

BUILDING CONDITION REPORT

PREPARED FOR:

TransGrid

IN RESPECT OF:

Wallerawang 330 Sub Station, Main Street, Wallerawang, 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	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 west and all other parts of the property take their compass reference from this orientation.



Wallerawang 330 Substation - 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



Wallerawang 330 Substation

The site comprises of one main building and a prefabricated storage shed forming the Wallerawang 330KVA Substation accommodation. The main building was constructed in 1975 from modern materials at the time with the store building being a recent addition.

The site is located on Main Street, Wallerawang, NSW.

The buildings are classified are follows:

Building Name	Description Overview
Control Building	<p>Predominantly a single storey building with a combination of fair faced brickwork, metal clad facades, 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>There is a WC to the lower level of the building accessed via the switchyard.</p>
Store Building	Prefabricated steel and metal clad modular building

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
- Hose reels and 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 brick facades are in fair overall condition with no major issues noted.
- The external cladding is dated and should be replaced in the short term.
- The roof coverings are in fair to poor condition, commensurate with their age. Due to life cycle expiry, we recommend replacement in the long term;
- The external drainage including gutters and downpipes are in fair to poor condition commensurate with their age. We recommend replacing rainwater goods in-line with roof coverings in the long term.
- The windows and entrance doors are aged and date back to original construction. Local glazing is cracked in locations and we would recommend an overhaul and replacement of the windows within the reporting period.
- The external yard areas throughout the site are aged but breaking up in areas with ongoing repairs required throughout the reporting period including steel channel drain coverings;
- 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.
- The prefabricated store shed is in good condition with no major issues noted.

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 coved 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 to poor 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 will require replacement / upgrade in the long 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;
- Allow for refurbishment works internally within the reporting period.
- The prefabricated store shed is in good condition with no major issues noted.

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.

The ducted A/C plant is beyond life expectancy and should be replaced in the reporting period (if still functional).

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 building vary in aged and condition but still performing. They 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 area has been modernised with no major works required in the reporting period.

The electric water heaters/boilers are aged but still performing. 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 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 digital. No major works envisaged in the reporting period.

There is no WH&S Emergency shower and eyewash station within one battery room. 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 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 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
Wallerawang 330kva Substation	\$50,100.00	\$574,863.00	\$60,559.00	\$332,835.00

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		\$ 50,100.00	\$ 574,863.00	\$ 60,559.00	\$ 332,835.00	\$ 1,018,357.00
Total capex	CAP	\$ -	\$ 446,370	\$ 16,230	\$ 211,675	\$ 674,275
Total repairs and maintenance	R&M	\$ 40,100	\$ 103,493	\$ 44,329	\$ 121,160	\$ 309,082
Total building code of Australia	BCA	\$ 10,000	\$ 25,000	\$ -	\$ -	\$ 35,000
		\$ 50,100.00	\$ 574,863.00	\$ 60,559.00	\$ 332,835.00	\$ 1,018,357.00
Priority						
Priority 1	1	\$ 47,600	\$ 29,000	\$ 29,500	\$ 98,500	\$ 204,600
Priority 2	2	\$ 2,000	\$ 540,438	\$ 8,491	\$ 10,000	\$ 560,929
Priority 3	3	\$ 500	\$ 5,425	\$ 22,568	\$ 4,000	\$ 32,493
Priority 4	4	\$ -	\$ -	\$ -	\$ 220,335	\$ 220,335
		\$ 50,100.00	\$ 574,863.00	\$ 60,559.00	\$ 332,835.00	\$ 1,018,357.00







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	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)								
Wallerawang 330kv Substation, Main Street, Wallerawang NSW 2845																	
Externals																	
1.1	Roof																
1.1.1	Main Roof Coverings	Steel framed roof structure covered with profile metal sheeting.	In poor overall condition.	Roof dates back to the original construction date and beyond life cycle. Allow for replacement in the short to medium term.	CAP	2	\$	154,000.00		\$	154,000.00						
1.1.2	Fascia & Soffits	Metal fascia boards with assumed asbestos soffits	In poor overall condition.	Fascia boards date back to the original construction date and beyond life cycle. Allow for replacement in the short to medium term.	CAP	2	\$	17,400.00		\$	17,400.00						
1.1.3	Fascia & Soffits	Metal fascia boards with assumed asbestos soffits	In poor overall condition.	Soffit boards date back to the original construction date, are suspect asbestos and beyond life cycle. Allow for replacement in the short to medium term.	CAP	2	\$	8,700.00		\$	8,700.00						
1.1.4	Entrance soffits	Assumed asbestos soffits.	In poor overall condition.	Soffit boards date back to the original construction date, are suspect asbestos and beyond life cycle. Allow for replacement in the short to medium term.	CAP	2	\$	1,500.00		\$	1,500.00						
Roof Drainage																	
1.1.5.1	Drainage	Metal eaves gutters draining to metal downpipes.	In poor overall condition.	Roof drainage dates back to the original construction date and beyond life cycle. Allow for replacement in the short to medium term as part of the roofing works.	CAP	2	\$	8,700.00		\$	8,700.00						
1.1.5.2	Drainage	Metal eaves gutters draining to metal downpipes.	In poor overall condition.	Allow for annual cleaning as required.	R&M	3	\$	500.00	\$	1,000.00	\$	1,500.00	\$	3,000.00	\$	6,000.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
1.1.6	Roof Access										
1.1.6.1	Main Roof Access	No access provided.	N/A	Allow for roof access as part of new roofing works.	CAP	2	inc.			\$ -	
1.2	External Elevations										
1.2.1	Façades	Fair faced cavity brick elevations.	In poor to fair overall condition.	Efflorescence staining and aged brickwork. Subject to future use of building allow for cleaning brickwork as required.	R&M	3	\$ 1,625.00			\$ 1,625.00	
1.2.2	Façades	Fair faced cavity brick elevations.	In poor overall condition.	Local cracking to concrete edge beam by entrance. Allow for local repairs as required.	R&M	2	\$ 1,000.00			\$ 1,000.00	
1.2.3	Façades	Steel framed roof structure covered with profile metal sheeting.	In poor overall condition.	Peeling paintwork at low level to the concrete edge beam. Allow for repainting in short term.	R&M	2	\$ 3,480.00			\$ 3,480.00	
1.2.4	Façades	Fair faced cavity brick elevations.	In poor overall condition.	Missing brickwork to the rear elevation at low level. Undertake local repairs as required.	R&M	2	\$ 750.00			\$ 750.00	
1.2.5	Façades	UPVC timber effect cladding panels.	In poor to fair overall condition.	Cladding panels are beginning to fade with local damaged/missing panels. Allow for local repairs followed my medium to long term replacement of panels.	CAP	2	\$ 1,500.00			\$ 1,500.00	

Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
1.2.6	Entrance steps	Tiled floor coverings to entrance with concrete and tiled steps.	In poor overall condition.	Allow to remove the floor tiles and replace in the short term as part of any building modernisation works.	CAP	2	\$ 600.00			\$ 600.00	
1.2.7	General Elevations	Painted finishes generally to parts of the elevations.	In poor overall condition.	Allow for repainting of the painted surfaces in the short term as required.	R&M	2	\$ 5,000.00			\$ 5,000.00	
1.2.8 Windows & Doors											
1.2.8.1	Windows	Metal framed single glazed windows.	In poor overall condition.	The windows date back to the original construction date and beyond life cycle. Allow for replacement in the short to medium term.	CAP	2	\$ 25,000.00			\$ 25,000.00	
1.2.8.2	Joinery - Doors	Timber access doors with paint finish.	In poor overall condition.	The doors date back to the original construction date and beyond life cycle. Allow for replacement in the short to medium term.	CAP	2	\$ 16,000.00			\$ 16,000.00	
1.2.8.3	Joinery - Doors	Timber access doors with paint finish.	In poor overall condition.	Aged and written timber doors (latt style). Replace in the short term.	CAP	2	\$ 8,000.00			\$ 8,000.00	

Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
1.2.9	Fixtures & Fittings										
1.2.9.1	Fixtures & Fittings	Split System A/C units located to elevations.	In fair overall condition.	4 no. Mitsubishi A/C units with R410. Allow for long term replacement based on life cycle of units.	CAP	4			\$ 12,000.00	\$ 12,000.00	
1.2.9.2	Fixtures & Fittings	Air cooled condenser chillers to side elevation.	In poor overall condition.	Allow for replacement of air cooled chillers in the short term.	CAP	2	\$ 40,000.00			\$ 40,000.00	
1.2.9.3	Fixtures & Fittings	Air cooled condenser chillers to side elevation.	In poor overall condition.	Leaking condenser pipework. Allow for local repairs in the immediate term.	R&M	1	\$ 1,500.00			\$ 1,500.00	
1.2.9.4	Fixtures & Fittings	Split System A/C units located to elevations.	In fair to good overall condition.	8 no. Toshiba A/C units with R410. Allow for long term replacement based on life cycle of units.	CAP	4			\$ 24,000.00	\$ 24,000.00	
1.2.9.5	Fixtures & Fittings	Split System A/C units located to elevations.	In fair to good overall condition.	1 no. Daikin A/C units with R410. Allow for long term replacement based on life cycle of units.	CAP	4			\$ 3,000.00	\$ 3,000.00	
1.2.9.6	Fixtures & Fittings	CCTV with cameras externally and internally mounted.	In fair to good overall condition.	Allow for long term replacement of equipment due to life cycle of asset.	CAP	4			\$ 10,000.00	\$ 10,000.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
1.2.9.7	Fixtures & Fittings	Extract fans wall mounted.	In poor overall condition.	5 no. whirly extract vents are aged and would welcome replacement as part of the modernisation works.	CAP	2	\$ 2,500.00			\$ 2,500.00	
1.2.9.8	Fixtures & Fittings	Surface mounted strip light fitting	In poor overall condition.	The perimeter external lights date back to the original construction date and beyond life cycle. Allow for replacement in the short to medium term.	CAP	2	\$ 2,500.00			\$ 2,500.00	
1.3 External Areas											
1.3.1 External Surfaces											
1.3.1.1	Parking	On-grade tarmacadam road surfaces.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4				\$ -	
1.3.1.2	Hardstands	Reinforced concrete hardstands.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4				\$ -	
1.3.1.3	Hardstands	Reinforced concrete hardstands.	In poor to fair overall condition.	Local cracking to hardstand areas within the switchyard. Allow for local repairs as required.	R&M	2	\$ 5,000.00			\$ 5,000.00	

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- 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	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)		
1.3.1.4	Footpaths	Concrete paved footpaths and edge kerbing.	In poor overall condition.	Aged footpaths with cracking and subsidence. Allow for repairs or recasting of footpaths as required.	CAP	2	\$ 6,600.00			\$ 6,600.00	
1.3.1.5	Access stairs	Concrete steps.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4				\$ -	
1.3.1.6	Rear Access Stairs	Concrete steps.	In poor overall condition.	Stair treads are heavily worn. Replace in short term.	R&M	2	\$ 500.00			\$ 500.00	
1.3.1.7	Side & Rear Yard Access Stairs	Concrete steps.	In poor overall condition.	Remove stairs and replace with modern stairs as required as part of the proposed modernisation works.	CAP	2	\$ 7,000.00			\$ 7,000.00	
1.3.1.8	Access Road	On-grade tarmacadam road surfaces.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4				\$ -	

Condition Survey

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ITEM NO	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)					
.3.2 External Fencing														
.3.2.1	Perimeter Fencing	Metal palisade fencing.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4				\$	-			
.3.2.2	Perimeter Fencing	Metal post and chain wire fence.	In fair to good overall condition.	Allow to budget for long term replacement of the fencing as required.	CAP	4				\$	78,000.00	\$ 78,000.00		
.3.2.3	Perimeter Fencing	Metal post and chain wire fence.	In poor overall condition.	Local corrosion to the older fences with heavily corroded entrance gate. Allow for short term replacement as required.	CAP	2		\$	6,500.00			\$ 6,500.00		
.3.2.4	Entry Gates	Mechanically operated sliding metal entry gate and control.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4						\$	-	
.3.3 External Ancillary Buildings														
.3.3.1	Sprinkler Control Room	Single storey brick building with metal roof housing sprinkler equipment.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4						\$	-	

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						Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
1.3.3.2	Water tanks	Circular concrete water storage tank.	In fair to good overall condition.	No major works envisaged in the reporting period.	CAP	4				\$ -	
1.3.3.3	Bunding	Bunded areas to transformers and switch yard equipment.	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	\$ 27,600.00			\$ 27,600.00	
1.3.3.4	Vehicle undercover shed	Steel framed canopy with metal profiled roof sheets.	In fair overall condition.	Allow for long term replacement of the structure or roofing sheets subject to use of the main building and site.	CAP	4			\$ 14,000.00	\$ 14,000.00	
1.3.4 External Large Storage Building											
1.3.4.1	Elevations	Steel framed storage shed with metal profiled cladding (large).	In good overall condition.	No major works envisaged in the reporting period.	CAP	4				\$ -	
1.3.4.2	Roof	Steel framed storage shed with metal profiled cladding (large).	In poor overall condition.	No major works envisaged in the reporting period.	CAP	4				\$ -	
1.3.4.3	Hardstands	Reinforced concrete hardstands.	In good overall condition.	No major works envisaged in the reporting period.	CAP	4				\$ -	

Condition Survey




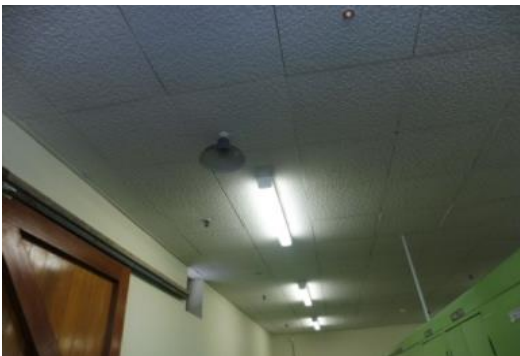
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						Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
1.3.4.4	Office/Kitchen	Vinyl floor with plaster painted walls and ceilings and surface mounted strip lights and kitchen worktop and sink.	In good overall condition.	Budget for redecoration works in the reporting period.	R&M	4			\$ 1,200.00	\$ 1,200.00	
1.3.4.5	Office/Kitchen	Vinyl floor with plaster painted walls and ceilings and surface mounted strip lights and kitchen worktop and sink.	In good overall condition.	Budget for replacement in the long term based on life cycle of asset.	CAP	4			\$ 2,250.00	\$ 2,250.00	
1.3.4.6	Office/Kitchen	Vinyl floor with plaster painted walls and ceilings and surface mounted strip lights and kitchen worktop and sink.	In good overall condition.	Budget for replacement in the long term based on life cycle of asset.	CAP	4			\$ 5,000.00	\$ 5,000.00	
1.3.4.7	Workshop	Concrete floor with plaster painted walls and ceilings and surface mounted strip lights.	In good overall condition.	Budget for redecoration works in the reporting period.	R&M	4			\$ 7,200.00	\$ 7,200.00	
1.3.4.8	Fixtures & Fittings	Split System A/C units located to elevations.	In fair overall condition.	1 no. Mitsubishi A/C units with R410. Allow for long term replacement based on life cycle of units.	CAP	4			\$ 3,000.00	\$ 3,000.00	
2	Internals										
2.1	Relay Room										
2.1.1	Ceilings	Suspended ceiling with aged exposed fibre tiles.	In poor overall condition.	The ceiling tiles appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	\$ 8,640.00			\$ 8,640.00	

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ITEM NO	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)		
2.1.2	Walls	Painted rendered walls and partitions.	In poor overall condition.	Aged finishes and render with a number of cracks evident to walls in locations. Allow for hacking off damaged render and repair cracks as required.	R&M	2	\$ 9,480.00			\$ 9,480.00	
2.1.3	Walls	Painted rendered walls and partitions.	In poor overall condition.	Undertake repainting works in the short term.	R&M	2	\$ 2,686.00			\$ 2,686.00	
2.1.4	Floors	Exposed concrete floor.	In poor to fair overall condition.	Local shrinkage cracking through the floor. Undertake local repairs with an epoxy resin as required in the short term.	R&M	2	\$ 3,000.00			\$ 3,000.00	
2.1.5	Floors	Exposed concrete floor.	In poor to fair overall condition.	Allow for the installation of a new floor covering as required in the short term.	CAP	2	\$ 10,800.00			\$ 10,800.00	
2.1.6	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.1.7	Windows	Metal framed single glazed windows.	In poor overall condition.	See external works.	CAP	2	inc.			\$ -	
2.1.8	Lighting	Surface mounted strip lights.	In poor overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2	\$ 4,000.00			\$ 4,000.00	
2.1.9	Lighting	Drop pendant lighting.	In poor overall condition.	Unused. Allow for removal as part of ceiling replacement works.	CAP	2	\$ 500.00			\$ 500.00	

Condition Survey

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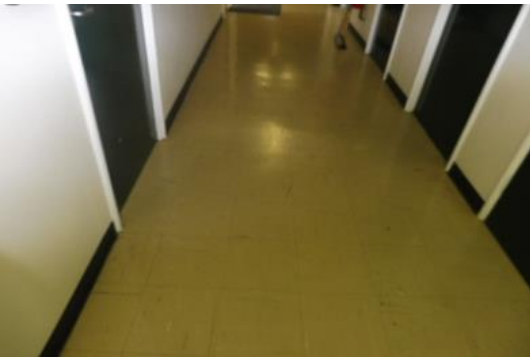



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ITEM NO	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
						Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.1.10	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	See external works.	CAP	4				\$ -	
2.1.11	Distribution boards	Electrical distribution board(s).	In fair to good overall condition.	Allow for upgrading of A/C switchboard as part of the AC replacements works detailed for the long term.	CAP	4			\$ 5,000.00	\$ 5,000.00	
2.1.12	Ventilation	Mechanical extract fan window mounted.	In fair to good overall condition.	Allow for medium term replacement as part of any modernisation works.	CAP	3		\$ 500.00		\$ 500.00	
2.2 Corridor											
2.2.1	Ceilings	Suspended ceiling with aged exposed fibre tiles.	In poor overall condition.	The ceiling tiles appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	\$ 3,780.00			\$ 3,780.00	
2.2.2	Walls	Painted rendered walls with coved skirting.	In poor overall condition.	Undertake repainting works in the short term.	R&M	2	\$ 2,499.00			\$ 2,499.00	

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						Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.2.3	Floors	Concrete floor with vinyl floor tiles laid over.	In poor overall condition.	The vinyl floor coverings appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	R&M	2	\$ 4,725.00			\$ 4,725.00	
2.2.4	Floors	Concrete floor with vinyl floor tiles laid over.	In poor overall condition.	Allow cost for testing and removal of possible asbestos sealant as required.	R&M	2	\$ 1,260.00			\$ 1,260.00	
2.2.5	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	\$ 32,000.00			\$ 32,000.00	
2.2.6	Lighting	Surface mounted strip lights.	In poor overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2	\$ 2,000.00			\$ 2,000.00	
2.3	Office										
2.3.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair to good overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.3.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair to good overall condition.	Allow for redecoration works in the short term as part of the modernisation works proposed.	R&M	2	\$ 640.00			\$ 640.00	
2.3.3	Walls	Plaster painted walls with ducted skirting.	In fair to good overall condition.	No major works required in the reporting period.	CAP	4				\$ -	

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2.3.4	Walls	Plaster painted walls with ducted skirting.	In fair to good overall condition.	Allow for redecoration works in the short term R&M as part of the modernisation works proposed.	2		\$ 1,088.00			\$ 1,088.00	
2.3.5	Walls	Plaster painted walls with ducted skirting.	In fair to good overall condition.	Minor impact damage was noted to the walls in locations. Allow for repairs as part of the redecoration works.	2		\$ 500.00			\$ 500.00	
2.3.6	Floors	Carpet floor finishes.	In fair overall condition.	Allow for replacement of carpet flooring in the CAP short to medium term.	3		\$ 2,400.00			\$ 2,400.00	
2.3.7	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the CAP original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	2		inc.			\$ -	
2.3.8	Windows	Metal framed single glazed windows.	In poor overall condition.	See external works.	2					\$ -	
2.3.9	Windows	Metal framed single glazed windows.	In fair overall condition.	Allow for replacement of window blind as part of window replacement works.	2		\$ 250.00			\$ 250.00	
2.3.10	Lighting	Surface mounted strip lights.	In poor overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	2		\$ 1,500.00			\$ 1,500.00	

Condition Survey

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Priority 2 -

Priority 3 -

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2.3.11	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	See external works.	CAP	4				\$ -	
2.4 Store Room 1											
2.4.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.4.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 100.00		\$ 100.00	
2.4.3	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.4.4	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 510.00		\$ 510.00	
2.4.5	Floors	Exposed concrete floor.	In poor to fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.4.6	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.4.7	Lighting	Surface mounted strip lights.	In fair overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2	\$ 250.00			\$ 250.00	
2.5 Store Room 2											
2.5.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	

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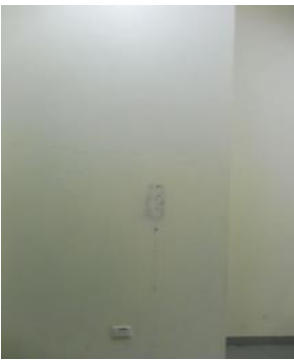



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2.5.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 200.00		\$ 200.00	
2.5.3	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.5.4	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 714.00		\$ 714.00	
2.5.5	Floors	Exposed concrete floor.	In poor to fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.5.6	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	3	inc.			\$ -	
2.5.7	Windows	Metal framed single glazed windows.	In poor overall condition.	See external works.	CAP	2				\$ -	
2.5.8	Lighting	Surface mounted strip lights.	In fair overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2	\$ 500.00			\$ 500.00	
2.6 Battery Room 1											
2.6.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Sections of damaged ceiling from previous light fittings. Allow for local repairs prior to any redecoration works.	R&M	2	\$ 750.00			\$ 750.00	
2.6.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for redecoration works in the short term as required.	R&M	2	\$ 260.00			\$ 260.00	
2.6.3	Walls	Painted rendered walls with painted coved skirting	In poor to fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	

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2.6.4	Walls	Painted rendered walls with painted coved skirting	In poor to fair overall condition.	Local hairline cracking to one wall. Allow for local repairs as part of the redecoration works.	R&M	2	\$ 500.00			\$ 500.00	
2.6.5	Walls	Painted rendered walls with painted coved skirting	In poor to fair overall condition.	Allow for redecoration works in the short term as required.	R&M	2	\$ 680.00			\$ 680.00	
2.6.6	Floors	Concrete bunded floor with an epoxy paint finish.	In fair to good overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.6.7	Floors	Concrete bunded floor with an epoxy paint finish.	In fair to good overall condition.	Allow for repainting the floor in the long term as required.	R&M	4			\$ 260.00	\$ 260.00	
2.6.8	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.6.9	Lighting	IP rated double rated fluorescent surface mounted lights.	In fair to good overall condition.	Lighting appears to be modern. No major works required. Budget for replacement light tubes as required.	R&M	3	\$ 200.00	\$ 300.00	\$ 500.00	\$ 1,000.00	

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
- 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.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST												
ITEM NO	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)			
2.6.10	Ventilation	Mechanical extract fan wall mounted.	In poor overall condition.	Aged ventilation fan. Allow for replacement as detailed on external works.	CAP	2	inc.				\$ -	
2.6.11	Emergency shower and eyewash station	No facilities provided.	N/A	Install new emergency shower and eyewash station as required.	BCA	1	\$ 10,000.00				\$ 10,000.00	
2.7	Battery Room 2											
2.7.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Sections of damaged ceiling from previous light fittings. Allow for local repairs prior to any redecoration works.	R&M	2	\$ 750.00				\$ 750.00	
2.7.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for redecoration works in the short term as required.	R&M	2	\$ 480.00				\$ 480.00	
2.7.3	Walls	Painted rendered walls with painted coved skirting	In poor overall condition.	No major works required in the reporting period.	CAP	4					\$ -	
2.7.4	Walls	Painted rendered walls with painted coved skirting	In poor overall condition.	Local hairline cracking to two walls and above the door entrance next to the lintel. Allow for local repairs as part of the redecoration works.	R&M	2	\$ 1,750.00				\$ 1,750.00	
2.7.5	Walls	Painted rendered walls with painted coved skirting	In poor overall condition.	Allow for redecoration works in the short term as required.	R&M	2	\$ 986.00				\$ 986.00	

Condition Survey

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- 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.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.7.6	Walls	Tiled splashback walls.	In poor overall condition.	Replace tiled splashback as part of sink replacement works detailed below.	CAP	2	\$ 750.00			\$ 750.00	
2.7.7	Floors	Concrete floor with vinyl floor tiles laid over.	In poor overall condition.	The vinyl floor coverings appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	\$ 1,800.00			\$ 1,800.00	
2.7.8	Floors	Concrete floor with vinyl floor tiles laid over.	In poor overall condition.	Allow cost for testing and removal of possible asbestos sealant as required.	R&M	2	\$ 480.00			\$ 480.00	
2.7.9	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.7.10	Windows	Metal framed single glazed windows.	In poor overall condition.	See external works.	CAP	2				\$ -	
2.7.11	Lighting	IP rated double rated fluorescent surface mounted lights.	In fair to good overall condition.	Lighting appears to be modern. No major works required. Budget for replacement light tubes as required.	R&M	3	\$ 200.00	\$ 300.00	\$ 500.00	\$ 1,000.00	
2.7.12	Ventilation	No ventilation provided.	N/A	Supply and install mechanical ventilation as required including core drilling hole and electrics.	CAP	2	\$ 1,500.00			\$ 1,500.00	
2.7.13	Emergency shower and eyewash station	Emergency shower wash.	In poor overall condition.	Aged and dates back to the original construction. Allow to install a new emergency shower and eyewash station as required.	BCA	2	\$ 10,000.00			\$ 10,000.00	

Condition Survey

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- 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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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.7.14	Fixtures and Fittings	Floor mounted stainless steel sink and tapware housed in vanity unit.	In poor overall condition.	Replace in the short term.	CAP	2	\$ 3,000.00			\$ 3,000.00	
2.8 Charger Room											
2.8.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.8.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for redecoration works in the short term as required.	R&M	2	\$ 2,110.00			\$ 2,110.00	
2.8.3	Walls	Painted rendered walls with coved skirting.	In poor overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.8.4	Walls	Painted rendered walls with coved skirting.	In poor overall condition.	Allow for redecoration works in the short term as required.	R&M	2	\$ 1,615.00			\$ 1,615.00	
2.8.5	Floors	Concrete floor with vinyl floor tiles laid over.	In poor overall condition.	The vinyl floor coverings appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	\$ 5,100.00			\$ 5,100.00	
2.8.6	Floors	Concrete floor with vinyl floor tiles laid over.	In poor overall condition.	Allow cost for testing and removal of possible asbestos sealant as required.	R&M	2	\$ 1,360.00			\$ 1,360.00	
2.8.7	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.8.8	Windows	Metal framed single glazed windows.	In poor overall condition.	See external works.	CAP	2				\$ -	

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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.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.8.9	Lighting	Surface mounted strip lights.	In fair overall condition.	CAP	2		\$ 1,750.00			\$ 1,750.00	
2.8.10	Lighting	Surface mounted strip lights.	In poor overall condition.	R&M	2					\$ -	
2.8.11	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	CAP	4					\$ -	
2.8.12	Distribution boards	Electrical distribution board(s).	In poor overall condition.	CAP	2		\$ 5,000.00			\$ 5,000.00	
2.8.13	Distribution boards	Electrical distribution board(s).	In good overall condition.	CAP	4					\$ -	

Condition Survey

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.8.14	Ventilation	Mechanical extract fan window mounted.	In fair to good overall condition.	Allow for long term replacement based on life cycle of asset.	CAP	4			\$ 500.00	\$ 500.00	
2.8.15	Communication Phone	Communication Phone wall mounted.	In poor overall condition.	Original installation. Allow for replacement if still required.	CAP	4			\$ 250.00	\$ 250.00	
2.9	A/C Plant Room										
2.9.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.9.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for redecoration works in the medium term as required. Include for patch repair of ceiling where previous sprinkler was located.	R&M	3		\$ 400.00		\$ 400.00	
2.9.3	Walls	Painted rendered walls with coved skirting.	In poor overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.9.4	Walls	Painted rendered walls with coved skirting.	In poor overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 884.00		\$ 884.00	
2.9.5	Floors	Concrete floor with vinyl sheet laid over.	In fair overall condition.	Modern vinyl flooring. Allow for long term replacement based on life cycle of asset.	CAP	4			\$ 1,500.00	\$ 1,500.00	
2.9.6	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.9.7	Lighting	Surface mounted strip lights.	In poor overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2	\$ 250.00			\$ 250.00	
2.9.8	HVAC	Air cooled chiller controls and ducting.	In poor overall condition.	See external works.	CAP	2	inc.			\$ -	

Condition Survey

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- 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.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.9.9	Distribution boards	Electrical distribution board(s).	In fair overall condition.	Aged and date back to original air conditioning installation works. Allow for replacement as part of the air conditioning upgrade works.	CAP	2	\$ 5,000.00			\$ 5,000.00	
2.10 Comms Room											
2.10.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.10.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for redecoration works in the short term as required.	R&M	2	\$ 1,720.00			\$ 1,720.00	
2.10.3	Walls	Painted rendered walls with coved skirting.	In poor overall condition.	Local cracking to a number of walls running from ground level to ceiling. Allow for local repairs as part of the redecoration works.	R&M	2	\$ 4,500.00			\$ 4,500.00	
2.10.4	Walls	Painted rendered walls with coved skirting.	In poor overall condition.	Allow for redecoration works in the short term as required.	R&M	2	\$ 1,819.00			\$ 1,819.00	
2.10.5	Floors	Concrete floor with vinyl sheet laid over.	In fair overall condition.	Modern vinyl flooring. Allow for long term replacement based on life cycle of asset.	CAP	4			\$ 6,450.00	\$ 6,450.00	
2.10.6	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.10.7	Lighting	Surface mounted strip lights.	In poor overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2	\$ 6,250.00			\$ 6,250.00	
2.10.8	Lighting	Surface mounted strip lights.	In poor overall condition.	Missing light tubes. Works covered under replacement of lights above.	R&M	2	inc.			\$ -	

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.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.10.9	Lighting	Drop pendant lighting.	In poor overall condition.	Unused. Allow for removal as part of ceiling replacement works.	CAP	2	\$ 500.00			\$ 500.00	
2.10.10	HVAC	Air cooled chiller controls and ducting.	In poor overall condition.	See external works.	CAP	2	inc.			\$ -	
2.10.11	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	Mitsubishi units. See external works.	CAP	4			inc.	\$ -	
2.11	Office 2										
2.11.1	Ceilings	Suspended ceiling with exposed grid and lay-in tiles.	In fair to good overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.11.2	Walls	Painted rendered walls with coved skirting.	In fair to good overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 935.00		\$ 935.00	
2.11.3	Walls	Painted masonry walls.	In fair to good overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		inc.		\$ -	
2.11.4	Floors	Concrete floor with vinyl sheet laid over.	In fair to good overall condition.	Modern vinyl flooring. Allow for long term replacement based on life cycle of asset.	CAP	4			\$ 1,725.00	\$ 1,725.00	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.11.5	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.11.6	Windows	Metal framed single glazed windows.	In poor overall condition.	See external works.	CAP	2	inc.			\$ -	
2.11.7	Windows	Metal framed single glazed windows.	In fair to good overall condition.	Allow for replacement of window blind as part of window replacement works.	CAP	2	\$ 250.00			\$ 250.00	
2.11.8	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2	\$ 1,000.00			\$ 1,000.00	
2.11.9	Lighting	Recessed strip light fittings with diffusers.	In poor to fair overall condition.	Missing light diffusers and tubes. Works covered in the above.	R&M	2	inc.			\$ -	
2.11.10	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	Mitsubishi units. See external works.	CAP	4				\$ -	
2.12 Lunch Room											
2.12.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.12.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 400.00		\$ 400.00	
2.12.3	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	

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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.12.4	Walls	Painted rendered walls with coved skirting.	In poor overall condition.	Local cracking to one wall in 2 locations next to column running from ground level to ceiling. Allow for local repairs as part of the redecoration works.	R&M	2	\$ 3,500.00			\$ 3,500.00	
2.12.5	Walls	Painted rendered walls with coved skirting.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 884.00		\$ 884.00	
2.12.6	Walls	Tiled splashback walls.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.12.7	Floors	Concrete floor with vinyl floor tiles laid over.	In poor overall condition.	The vinyl floor coverings appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2		\$ 1,500.00		\$ 1,500.00	
2.12.8	Floors	Concrete floor with vinyl floor tiles laid over.	In poor overall condition.	Allow cost for testing and removal of possible asbestos sealant as required.	R&M	2		\$ 400.00		\$ 400.00	
2.12.9	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.12.10	Windows	Metal framed single glazed windows.	In poor overall condition.	See external works.	CAP	2	inc.			\$ -	
2.12.11	Windows	Metal framed single glazed windows.	In fair to good overall condition.	Allow for replacement of window blind as part of window replacement works.	CAP	2	\$ 250.00			\$ 250.00	
2.12.12	Lighting	Surface mounted strip lights.	In poor to fair overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2	\$ 1,000.00			\$ 1,000.00	

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ITEM NO	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)		
2.12.13	Lighting	Surface mounted strip lights.	In poor to fair overall condition.	Missing light diffusers and tubes. Works covered in the above.	R&M	2	inc.			\$ -	
2.12.14	HVAC	Split A/C unit wall mounted.	In fair to good overall condition.	Mitsubishi units. See external works.	CAP	4				\$ -	
2.12.15	Fixtures and Fittings	Floor mounted kitchen units with stainless steel sink and tapware.	In fair to good overall condition.	Modern kitchen unit. Allow for long term replacement.	CAP	4			\$ 10,000.00	\$ 10,000.00	
2.12.16	Fixtures and Fittings	Wall mounted electric wall heater.	In poor overall condition.	Aged and dates back to original construction. Allow for replacement in the short term.	CAP	2	\$ 500.00			\$ 500.00	
2.13 Toilet											
2.13.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.13.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 200.00		\$ 200.00	
2.13.3	Walls	Painted rendered walls with tiled skirting.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.13.4	Walls	Painted rendered walls with tiled skirting.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 391.00		\$ 391.00	

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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
- 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.

PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	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)		
2.13.5	Walls	Tiled splashback walls.	In fair overall condition.	Allow for replacement tiles as part of the proposed modernisation works.	CAP	3		\$ 1,380.00		\$ 1,380.00	
2.13.6	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	Allow for replacement tiles as part of the proposed modernisation works.	CAP	3		\$ 600.00		\$ 600.00	
2.13.7	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2	inc.			\$ -	
2.13.8	Lighting	Surface mounted strip lights.	In fair to good overall condition.	Lighting has been replaced. Allow for replacing missing diffusers and tubes as required.	R&M	3		\$ 200.00		\$ 200.00	
2.13.9	Fixtures and Fittings	Vitreous china WHBs, WCs and Urinals.	In poor to fair overall condition.	Aged sanitaryware but still performing. Allow for medium term replacement as part of the proposed modernisation works.	CAP	3		\$ 11,000.00		\$ 11,000.00	
2.13.10	Hot water heater	Electric Hot Water tank.	In poor overall condition.	HW tank is circa 20 years old and beyond life expectancy. Replace in short term.	CAP	2	\$ 3,500.00			\$ 3,500.00	

Condition Survey

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ITEM NO	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)			
2.13.11	Fixtures and Fittings	Wall mounted electric wall heater.	In poor overall condition.	Aged and dates back to original construction. CAP Allow for replacement in the short term.	2		\$	500.00		\$	500.00	
2.13.12	Extract fans	N/A	N/A	Supply and install mechanical ventilation as required including core drilling hole and electrics.	2		\$	1,500.00		\$	1,500.00	
2.14	Shower											
2.14.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	No major works required in the reporting period.	4					\$	-	
2.14.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for local repairs to the ceiling as required in the short term.	2		\$	1,500.00		\$	1,500.00	
2.14.3	Ceilings	Suspended plasterboard ceiling with paint finish.	In poor overall condition.	Allow for redecoration works in the short term as required.	2		\$	200.00		\$	200.00	
2.14.4	Walls	Painted rendered walls with tiled skirting.	In poor overall condition.	No major works required in the reporting period.	4					\$	-	
2.14.5	Walls	Painted rendered walls with tiled skirting.	In poor overall condition.	Allow for redecoration works in the short term as required.	2		\$	400.00		\$	400.00	
2.14.6	Walls	Tiled splashback walls.	In poor overall condition.	Allow for replacement tiles as part of the proposed modernisation works.	2		\$	600.00		\$	600.00	
2.14.7	Floors	Concrete floor with ceramic tile floor covering.	In poor overall condition.	Heavily soiled and aged. Allow for replacement tiles as part of the proposed modernisation works.	2		\$	500.00		\$	500.00	
2.14.8	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	2		inc.			\$	-	
2.14.9	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	Damaged door section from impact damage. Works covered in the above replacement works.	2		inc.			\$	-	

Condition Survey

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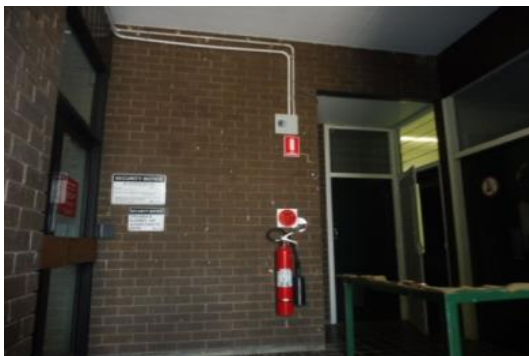

- Priority 1 -**
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PREDICTED CAPEX & MAINTENANCE COSTS (\$) excl GST											
ITEM NO	DESCRIPTION	CONDITION	REMEDIAL WORKS REQUIRED	CAP/ R&M	PRIORITY	Replacement Date & Cost				TOTAL BUDGET (excludes per annum)	Photo Ref
						Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
2.14.10	Lighting	Surface mounted heat lamp.	In poor overall condition.	Aged and dates back to original construction. Allow for replacement in the short-term.	CAP	2	\$ 250.00			\$ 250.00	
2.14.11	Fixtures and Fittings	Shower enclosure.	In poor overall condition.	Aged sanitaryware but still performing. Allow for short term replacement as part of the proposed modernisation works.	CAP	2	\$ 6,000.00			\$ 6,000.00	
2.14.12	Hot water heater	Electric Hot Water tank.	In poor overall condition.	HW tank is circa 20 years old and beyond life expectancy. Replace in short term.	CAP	2	\$ 3,500.00			\$ 3,500.00	
2.14.13	Extract fans	N/A	N/A	Supply and install mechanical ventilation as required including core drilling hole and electrics.	CAP	2	\$ 1,500.00			\$ 1,500.00	
2.15 External Toilet											
2.15.1	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.15.2	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for local repairs to the ceiling as required in the short term.	R&M	2	\$ 500.00			\$ 500.00	
2.15.3	Ceilings	Suspended plasterboard ceiling with paint finish.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	3		\$ 120.00		\$ 120.00	
2.15.4	Walls	Painted rendered walls with tiled skirting.	In fair overall condition.	No major works required in the reporting period.	CAP	4				\$ -	
2.15.5	Walls	Painted rendered walls with tiled skirting.	In fair overall condition.	Allow for redecoration works in the medium term as required.	R&M	2		\$ 391.00		\$ 391.00	
2.15.6	Walls	Tiled splashback walls.	In fair overall condition.	Allow for replacement tiles as part of the proposed modernisation works.	CAP	3		\$ 600.00		\$ 600.00	

Condition Survey

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ITEM NO	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)								
2.15.7	Floors	Concrete floor with ceramic tile floor covering.	In fair overall condition.	Allow for replacement tiles as part of the proposed modernisation works.	CAP	3			\$	450.00	\$	450.00					
2.15.8	Joinery- Doors	Timber access doors with paint finish.	In poor overall condition.	The internal doors appear to date back to the original construction date and beyond life cycle. Allow for replacement in the short term as part of proposed internal modernisation works.	CAP	2		inc.			\$	-					
2.15.9	Windows	Metal framed single glazed windows.	In poor overall condition.	See external works.	CAP	2		inc.			\$	-					
2.15.10	Lighting	Surface mounted strip lights.	In poor to fair overall condition.	Non energy Fluorescent strip lights. Allow for replacement in short term with new T5 or LED lights as required.	CAP	2			\$	200.00	\$	200.00					
2.15.11	Extract fans	N/A	N/A	Supply and install mechanical ventilation as required including core drilling hole and electrics.	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 poor to 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 to good 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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ITEM NO		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)		
3.4	Building Services Generally	Fire hydrant booster pump and equipment.	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	Fire indicator panel - Digital	In fair to good overall condition.	Allow for annual servicing and replace any damaged detectors as required.	R&M	1	inc.	inc.	inc.	inc.	\$ -	
3.6	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	1	\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 10,000.00	\$ 22,000.00	
3.7	Building Services Generally	Smoke detection and alarm system	In fair overall condition.	Allow for modernisation and upgrade works of the smoke detection system in the long term based on life cycle.	CAP	4				\$ 20,000.00	\$ 20,000.00	
3.8	Building Services Generally	Fire extinguishers and fire hose reels within the building.	In fair overall condition.	Allow for statutory testing as required.	R&M	1	inc.	inc.	inc.	inc.	\$ -	

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						Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)			
3.9	Building Services Generally	Sprinkler system throughout building.	In poor overall condition.	Allow for statutory testing as required.	R&M	1	inc.	inc.	inc.	inc.	\$ -	
3.10	Building Services Generally	Sprinkler system throughout building.	In poor overall condition.	Given the age we would recommend long term upgrades to the sprinklers and include for statutory pressure testing as required.	R&M	1		\$ 10,000.00		\$ 50,000.00	\$ 60,000.00	
3.11	Building Services Generally	Hot water is supplied from the domestic hot water unit.	In poor overall condition.	Items included in the specific rooms above.	CAP	1		inc.			\$ -	
3.12	Building Services Generally	Pipework and pumps.	In poor overall condition.	Allow for modernisation and upgrade works of the pumps and pipework's in the long term based on life cycle.	CAP	4				\$ 15,000.00	\$ 15,000.00	
3.13	Building Services Generally	Fire exit signs and directional signs.	In poor overall condition.	Non compliant and minimal. Allow for new exit signs and directional signs in the short term.	BCA	2		\$ 5,000.00			\$ 5,000.00	
3.14	Building Services Generally	Emergency Exit lights.	In poor overall condition.	Non compliant and minimal. Allow for new exit signs and directional signs in the short term.	BCA	2		\$ 10,000.00			\$ 10,000.00	
3.15	Building Services Generally	Fire Hydrants site wide.	In good overall condition.	We don't envisage any major replacement works in the reporting period. Maintain annually and paint as required.	R&M	1		\$ 2,000.00	\$ 4,000.00	\$ 6,000.00	\$ 12,000.00	
3.16	Building Services Generally	Mains Distribution board and switchboards.	In poor overall condition.	Replacement included above. Allow for annual thermoscans as required.	R&M	1	\$ 1,000.00	\$ 2,000.00	\$ 3,000.00	\$ 5,000.00	\$ 11,000.00	

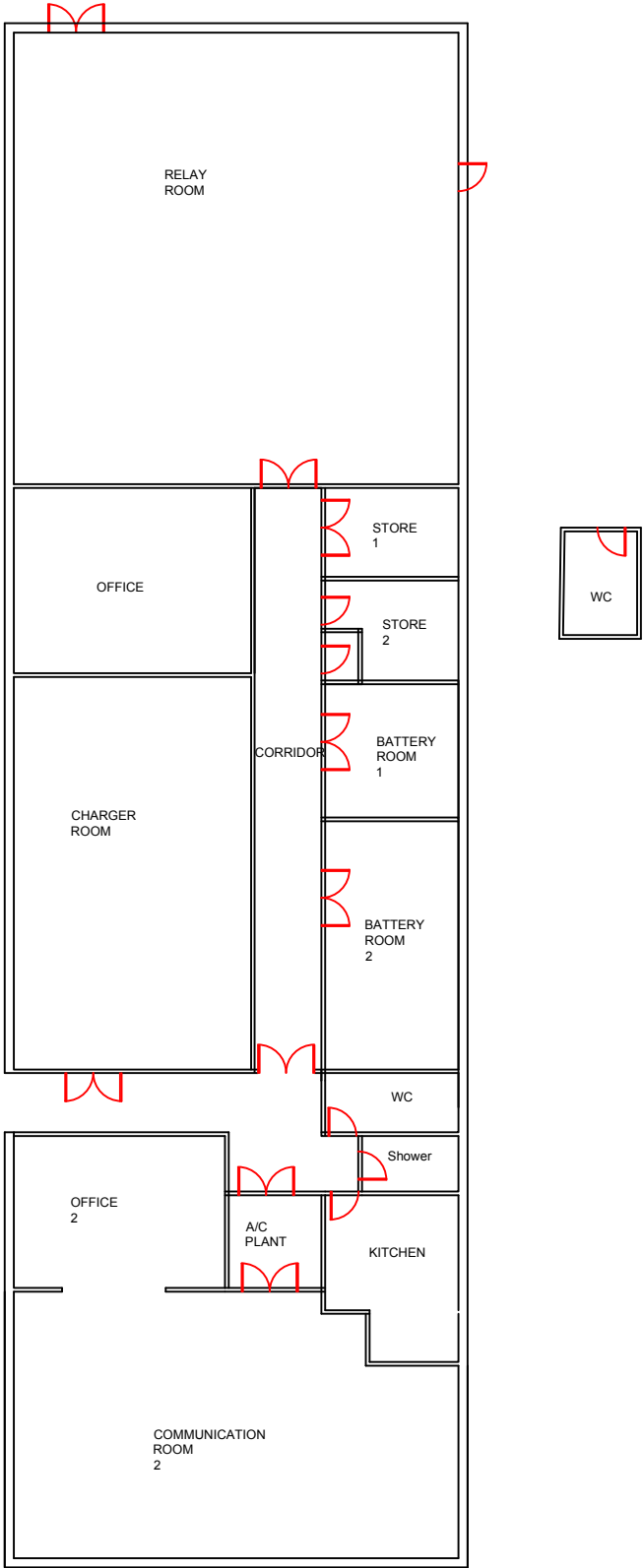
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						Immediate (within 12 months)	Short (1-2 years)	Medium (3-5 years)	Long (6-10 years)		
3.17	Building Services Generally	Dated power and lighting sockets throughout.	In poor overall condition.	Allow for a full rewire to the building including new light switches and power sockets.	CAP	2	\$ 20,000.00			\$ 20,000.00	
Totals						\$ 50,100.00	\$ 574,863.00	\$ 60,559.00	\$ 332,835.00	\$ 1,018,357.00	
Total capex						CAP	\$ -	\$ 446,370	\$ 16,230	\$ 211,675	\$ 674,275
Total repairs and maintenance						R&M	\$ 40,100	\$ 103,493	\$ 44,329	\$ 121,160	\$ 309,082
Total building code of Australia						BCA	\$ 10,000	\$ 25,000	\$ -	\$ -	\$ 35,000
						\$ 50,100.00	\$ 574,863.00	\$ 60,559.00	\$ 332,835.00	\$ 1,018,357.00	
Priority											
Priority 1						1	\$ 47,600	\$ 29,000	\$ 29,500	\$ 98,500	\$ 204,600
Priority 2						2	\$ 2,000	\$ 540,438	\$ 8,491	\$ 10,000	\$ 560,929
Priority 3						3	\$ 500	\$ 5,425	\$ 22,568	\$ 4,000	\$ 32,493
Priority 4						4	\$ -	\$ -	\$ -	\$ 220,335	\$ 220,335
						\$ 50,100.00	\$ 574,863.00	\$ 60,559.00	\$ 332,835.00	\$ 1,018,357.00	

Appendix II: Floor Plans



Wallerawang 330 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 Wallerawang 330 NSW		
Project Date May 2016 Scale NTS		Sheet CH 1

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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Gold Coast

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T +61 7 5636 0800

Hobart

5 Victoria Street
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