CAP	3		\$ 900.00		\$ 900.00	
1.2.4.4	Doors	Timber access doors with paint finish.	In good overall condition.	Allow for repainting in the reporting period.	R&M	3		\$ 650.00		\$ 650.00	

Condition Survey

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							Replacement Date & Cost				
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
1.2.4.5	Doors	Metal framed access doors with powder coated finish.	In poor to fair overall condition.	The doors date back to 1986. We would recommend replacement of all doors in the medium term.	CAP	2		\$ 12,000.00	\$ 12,000.00		
1.2.4.6	Doors	Aluminium framed glazed access doors to the main entrance.	In poor to fair overall condition.	The door dates back to 1986. We would recommend replacement of all doors in the medium term.	CAP	2		\$ 5,000.00	\$ 5,000.00		
1.2.5 Fixtures & Fittings											
1.2.5.1	Fixtures & Fittings	Surface fixed strip light fittings.	In good overall condition.	Newly installed light fittings to the extension. No works envisaged in the reporting period except replacement of globes.	R&M	2		\$ 150.00	\$ 150.00		
1.2.5.2	Fixtures & Fittings	Surface fixed strip light fittings.	In poor to fair overall condition.	Aged light fittings. Allow for replacement as part of the cladding replacement works.	CAP	2		\$ 900.00	\$ 900.00		
1.2.5.3	Fixtures & Fittings	Split System A/C units located to elevations.	In good overall condition.	6 no. double Toshiba Units R410A should be replaced in the long term due to life expectancy.	CAP	4		\$ 7,000.00	\$ 7,000.00		
1.2.5.4	Fixtures & Fittings	Split System A/C units located to elevations.	In poor overall condition.	2 no. carrier double units should be replaced in the short term.	CAP	1	\$ 30,000.00		\$ 30,000.00		
1.2.5.5	Fixtures & Fittings	Split System A/C units located to elevations.	In poor overall condition.	1 no. window mounted Fujitsu A/C unit requires replacing in the short term.	CAP	1	\$ 3,500.00		\$ 3,500.00		

Condition Survey

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							Replacement Date & Cost				
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
1.2.5.6	Fixtures & Fittings	Split System A/C units located to elevations.	In poor overall condition.	Mitsubishi A/C unit should be replaced in the short to medium term.	CAP	2		\$ 3,500.00		\$ 3,500.00	
1.2.5.7	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			\$ 30,000.00	\$ 30,000.00	
1.2.5.8	Fixtures & Fittings	Extract fans to WC's window mounted	In poor to fair overall condition.	Replace in the short term.	CAP	2	\$ 500.00			\$ 500.00	
1.3 External Areas											
1.3.1 External Surfaces											
1.3.1.1	Parking	On-grade unsealed hardcore parking.	In good overall condition.	Allow for sealing the carpark in the reporting period.	CAP	4			\$ 31,350.00	\$ 31,350.00	
1.3.1.2	Footpaths	Concrete paved footpaths and edge kerbing.	In good overall condition.	No works envisaged in reporting period.	CAP	4				\$ -	
1.3.1.3	Access Road	On-grade unsealed hardcore parking.	In poor to fair overall condition.	Fill and repair various pothole's and worn areas as required in short term.	R&M	2	\$ 5,000.00			\$ 5,000.00	
1.3.1.4	Access Road	On-grade unsealed hardcore parking.	In poor to fair overall condition.	Allow for sealing the carpark in the reporting period.	CAP	3			\$ 35,000.00	\$ 35,000.00	
1.3.2 External Fencing											
1.3.2.1	Perimeter Fencing	Metal palisade fencing.	In good overall condition.	No works envisaged in reporting period.	CAP	4				\$ -	
1.3.2.2	Perimeter Fencing between sub-station and switch yard	Metal post and chain wire fence.	In fair overall condition.	Minor corrosion to sections of fence. Allow for local de-rusting and budget for medium term replacement.	CAP	3	\$ 500.00	\$ 1,575.00		\$ 2,075.00	

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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)		
1.3.2.3	Entry Gates	Mechanically operated sliding metal entry gate.	In good overall condition.	No works envisaged in reporting period.	CAP	4				\$ -	
1.3.2.4	Plant Fencing	Metal post and chain wire fence.	In poor overall condition.	Corrosion to chain link fence around plant and equipment. Replace in short term.	CAP	1	\$ 1,560.00			\$ 1,560.00	
1.3.3 External Ancillary Buildings & Services											
1.3.3.1	Storage Shed	Steel framed pre fabricated storage shed.	In good overall condition.	No works envisaged in reporting period.	CAP	4				\$ -	
1.3.3.2	Fire Hydrant Container	Steel framed pre fabricated storage shed.	In fair overall condition.	Beginning to age. Allow for replacement in the long term.	CAP	3			\$ 2,000.00	\$ 2,000.00	
1.3.3.3	Switch yard Storage Shed	Steel framed pre fabricated storage shed.	In good overall condition.	No works envisaged in reporting period.	CAP	4				\$ -	
1.3.3.4	Bunding	Bunded areas within restricted area.	In fair overall condition.	Local cracking to concrete base and no liquid applied waterproof membrane. Allow for local repairs and installation of new membrane as required.	R&M	1	\$ 20,000.00			\$ 20,000.00	
2 Internals											
2.1 Corridor											
2.1.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.1.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 720.00		\$ 720.00	
2.1.3	Walls	Painted plasterboard walls with coved skirting.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.1.4	Walls	Painted plasterboard walls with coved skirting.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 2,465.00		\$ 2,465.00	

Condition Survey

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- 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.

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST			TOTAL BUDGET (excludes per annum)	Photo Ref	
							Replacement Date & Cost					
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)			Long (6-10 years)
2.1.5	Walls	Painted plasterboard walls with coved skirting.	In poor to fair overall condition.	Replace coved skirting as part of floor replacement works.	CAP	2		\$ 750.00		\$ 750.00		
2.1.6	Floors	Concrete floor with vinyl floor tiles laid over.	In poor to fair overall condition.	Allow for replacing the floor covering in the short term.	CAP	2		\$ 2,520.00		\$ 2,520.00		
2.1.7	Floors	Concrete floor with ceramic tile floor covering.	In poor overall condition.	Replace external entrance floor tiles in the short term.	CAP	2		\$ 750.00		\$ 750.00		
2.1.8	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2		\$ 3,000.00		\$ 3,000.00		
2.1.9	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2		\$ 1,500.00		\$ 1,500.00		
2.1.10	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Aged light fittings with T8 tubes. Allow for replacement of all lights as part of the refurbishment in the short to medium term.	CAP	2		\$ 1,250.00		\$ 1,250.00		
2.1.11	Lighting	Recessed downlighting.	In good overall condition.	Modern light fittings. No major capex works required except for replacement globes as required.	R&M	4		\$ 100.00	\$ 100.00	\$ 100.00	\$ 300.00	
2.2 Air Conditioning Plant Room												
2.2.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	No major replacement works required in the reporting period.	CAP	4					\$ -	
2.2.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 460.00			\$ 460.00	
2.2.3	Walls	Painted plasterboard walls and partitions.	In poor overall condition.	Local settlement cracks were noted to 2 no. walls. Repair in the short term.	R&M	2		\$ 5,000.00			\$ 5,000.00	
2.2.4	Walls	Painted plasterboard walls and partitions.	In poor overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 986.00			\$ 986.00	
2.2.5	Floors	Exposed concrete floor	In poor to fair overall condition.	Allow for cleaning as required.	R&M	2		\$ 200.00			\$ 200.00	
2.2.6	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2		\$ 150.00			\$ 150.00	
2.2.7	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2		\$ 150.00			\$ 150.00	

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST				TOTAL BUDGET (excludes per annum)	Photo Ref
							Replacement Date & Cost					
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.2.8	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Aged light fittings with T8 tubes. Allow for replacement of all lights as part of the refurbishment in the short to medium term.	CAP	2		\$ 500.00			\$ 500.00	
2.2.9	HVAC	2 no. R22 Carrier Chillers.	In poor overall condition.	Replace in short term. Costs included externally.	CAP	2		inc.			\$ -	
2.2.10	Distribution boards	Air condition switchboard.	In poor to fair overall condition.	Aged and would welcome modernisation as part of the plant and equipment upgrade.	CAP	2		\$ 10,000.00			\$ 10,000.00	
2.3 Comms Room												
2.3.1	Ceilings	Suspended ceiling with exposed grid and lay-in tiles.	In poor overall condition.	Aged ceilings with damage to a number of tiles. Allow for local replacement of tiles followed by full ceiling replacement in the short term.	CAP	2	\$ 200.00	\$ 12,000.00			\$ 12,200.00	
2.3.2	Walls	Painted plasterboard walls with coved skirting.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4					\$ -	
2.3.3	Walls	Painted plasterboard walls with coved skirting.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 2,550.00			\$ 2,550.00	
2.3.4	Walls	Painted plasterboard walls with coved skirting.	In poor to fair overall condition.	Local cracking to a number of walls. Undertake local repair works as required.	R&M	1	\$ 3,500.00				\$ 3,500.00	

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST				TOTAL BUDGET (excludes per annum)	Photo Ref
							Replacement Date & Cost					
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.3.5	Floors	Concrete floor with vinyl floor tiles laid over.	In fair to good overall condition.	Allow for long term replacement of the floor tiles and coved skirting.	CAP	4			\$ 12,000.00	\$ 12,000.00		
2.3.6	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2		\$ 600.00		\$ 600.00		
2.3.7	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2		\$ 300.00		\$ 300.00		
2.3.8	Lighting	Surface mounted strip lights.	In fair overall condition.	Aged light fittings with T8 tubes. Allow for replacement of all lights as part of the refurbishment in the short to medium term.	CAP	2		\$ 3,000.00		\$ 3,000.00		
2.3.9	Lighting	Surface mounted strip lights.	In fair overall condition.	A number of tubes were not working at the time of inspection. Replace as required.	R&M	1	\$ 100.00			\$ 100.00		
2.3.10	HVAC	Ducted airconditioning throughout with air intake grills	In poor to fair overall condition.	Allow for cleaning and replacement of air intake grills as part of the ceiling replacement works.	R&M	2		\$ 250.00		\$ 250.00		
2.4 Lunch Room												
2.4.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -		
2.4.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 360.00		\$ 360.00		
2.4.3	Walls	Painted plasterboard walls with coved skirting.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -		
2.4.4	Walls	Painted plasterboard walls with coved skirting.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 884.00		\$ 884.00		
2.4.5	Walls	Tiled splashback walls.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -		
2.4.6	Floors	Concrete floor with vinyl floor tiles laid over.	In fair overall condition.	Allow for replacement in the medium to long term.	CAP	3		\$ 1,350.00		\$ 1,350.00		

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST				TOTAL BUDGET (excludes per annum)	Photo Ref
							Replacement Date & Cost					
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.4.7	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2		\$ 300.00			\$ 300.00	
2.4.8	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2		\$ 150.00			\$ 150.00	
2.4.9	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Aged light fittings with T8 tubes. Allow for replacement of all lights as part of the refurbishment in the short to medium term.	CAP	2	\$ 50.00	\$ 750.00			\$ 800.00	
2.4.10	HVAC	Split A/C unit wall mounted.	In good overall condition.	Works covered in external works.	CAP	4					\$ -	
2.4.11	Fixtures and Fittings	Floor mounted kitchen bench with cupboards, drawers, worktop and stainless steel sink and tapware.	In fair to good overall condition.	Allow for refurbishment of units and tile splash back in long term	CAP	4			\$ 10,000.00		\$ 10,000.00	
2.4.12	Wall heater	Wall mounted electric wall heater.	In fair to good overall condition.	Allow for replacement in long term based on life expectancy.	CAP	4			\$ 500.00		\$ 500.00	
2.5 Battery Room												
2.5.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4					\$ -	
2.5.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 2,625.00			\$ 2,625.00	
2.5.3	Walls	Painted rendered walls and partitions.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4					\$ -	
2.5.4	Walls	Painted rendered walls and partitions.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 1,428.00			\$ 1,428.00	

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							Replacement Date & Cost					
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.5.5	Walls	Painted rendered walls and partitions.	In poor to fair overall condition.	Minor cracking noted to the walls. Allow for local repairs as part of the painting works.	R&M	2		\$ 1,500.00			\$ 1,500.00	
2.5.6	Floors	Exposed concrete floor.	In fair overall condition.	Allow for installing a waterproof membrane as required and include for banded walls.	R&M	1	\$ 3,500.00				\$ 3,500.00	
2.5.7	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2			\$ 600.00		\$ 600.00	
2.5.8	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2			\$ 300.00		\$ 300.00	
2.5.9	Lighting	Surface mounted strip lights.	In poor to fair overall condition.	Aged light fittings with T8 tubes. Allow for replacement of all lights as part of the refurbishment in the short to medium term.	CAP	2			\$ 750.00		\$ 750.00	
2.5.10	Lighting	IP rated double rated fluorescent surface mounted lights.	In fair overall condition.	Replace light in the long term due to life cycle.	CAP	4			\$ 350.00		\$ 350.00	
2.5.11	Ventilation	Louvre wall panels.	In poor to fair overall condition.	Replace ventilation in medium term as required.	CAP	2			\$ 1,500.00		\$ 1,500.00	
2.5.12	Emergency shower and eyewash station	No facilities provided.	In poor overall condition.	Install new emergency shower and eyewash station as required.	BCA	1	\$ 10,000.00				\$ 10,000.00	
2.6	Relay Room											
2.6.1	Ceilings	Suspended ceiling with exposed grid and lay-in tiles.	In poor to fair overall condition.	Given their age we would recommend replacement of the ceiling tiles in the medium term.	CAP	2			\$ 16,500.00		\$ 16,500.00	
2.6.2	Ceilings	Suspended ceiling with exposed grid and lay-in tiles.	In poor to fair overall condition.	A number of tiles were damaged or missing and should be patched repaired in the short term.	R&M	1	\$ 500.00				\$ 500.00	
2.6.3	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4					\$ -	

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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST			TOTAL BUDGET (excludes per annum)	Photo Ref
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							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
2.6.4	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	Allow for repainting works in the medium term.	R&M	2		\$ 3,111.00		\$ 3,111.00	
2.6.5	Floors	Concrete floor with vinyl floor tiles laid over.	In fair overall condition.	Allow for long term replacement due to their age and aesthetic appearance.	CAP	3			\$ 13,725.00	\$ 13,725.00	
2.6.6	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2		\$ 600.00		\$ 600.00	
2.6.7	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2		\$ 300.00		\$ 300.00	
2.6.8	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Allow for light replacement works in the medium term with energy efficient lights.	CAP	3		\$ 6,000.00		\$ 6,000.00	
2.6.9	HVAC	Split A/C unit ceiling mounted.	In good overall condition.	4 no. Toshiba A/C units recently replaced. No replacement works envisaged in reporting period.	CAP	4				\$ -	
2.7	Comms 2 Room										
2.7.1	Ceilings	Suspended ceiling with exposed grid and lay-in tiles.	In good overall condition.	Newly installed as part of the extension works. No works envisaged in reporting period.	CAP	4				\$ -	
2.7.2	Walls	Painted rendered walls with coved skirting.	In good overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.7.3	Walls	Painted rendered walls with coved skirting.	In good overall condition.	Allow for repainting works in the long term.	R&M	4		\$ 2,805.00		\$ 2,805.00	
2.7.4	Floors	Concrete floor with vinyl sheet laid over.	In good overall condition.	Allow for replacement of vinyl in long term.	CAP	3		\$ 12,525.00		\$ 12,525.00	

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							Replacement Date & Cost				
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)		
2.7.5	Joinery- Doors	Timber access doors with paint finish.	In good overall condition.	Allow for repainting works in the long term.	R&M	4			\$ 600.00	\$ 600.00	
2.7.6	Lighting	Recessed strip light fittings with diffusers.	In good overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.7.7	HVAC	Ducted Air conditioning throughout with air intake grills	In good overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.8 Male Toilet & Cleaners Store											
2.8.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.8.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 300.00		\$ 300.00	
2.8.3	Walls	Painted plasterboard walls with tiled skirting.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.8.4	Walls	Painted plasterboard walls with tiled skirting.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 731.00		\$ 731.00	
2.8.5	Walls	Tiled splashback walls.	In fair overall condition.	Fair condition but dated. Allow for replacement in the medium term.	CAP	2		\$ 500.00		\$ 500.00	
2.8.6	Walls	Tiled splashback walls.	In fair overall condition.	Previous fixings to tiles. Works covered in above replacement.	R&M	2		inc.		\$ -	
2.8.7	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	Tiles are dated and would welcome replacement in the medium term.	CAP	2		\$ 1,275.00		\$ 1,275.00	
2.8.8	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2		\$ 600.00		\$ 600.00	
2.8.9	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2		\$ 300.00		\$ 300.00	
2.8.10	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Aged light fittings with T8 tubes. Allow for replacement of all lights as part of the refurbishment in the short to medium term.	CAP	2		\$ 750.00		\$ 750.00	

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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)		
2.8.11	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	A number of tubes were not working at the time of inspection. Replace as required.	R&M	1	\$ 100.00			\$ 100.00	
2.8.12	Fixtures and Fittings	Vitreous china WHBs, WCs, urinals and shower units.	In poor to fair overall condition.	The sanitaryware is aged and would welcome replacement in the short term.	CAP	2		\$ 10,000.00		\$ 10,000.00	
2.8.13	Hot water heater	250 litre HW tank.	In fair overall condition.	HWU is over 10 years old and will require replacement in the short term.	CAP	2		\$ 5,000.00		\$ 5,000.00	
2.8.14	Extract fans	Mechanical extract fan window mounted.	In poor to fair overall condition.	Aged extract fans. Replace in the short term.	CAP	2		\$ 350.00		\$ 350.00	
2.9	Female Toilet										
2.9.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.9.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 1,500.00		\$ 1,500.00	
2.9.3	Walls	Painted plasterboard walls with tiled skirting.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$ -	
2.9.4	Walls	Painted plasterboard walls with tiled skirting.	In fair overall condition.	Allow for repainting works in the short term.	R&M	2		\$ 884.00		\$ 884.00	

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
- 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.

ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST				TOTAL BUDGET (excludes per annum)	Photo Ref
							Replacement Date & Cost					
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.9.5	Walls	Tiled splashback walls.	In fair overall condition.	Fair condition but dated. Allow for replacement in the medium term.	CAP	2		\$ 500.00			\$ 500.00	
2.9.6	Walls	Tiled splashback walls.	In fair overall condition.	Previous fixings to tiles. Works covered in above replacement.	R&M	2		inc.			\$ -	
2.9.7	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	Tiles are dated and would welcome replacement in the medium term.	CAP	2		\$ 14,625.00			\$ 14,625.00	
2.9.8	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2		\$ 300.00			\$ 300.00	
2.9.9	Joinery- Doors	Timber access doors with paint finish.	In fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2		\$ 150.00			\$ 150.00	
2.9.10	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	Aged light fittings with T8 tubes. Allow for replacement of all lights as part of the refurbishment in the short to medium term.	CAP	2		\$ 750.00			\$ 750.00	
2.9.11	Lighting	Recessed strip light fittings with diffusers.	In fair overall condition.	A number of tubes were not working at the time of inspection. Replace as required.	R&M	1	\$ 100.00				\$ 100.00	
2.9.12	Fixtures and Fittings	Vitreous china WHBs, WCs and shower units.	In poor to fair overall condition.	The sanitaryware is aged and would welcome replacement in the short term.	CAP	2		\$ 10,000.00			\$ 10,000.00	

Condition Survey

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- 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
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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST			TOTAL BUDGET (excludes per annum)	Photo Ref	
							Replacement Date & Cost					
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)			
2.9.13	Hand Dryer	Wall mounted electric hand dryer.	In poor overall condition.	Aged hand dryer. Replace in the short term.	CAP	2	\$	500.00		\$	500.00	
2.9.14	Extract fans	Mechanical extract fan window mounted.	In poor to fair overall condition.	Aged extract fans. Replace in the short term.	CAP	2	\$	350.00		\$	350.00	
2.9.15	Water Fountain	Stainless steel mains fed water fountain.	In poor to fair overall condition.	Aged water fountain. Replace in the short term.	CAP	2	\$	500.00		\$	500.00	
2.10	External WC											
2.10.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$	-	
2.10.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor to fair overall condition.	Allow for repainting works in the medium term and touch up paint in short term.	R&M	2	\$	50.00	\$ 240.00	\$	290.00	
2.10.3	Walls	Painted rendered walls with tiled skirting.	In fair overall condition.	No major replacement works required in the reporting period.	CAP	4				\$	-	
2.10.4	Walls	Painted rendered walls with tiled skirting.	In poor to fair overall condition.	Allow for repainting works in the medium term.	R&M	2			\$ 170.00	\$	170.00	
2.10.5	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	Allow for replacement in medium term.	CAP	4	\$	500.00		\$	500.00	
2.10.6	Joinery- Doors	Timber access doors with paint finish.	In poor to fair overall condition.	Allow for repainting works in the short to medium term.	R&M	2	\$	300.00		\$	300.00	

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)		
2.10.7	Joinery- Doors	Timber access doors with paint finish.	In poor to fair overall condition.	Replace ironmongery in the medium term as part of the upgrade works to the toilet.	R&M	2			\$ 150.00		\$ 150.00	
2.10.8	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Aged light fittings with T8 tubes. Allow for replacement of all lights as part of the refurbishment in the short to medium term.	CAP	3			\$ 250.00		\$ 250.00	
2.10.9	Fixtures and Fittings	Vitreous china WHBs and WCs.	In poor to fair overall condition.	Aged fittings. Replace in short to medium term.	CAP	2			\$ 1,500.00		\$ 1,500.00	
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	
3.4	Building Services Generally	Fire indicator panel - Digital	In good overall condition.	We don't envisage any major replacement works in the reporting period. Maintain annually.	R&M	1	inc.	inc.	inc.	inc.	\$ -	
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	\$ 5,000.00	\$ 10,000.00	\$ 15,000.00	\$ 25,000.00	\$ 55,000.00	

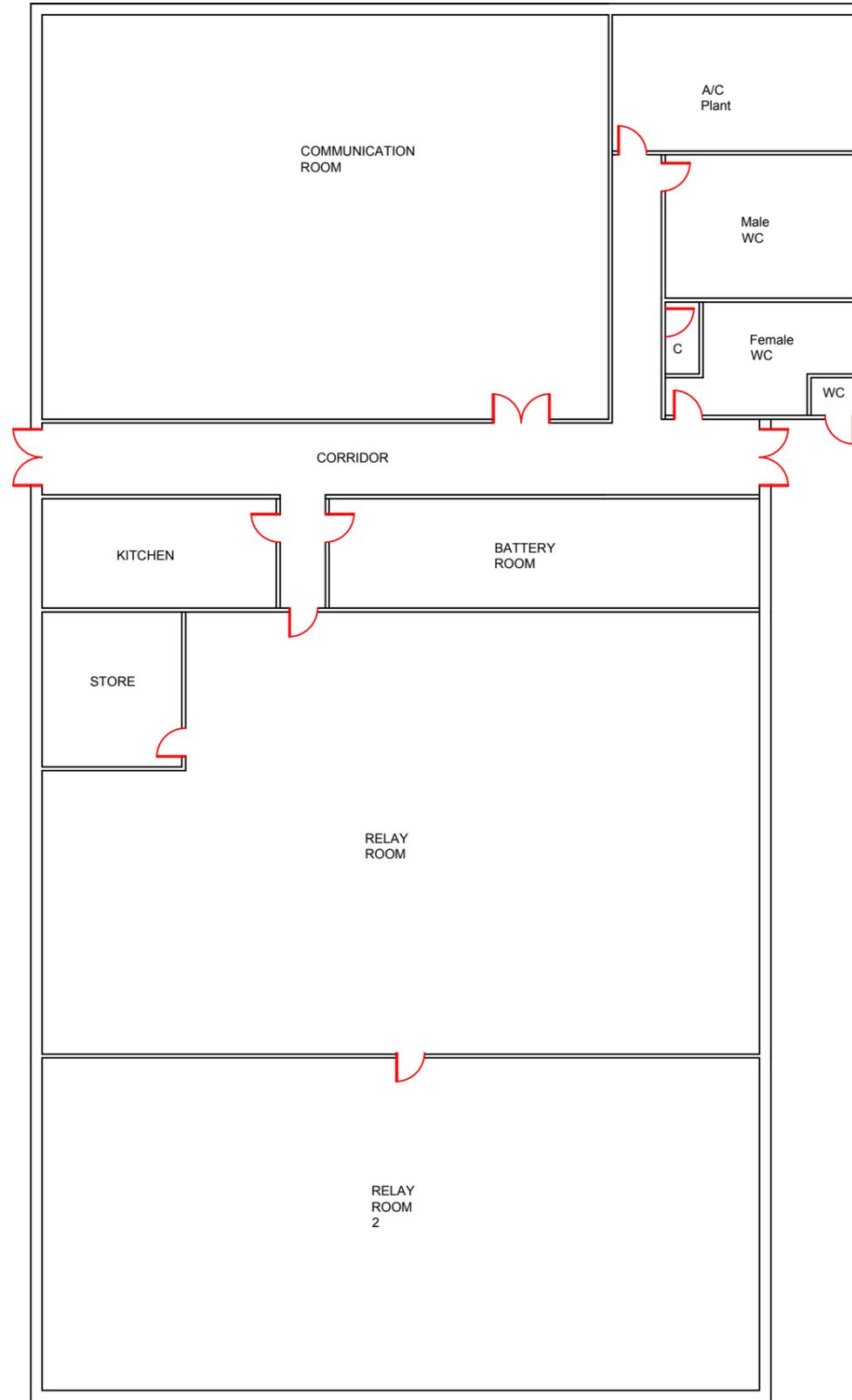
Condition Survey

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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ITEM NO	LOCATION/ELEMENT	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST				TOTAL BUDGET (excludes per annum)	Photo Ref
							Replacement Date & Cost					
							Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
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 and fire hose reels within the building.	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	Sprinkler system throughout building.	In good overall condition.	Allow for statutory testing as required.	R&M	1	\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	
3.9	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	
3.10	Building Services Generally	Fire exit signs and directional signs.	In poor overall condition.	Aged and not BCA compliant. Allow for upgrades and installation in the short term as required.	BCA	1		\$ 5,000.00			\$ 5,000.00	
3.11	Building Services Generally	Emergency Exit lights.	In poor to fair overall condition.	Aged. Replace exit lights as required.	BCA	1		\$ 2,500.00			\$ 2,500.00	
3.12	Building Services Generally	Fire Hydrants site wide.	In fair overall condition.	Allow for repainting and testing and tagging as required.	R&M	1	\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	
3.13	Building Services Generally	Mains Distribution board and switchboards.	In poor to fair overall condition.	Aged but still performing. There are no RCDs on the lighting circuits and parts are becoming obsolete. Allow for short term replacement of the boards.	CAP	2		\$ 10,000.00			\$ 10,000.00	
Totals							\$ 91,610.00	\$ 344,663.00	\$ 156,021.00	\$ 267,030.00	\$ 859,324.00	
Total capex					CAP		\$ 35,310	\$ 255,920	\$ 93,850	\$ 171,025	\$ 556,105	
Total repairs and maintenance					R&M		\$ 46,300	\$ 81,243	\$ 62,171	\$ 96,005	\$ 285,719	
Total building code of Australia					BCA		\$ 10,000	\$ 7,500	\$ -	\$ -	\$ 17,500	
Total Environmental					ENV		\$ -	\$ -	\$ -	\$ -	\$ -	
Priority												
Priority 1						1	\$ 84,360	\$ 30,500	\$ 34,500	\$ 57,500	\$ 206,860	
Priority 2						2	\$ 7,250	\$ 313,563	\$ 68,571	\$ 35,000	\$ 424,384	
Priority 3						3	\$ -	\$ 500	\$ 52,350	\$ 64,825	\$ 117,675	
Priority 4						4	\$ -	\$ 100	\$ 600	\$ 109,705	\$ 110,405	
Totals							\$ 91,610.00	\$ 344,663.00	\$ 156,021.00	\$ 267,030.00	\$ 859,324.00	

Appendix II: Floor Plans



Mt Piper 500KV Sub Station

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
Mt Piper 500
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.

Australia

Sydney

Level 22, Angel Place
123 Pitt Street
Sydney NSW 2000
T +61 2 9036 6666

Melbourne

Level 31, 360 Collins Street
Melbourne VIC 3000
T +61 3 9602 5722

Brisbane

Level 3,
12 Creek Street
Brisbane QLD 4000
T +61 7 3246 8888

Perth

Level 10, Exchange Plaza
2 The Esplanade
Perth WA 6000
T +61 8 9325 2533

Suite 2, 43 Adelaide
Terrace
East Perth WA 6004
T +61 8 9225 2500

Adelaide

Level 25, Westpac House
91 King William Street
Adelaide SA 5000
T +61 8 8233 5222

Canberra

Level 12, 221 London
Circuit
Canberra ACT 2600
T +61 2 6230 7855

Cairns

Level 1, 32 Sheridan Street
Cairns QLD 4870
T +61 7 4046 5300

Darwin

Level 2, 46 Smith Street
Mall
Darwin NT 0800
T +61 8 8982 2500

Gladstone

Shop 3, 191 Philip Street
Gladstone QLD 4680
T +61 7 4978 7212

Glen Waverley

Ground Floor, Building 1
540 Springvale Road
Glen Waverley VIC 3150
T +61 3 8545 8600

Gold Coast

Level 2, The Wave
89 Surf Parade
Broadbeach QLD 4218
T +61 7 5636 0800

Hobart

5 Victoria Street
Hobart TAS 7000
T +61 3 6220 6999

Launceston

Suite 2A, 41 York Street
Launceston TAS 7250
T +61 3 6333 7888

Mackay

76 Gordon Street
Mackay QLD 4740
T +61 7 4940 0100

Newcastle

Suite 2, Ground Floor
400 Hunter Street
Newcastle NSW 2300
T +61 2 4920 5700

North Sydney

Level 4, 60 Miller Street
North Sydney NSW 2060
T +61 2 9028 1100

Rockhampton

171 Bolsover Street
Rockhampton QLD 4700
T +61 7 4921 2347

Strathpine

Level 1, Shop 4
259 Leitchs Road
Brendale QLD 4500
T +61 7 3482 6000

Sydney South West

Level 1, Suite 7
72-74 Bathurst Street
Liverpool NSW 2170
T +61 2 9761 1814

Sydney West

Level 2, 91 Phillip Street
Parramatta NSW 2150
T +61 2 9761 1800

Townsville

Central, Ground Level
520 Flinders Street
Townsville QLD 4810
T +61 7 4750 3000

Wagga Wagga

Shop 44, Koorringal Mall
Lake Albert Road
Wagga Wagga NSW 2650
T +61 2 6923 8000

New Zealand

Auckland

Level 1, 381 Great South
Road
Ellerslie Auckland 1051
T +64 9 377 3700

Christchurch

Level 1, 145 Victoria Street
Christchurch 8013
T +64 3 377 3700