



DILAPIDATION REPORT

Mamre Road, Kemps Creek



Prepared by: Rezoning Pty Ltd t/as Effective Building & Consultancy

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1. Introduction

This report is intended to be a record of the council assets at Mamre Road, Kemps Creek at the time of the inspection.

The inspection was carried out on 19 April 2023.

The report is a photographic and narrative record at the time of inspection to depict the condition of the assets prior to the commencement of any work at the subject site.

High resolution images in this report can be found in the below online storage folder.

<https://www.dropbox.com/sh/1siarfeycwejjur/AAAiATybGdex5seYl45PI3IEa?dl=0>

2. The Inspector

The representative for Effective Building & Consultancy is Mr Elie Farah. Mr Elie Farah has been in the building industry since 2000. His qualifications include - Building Forman Clerk of Works, Building Certificate, Diploma in Structural Engineering's, Statement of Attainment in Building Consultancy, Statement of Attainment in Pest Management, Statement of Attainment in Pest Inspection, Home Guard Certificate of Accreditation, Altriset termiticide Training Certificate, Statement of Attainment for Tool tagging, Statement of Attainment in Senior First Aid & Workplace Safety Certificate IV. He currently holds the following licenses- Building- No. 328102C, Building Consultant, Qualified Building Supervisor, Driver's Licence and OHS Green Card.

3. Inspection Details

Client Name	ESR Australia
Client Phone	02 9506 1450
Client Email	Jacob.Dickson@esr.com
Date of inspection	19 April 2023
Time of inspection	10:53 A.M.
Weather at the time of inspection	Fine - no rain

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5. Photos at Mamre Road, Kemps Creek

This section contains photographs of the adjacent assets to the construction site location. Comprehensive visual coverage of defects and damage we have found in the areas surveyed avoids the requirement for an extensive description.

Please refer to the below overview map of the subject site.



Aerial imagery of the subject site (from SIX Maps)



Figure 1 – Crack propagation to the road.



Figure 2 – Crack propagation to the road.



Figure 3 – Crack propagation to the road.



Figure 4 – Crack propagation to the road.

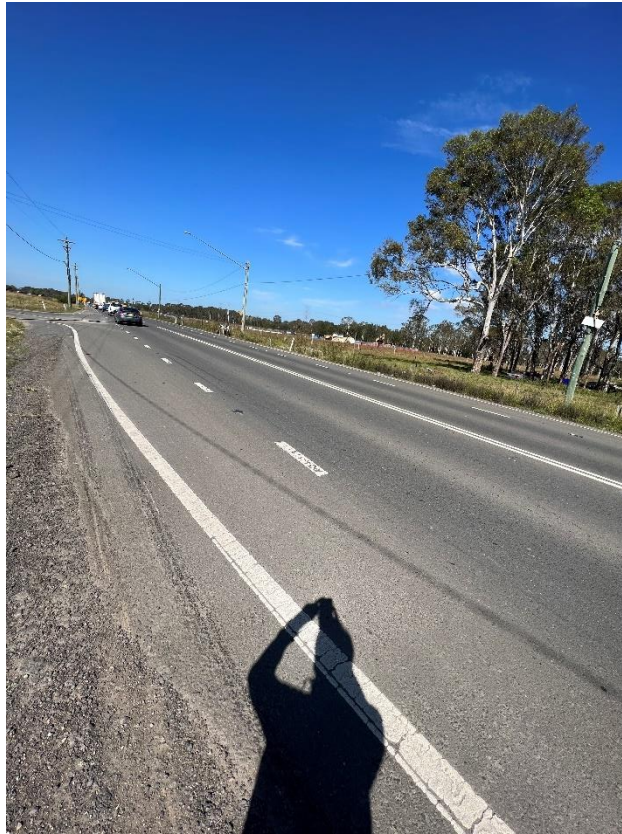


Figure 5 – Crack propagation to the road.



Figure 6 – Crack propagation to the road.



Figure 7 – General condition of the street light post.



Figure 8 – General condition of the nature strip.



Figure 9 – General condition of the road.



Figure 10 – General condition of the road.



Figure 11 – General condition of the nature strip.



Figure 12 – General condition of the nature strip.



Figure 13 – General condition of the road.



Figure 14 – General condition of the road.



Figure 15 – General condition of the nature strip.



Figure 16 – General condition of the nature strip.



Figure 17 – General condition of the road.



Figure 18 – General condition of the road.



Figure 19 – General condition of the bollards.



Figure 20 – General condition of the electrical post.



Figure 21 – General condition of the driveway.



Figure 22 – Crack propagation to the driveway.



Figure 23 – General condition of the road.



Figure 24 – General condition of the road.



Figure 25 – General condition of the nature strip/street signpost.



Figure 26 – General condition of the nature strip.



Figure 27 – General condition of the nature strip.



Figure 28 – General condition of the road.



Figure 29 – General condition of the road.



Figure 30 – General condition of the driveway/nature strip.



Figure 31 – General condition of the bollards.



Figure 32 – General condition of the nature strip/driveway.



Figure 33 – General condition of the nature strip.



Figure 34 – Crack propagation to the road.



Figure 35 – General condition of the road.



Figure 36 – General condition of the nature strip.



Figure 37 – General condition of the electrical post.



Figure 38 – Crack propagation to the road.



Figure 39 – General condition of the bollards.



Figure 40 – Crack propagation to the road.



Figure 41 – Crack propagation to the road.



Figure 42 – General condition of the street light post.



Figure 43 – General condition of the street signpost/street railings.



Figure 44 – Crack propagation to the road.



Figure 45 – Crack propagation to the road.



Figure 46 – General condition of the street railings.



Figure 47 – General condition of the nature strip.



Figure 48 – Crack propagation to the road.



Figure 49 – General condition of the bollards.



Figure 50 – General condition of the street light post.



Figure 51 – Crack propagation to the road.



Figure 52 – Crack propagation to the road.



Figure 53 – Crack propagation to the road.



Figure 54 – General condition of the bollards.



Figure 55 – General condition of the nature strip.



Figure 56 – General condition of the nature strip.



Figure 57 – General condition of the nature strip/electrical post.

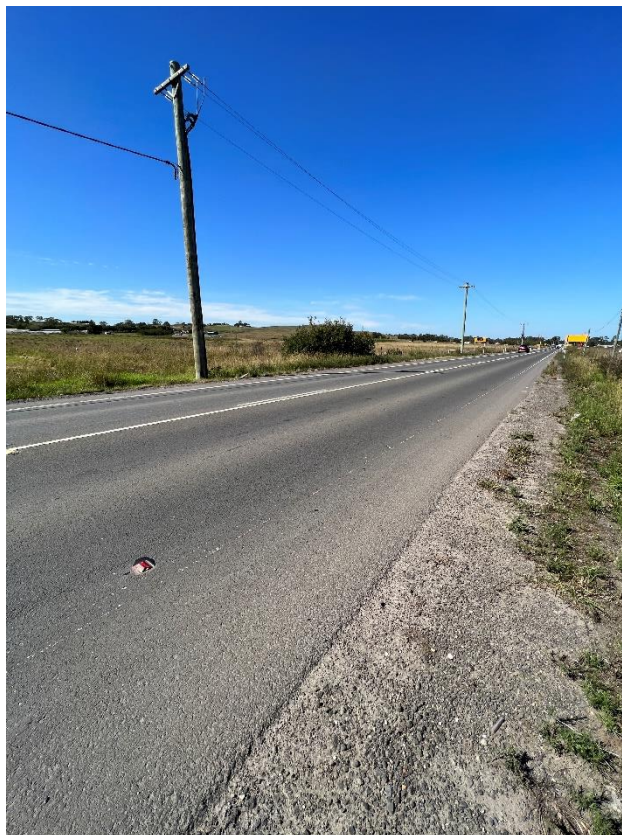


Figure 58 – General condition of the road.



Figure 59 – General condition of the road.



Figure 60 – General condition of the nature strip.



Figure 61 – Crack propagation to the road.



Figure 62 – General condition of the road.



Figure 63 – General condition of the road.



Figure 64 – General condition of the nature strip.



Figure 65 – General condition of the nature strip.



Figure 66 – General condition of the road.



Figure 67 – General condition of the road.



Figure 68 – General condition of the nature strip.



Figure 69 – General condition of the nature strip/bollards.



Figure 70 – General condition of the nature strip/electrical post.



Figure 71 – General condition of the street signpost.



Figure 72 – General condition of the road.



Figure 73 – General condition of the road.



Figure 74 – General condition of the driveway.



Figure 75 – General condition of the driveway.



Figure 76 – General condition of the road.



Figure 77 – General condition of the road.



Figure 78 – General condition of the street signpost.



Figure 79 – General condition of the road.



Figure 80 – General condition of the road.



Figure 81 – General condition of the nature strip/electrical post.



Figure 82 – General condition of the bollards.



Figure 83 – General condition of the nature strip.



Figure 84 – General condition of the bollards.



Figure 85 – General condition of the nature strip.



Figure 86 – General condition of the road.



Figure 87 – General condition of the road.



Figure 88 – General condition of the nature strip/electrical post.



Figure 89 – General condition of the nature strip.



Figure 90 – General condition of the nature strip.



Figure 91 – General condition of the road.



Figure 92 – Crack propagation to the road.



Figure 93 – General condition of the nature strip.



Figure 94 – General condition of the bollards, street signpost.



Figure 95 – General condition of the nature strip.



Figure 96 – General condition of the nature strip.



Figure 97 – General condition of the nature strip.



Figure 98 – General condition of the road.



Figure 99 – General condition of the road.



Figure 100 – General condition of the bollards.



Figure 101 – General condition of the nature strip/electrical post.



Figure 102 – General condition of the road.



Figure 103 – Crack propagation to the road.



Figure 104 – General condition of the nature strip/street signpost.



Figure 105 – General condition of the street signpost.



Figure 106 – General condition of the road.



Figure 107 – General condition of the road.



Figure 108 – General condition of the nature strip.



Figure 109 – General condition of the nature strip.



Figure 110 – General condition of the road.



Figure 111 – General condition of the road.



Figure 112 – General condition of the nature strip/street signpost.



Figure 113 – General condition of the bollards.



Figure 114 – General condition of the nature strip.



Figure 115 – General condition of the nature strip.



Figure 116 – General condition of the road.



Figure 117 – General condition of the road.



Figure 118 – General condition of the bollards.



Figure 119 – General condition of the road.



Figure 120 – General condition of the road/nature strip.



Figure 121 – General condition of the bollards/nature strip.



Figure 122 – General condition of the road.



Figure 123 – General condition of the road.



Figure 124 – General condition of the bollards.



Figure 125 – General condition of the nature strip.



Figure 126 – General condition of the nature strip/bollards.



Figure 127 – General condition of the nature strip.



Figure 128 – General condition of the road.



Figure 129 – General condition of the road.



Figure 130 – General condition of the road.



Figure 131 – General condition of the road.



Figure 132 – General condition of the nature strip.



Figure 133 – General condition of the road.



Figure 134 – General condition of the road.



Figure 135 – General condition of the nature strip.



Figure 136 – General condition of the nature strip/bollards.



Figure 137 – General condition of the nature strip/electrical post.



Figure 138 – General condition of the road.



Figure 139 – General condition of the road.



Figure 140 – General condition of the bollards.



Figure 141 – General condition of the nature strip.



Figure 142 – Damage condition is noted to the bollards.



Figure 143 – General condition of the electrical post.



Figure 144 – Crack propagation to the road.



Figure 145 – General condition of the road.



Figure 146 – Crack propagation to the road.



Figure 147 – General condition of the nature strip.



Figure 148 – General condition of the nature strip.



Figure 149 – General condition of the road.



Figure 150 – General condition of the road.



Figure 151 – General condition of the nature strip/electrical post.



Figure 152 – General condition of the road.



Figure 153 – General condition of the road.



Figure 154 – General condition of the road.

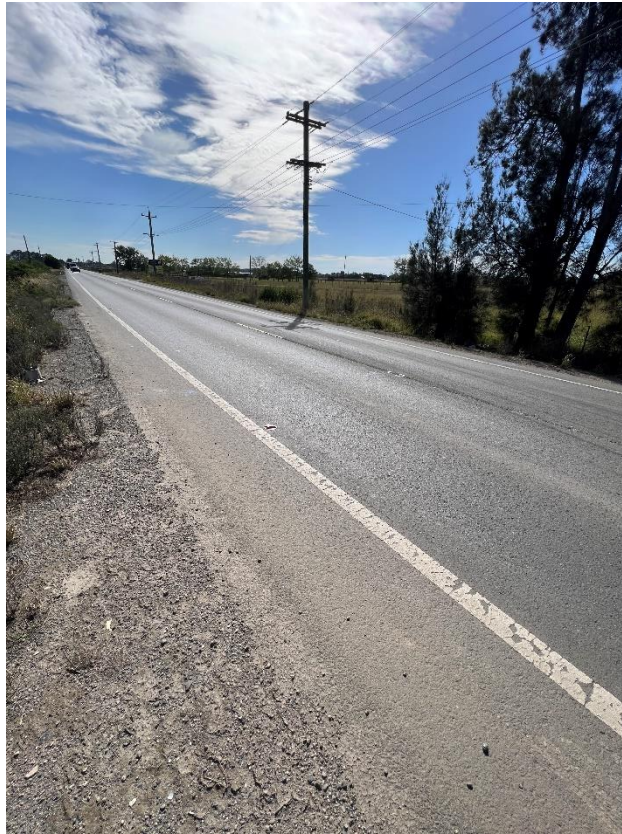


Figure 155 – General condition of the road.



Figure 156 – General condition of the bollards/nature strip.



Figure 157 – General condition of the bollards/nature strip.



Figure 158 – General condition of the driveway.



Figure 159 – General condition of the nature strip/bollards.



Figure 160 – General condition of the nature strip/electrical post.



Figure 161 – General condition of the road.



Figure 162 – General condition of the road.



Figure 163 – General condition of the road.



Figure 164 – General condition of the road.



Figure 165 – General condition of the road.



Figure 166 – General condition of the bollards/nature strip.



Figure 167 – General condition of the nature strip.



Figure 168 – General condition of the bollards/nature strip.



Figure 169 – General condition of the road.



Figure 170 – General condition of the road.



Figure 171 – General condition of the nature strip/electrical post.



Figure 172 – General condition of the nature strip.



Figure 173 – General condition of the nature strip.



Figure 174 – General condition of the road.



Figure 175 – General condition of the road.



Figure 176 – General condition of the electrical post.



Figure 177 – Crack propagation to the road.



Figure 178 – General condition of the road.



Figure 179 – General condition of the nature strip.



Figure 180 – General condition of the nature strip.



Figure 181 – General condition of the driveway/nature strip.



Figure 182 – General condition of the nature strip/driveway.



Figure 183 – General condition of the road.



Figure 184 – Crack propagation to the road.



Figure 185 – General condition of the bollards.



Figure 186 – General condition of the bollards.



Figure 187 – General condition of the electrical post.



Figure 188 – General condition of the electrical post.



Figure 189 – General condition of the road.



Figure 190 – General condition of the nature strip.



Figure 191 – General condition of the road.



Figure 192 – Damage condition is noted to the bollards.



Figure 193 – General condition of the nature strip.



Figure 194 – General condition of the driveway/nature strip.



Figure 195 – General condition of the electrical post.



Figure 196 – General condition of the road.



Figure 197 – General condition of the driveway.



Figure 198 – General condition of the road.



Figure 199 – General condition of the nature strip.



Figure 200 – General condition of the nature strip.



Figure 201 – General condition of the road.



Figure 202 – General condition of the road.



Figure 203 – General condition of the nature strip.



Figure 204 – General condition of the electrical post.



Figure 205 – General condition of the electrical post.



Figure 206 – General condition of the nature strip.



Figure 207 – General condition of the road.



Figure 208 – General condition of the road.



Figure 209 – General condition of the nature strip.



Figure 210 – General condition of the nature strip.



Figure 211 – General condition of the drain.



Figure 212 – General condition of the bollards.



Figure 213 – General condition of the bollards.



Figure 214 – General condition of the nature strip/driveway.



Figure 215 – General condition of the road.



Figure 216 – General condition of the road.



Figure 217 – General condition of the nature strip/driveway.



Figure 218 – General condition of the road.



Figure 219 – General condition of the road.



Figure 220 – General condition of the bollards.



Figure 221 – General condition of the nature strip.



Figure 222 – General condition of the electrical post.



Figure 223 – General condition of the road.



Figure 224 – General condition of the road.



Figure 225 – General condition of the nature strip.



Figure 226 – General condition of the bollards/nature strip.



Figure 227 – General condition of the nature strip.



Figure 228 – General condition of the nature strip.



Figure 229 – General condition of the road.



Figure 230 – General condition of the road.



Figure 231 – General condition of the bollards/nature strip.



Figure 232 – General condition of the nature strip.



Figure 233 – General condition of the nature strip.



Figure 234 – General condition of the road.



Figure 235 – General condition of the road.



Figure 236 – General condition of the electrical post.



Figure 237 – General condition of the road.



Figure 238 – General condition of the road.



Figure 239 – General condition of the nature strip.



Figure 240 – General condition of the nature strip.



Figure 241 – General condition of the street signpost.



Figure 242 – General condition of the bollards.



Figure 243 – General condition of the nature strip/street signpost.



Figure 244 – General condition of the road.



Figure 245 – General condition of the road.



Figure 246 – General condition of the street signpost.



Figure 247 – General condition of the nature strip.



Figure 248 – General condition of the road.



Figure 249 – General condition of the driveway/nature strip.



Figure 250 – General condition of the electrical post.



Figure 251 – General condition of the nature strip.



Figure 252 – General condition of the driveway.



Figure 253 – General condition of the road.



Figure 254 – General condition of the road.



Figure 255 – General condition of the bollards.



Figure 256 – General condition of the nature strip.



Figure 257 – General condition of the nature strip.



Figure 258 – General condition of the road.



Figure 259 – General condition of the road.



Figure 260 – General condition of the nature strip/street signpost.



Figure 261 – General condition of the bollards/nature strip.



Figure 262 – General condition of the road.



Figure 263 – General condition of the road.



Figure 264 – General condition of the nature strip.



Figure 265 – General condition of the road.



Figure 266 – General condition of the road.



Figure 267 – General condition of the nature strip.



Figure 268 – General condition of the bollards.



Figure 269 – General condition of the nature strip.



Figure 270 – General condition of the bollards.



Figure 271 – General condition of the electrical post.



Figure 272 – General condition of the nature strip.



Figure 273 – General condition of the road.



Figure 274 – General condition of the nature strip.



Figure 275 – General condition of the road.



Figure 276 – General condition of the nature strip.



Figure 277 – General condition of the road.



Figure 278 – General condition of the road.



Figure 279 – General condition of the nature strip.



Figure 280 – General condition of the nature strip.



Figure 281 – General condition of the bollards.



Figure 282 – General condition of the nature strip.



Figure 283 – General condition of the bollards/nature strip.



Figure 284 – General condition of the nature strip/street signpost.



Figure 285 – General condition of the nature strip.



Figure 286 – General condition of the road.



Figure 287 – General condition of the road.



Figure 288 – General condition of the nature strip.



Figure 289 – General condition of the electrical post.



Figure 290 – General condition of the nature strip.



Figure 291 – General condition of the road.



Figure 292 – General condition of the road.



Figure 293 – General condition of the nature strip.



Figure 294 – General condition of the electrical post.



Figure 295 – General condition of the nature strip.



Figure 296 – General condition of the road.



Figure 297 – General condition of the road.



Figure 298 – General condition of the nature strip.



Figure 299 – General condition of the nature strip.



Figure 300 – General condition of the road.



Figure 301 – General condition of the road.



Figure 302 – General condition of the road.



Figure 303 – General condition of the nature strip.



Figure 304 – General condition of the road.



Figure 305 – General condition of the nature strip.



Figure 306 – General condition of the electrical post.



Figure 307 – General condition of the road.



Figure 308 – General condition of the bollards/nature strip.



Figure 309 – General condition of the bollards/nature strip.



Figure 310 – General condition of the bollards/nature strip.



Figure 311 – Crack propagation to the driveway.



Figure 312 – General condition of the street signpost/nature strip.



Figure 313 – Crack propagation to the driveway.



Figure 314 – Crack propagation to the driveway.



Figure 315 – Crack propagation to the driveway.

6. Comments

Mamre Road, Kemps Creek which is associated with the subject site was inspected and photographic evidence compiled in order to depict the condition of the assets prior to the commencement of any work at the subject site.

The council assets were found to be in a fair condition with evidence of crack propagation to the road and driveway. Damage condition is noted to the bollards.

Please refer to Section 5 for photographic records of the above.

7. Report Disclaimer

Important Information Regarding the Scope and Limitations of the Inspection and this Report

- I. This report is **not** an all-encompassing report dealing with the building from every aspect. This report is **not** a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or by-law. It is **not** a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- II. **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and the sections of the property fully accessible to the inspector on the date of inspection. An inspection **does not** include breaking apart, dismantling, removing or moving objects including but not limited to, foliage, mouldings, roof insulation / insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **cannot** see inside walls, between floors, inside skill iron roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector **did not** dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.
- III. This report **does not** and **cannot** make comment upon defects that may have been concealed during the assessment or detection of defects (including- rising damp and leaks) which may be subject to the prevailing weather conditions; the presence or absence of timber pests, gas-fittings, common property areas, environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protections; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work ; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; and document analysis; electrical installations; any matters that are solely regulated by statute; any area(s) that **could not** be inspected by the consultant. Accordingly, this report is **not a guarantee** that defects and/ or damage **does not** exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: such matters may upon request be covered under the terms of a special purpose property report.)
- IV. In the event of any controversy or claim arising out of, or relating to this report, it will be settled by arbitration, in accordance with the rules of the Institute of Arbitrators Australia. Any judgments from such arbitration shall be binding upon both parties.