

El Australia

Dilapidation Report

E24783 Bluegum Community School

MAY 2021



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1. General

1.1 Introduction

EI Australia (EI) has been engaged by Armada to conduct a pre-construction dilapidation survey for the council assets surrounding the proposed school development at 1 Rosemead Street, Hornsby (The Site). This dilapidation report is a record of William Street, Rosemead Road and Dural Street.



Figure 1 – Satellite Image of Proposed Development Site

1.2 Scope & Objectives

The scope of the dilapidation survey report includes a non-destructive and unobtrusive visual inspection of the above-mentioned council assets. A photographic record of the visible defects, if any, is provided in Appendix A of this report. This report shall only locate and describe the visually inspected defect(s). No assumption or comment will be made on what has caused the defect.

2. Photographed Area

Address: William Street, Rosemead Road and Dural Street

Date of Inspection: 13 May 2021

Weather: Fine



Figure 2 – Satellite Image William St, Rosemead Rd & Dural St, Hornsby (Extracted from Google Maps)

3. Disclaimers

The dilapidation survey was non-destructive and relied only on a visual inspection of the property under the requirements of Australian Standard 4349.1 *Inspection of Building Part 1, Building Inspections*. The inspection was restricted and limited to those areas and sections of the property to which reasonable access was both available and permitted by the property owner or their representative on the date of the inspection. The dilapidation survey was limited to areas that were not concealed or blocked and no effort was made to move furnishings or other elements that may be concealing defects.

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected.

This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law.

This report is not a structural report and should not be considered as such.

Consumer Complaints Procedure: In the event of any controversy or claim arising out of, or relating to this report, either party must give written notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

Disclaimer of Liability to Third Parties: This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted by any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at their own risk.

Disclaimer of Liability: No liability shall be accepted on an account of the failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

The contents of this survey report should not be shared between the occupants of individual units. Should individual occupants request photographs from this report, only the relevant sections shall be extracted and submitted for review.

EI Australia confirms that, to the best of its knowledge, the comments in this report are a fair and reasonable description of the condition of the building structure and at the time of inspection.

Appendix A – Photographic Record



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



Picture 20



Picture 21



Picture 22



Picture 23



Picture 24



Picture 25



Picture 26



Picture 27



Picture 28



Picture 29



Picture 30



Picture 31



Picture 32



Picture 33



Picture 34



Picture 35



Picture 36



Picture 37



Picture 38



Picture 39



Picture 40



Picture 41



Picture 42



Picture 43



Picture 44



Picture 45



Picture 46



Picture 47



Picture 48



Picture 49



Picture 50



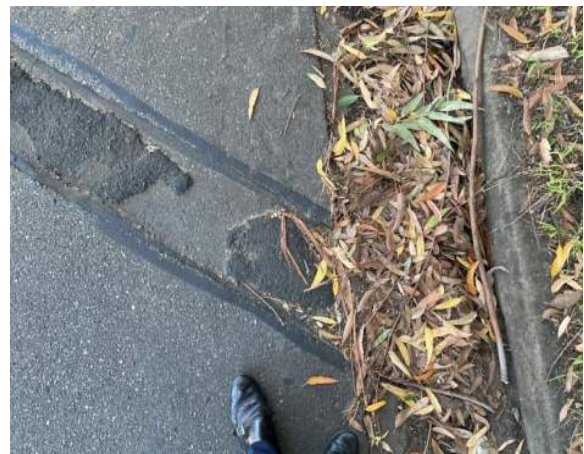
Picture 51



Picture 52



Picture 53



Picture 54



Picture 55



Picture 56



Picture 57



Picture 58



Picture 59



Picture 60



Picture 61



Picture 62



Picture 63



Picture 64



Picture 65



Picture 66



Picture 67



Picture 68



Picture 69



Picture 70



Picture 71



Picture 72



Picture 73



Picture 74



Picture 75



Picture 76



Picture 77



Picture 78



Picture 79



Picture 80



Picture 81



Picture 82



Picture 83



Picture 84



Picture 85



Picture 86



Picture 87



Picture 88



Picture 89



Picture 90



Picture 91



Picture 92



Picture 93



Picture 94



Picture 95



Picture 96



Picture 97



Picture 98



Picture 99



Picture 100



Picture 101



Picture 102



Picture 103



Picture 104



Picture 105



Picture 106



Picture 107



Picture 108



Picture 109



Picture 110



Picture 111



Picture 112



Picture 113



Picture 114



Picture 115



Picture 116



Picture 117



Picture 118



Picture 119



Picture 120



Picture 121



Picture 122



Picture 123



Picture 124



Picture 125



Picture 126



Picture 127



Picture 128



Picture 129



Picture 130



Picture 131



Picture 132



Picture 133



Picture 134



Picture 135



Picture 136



Picture 137



Picture 138



Picture 139



Picture 140



Picture 141



Picture 142



Picture 143



Picture 144



Picture 145



Picture 146



Picture 147



Picture 148



Picture 149



Picture 150



Picture 151



Picture 152



Picture 153



Picture 154



Picture 155



Picture 156



Picture 157



Picture 158



Picture 159



Picture 160



Picture 161



Picture 162



Picture 163



Picture 164



Picture 165



Picture 166



Picture 167



Picture 168



Picture 169



Picture 170



Picture 171



Picture 172



Picture 173



Picture 174



Picture 175



Picture 176



Picture 177



Picture 178



Picture 179



Picture 180



Picture 181



Picture 182



Picture 183



Picture 184



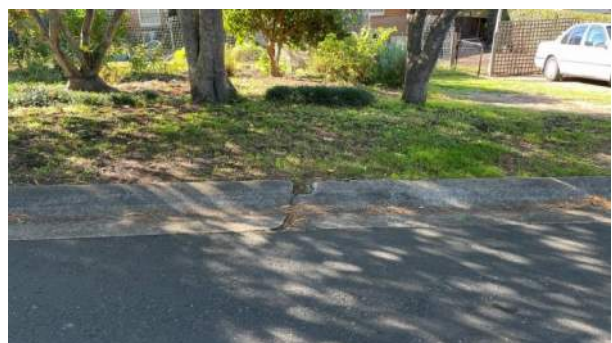
Picture 185



Picture 186



Picture 187



Picture 188



Picture 189



Picture 190



Picture 191



Picture 192



Picture 193



Picture 194



Picture 195



Picture 196



Picture 197



Picture 198



Picture 199



Picture 200



Picture 201



Picture 202



Picture 203



Picture 204



Picture 205



Picture 206



Picture 207



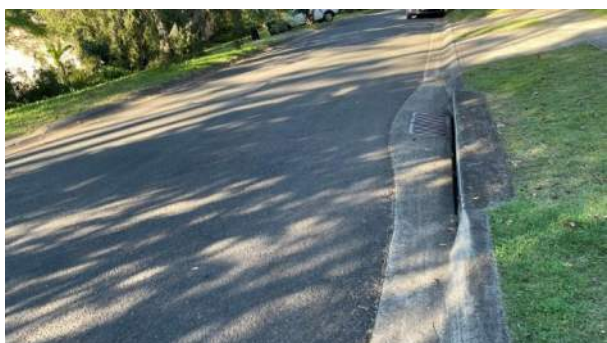
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Picture 209



Picture 210



Picture 211



Picture 212



Picture 213



Picture 214



Picture 215



Picture 216



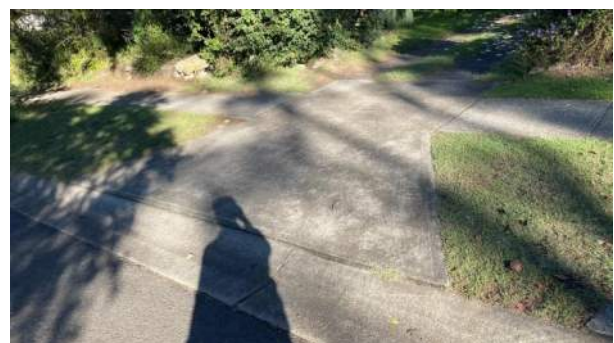
Picture 217



Picture 218



Picture 219



Picture 220



Picture 221

Appendix B - Defects & Photo Location Schedule

Photo No.	Location	Observational Comment
1	50 William St (Near Lisgar Ln)	Patch repair work conducted along William St.
4	50 William St	Surface cracking along roadway
6	50 William St	Cracks in asphalt outside driveway. Crack in kerb and gutter at entry to driveway
8, 9, 10	55 William St	Patch repair work conducted along William St.
12	55 William St	Minor cracking in asphalt adjacent to stormwater inlet.
17	57 William St	Hairline cracking
22	57 William St	Cracking along roadway
38 -40	59/61 William St	Cracking along roadway (Approx. 1m long)
41 & 42	52 William St	Cracking along roadway (Approx. 1.5m long)
43	52 William St	Cracking in asphalt
52	William St	Minor lipping in pavement slab adjacent to tree. Apparent repair work undertaken.
53, 54	William St	Minor wear and tear to road
55	William St	Repair work undertaken. Minor asphalt deterioration.
57	William St	Minor cracking in asphalt adjacent to kerb and gutter
68	William St	Cracking in footpath
72 - 74	65 William St	Hairline cracking in asphalt
85	William St	Hairline cracking (Approx. 0.5m long)
89	3 Rosemead Rd	Damage along gutter

Photo No.	Location	Observational Comment
98	Cnr Rosemead & William St	Minor crack to stormwater inlet
99	Cnr Rosemead & William St	Repair work undertaken.
101, 102	Cnr Rosemead & William St	Visible signs of wear and tear on road.
103	3 Rosemead Rd	Loose rocks above stormwater inlet / gutter
104	3 Rosemead Rd	Hairline cracking (Approx. 1m)
111	3 Rosemead Rd	Hairline cracking in roadway
115	3 Rosemead Rd	Hairline cracking in roadway
124 - 125	4 Rosemead Rd	Moderate crack in driveway slab
128	1A Rosemead Rd	Moderate crack in driveway slab
129 –131, 137 – 140	1A Rosemead Rd	Minor damage to footpath. Lipping evident. Repair work appears to be undertaken
152	Rosemead Rd	Localised repair to road evident.
162	Cnr Rosemead Rd & Dural St	Trench repair work undertaken to road
163, 166, 174	Cnr Rosemead Rd & Dural St	Apparent repair work undertaken to road
176	42 Dural St	Minor concrete spalling on lid
180	42 Dural St	Minor along roadway
183, 184	42 Dural St	Trench repair work undertaken to road
186	40 Dural St	Minor cracking of spoon drain adjacent to pipes
187	40 Dural St	Soil is beginning to cover lid.
188	40 Dural St	Damage along gutter

Photo No.	Location	Observational Comment
193 & 194	41 Dural St	Damage to stormwater drain along roadway
202, 205	39 Dural St	Damage in concrete pathway. Lipping of slabs around pit lid
202, 205, 206, 207, 208, 209 & 210	39 Dural St	Damage in brick retaining wall
212 & 213	36 Dural St	Cracking along gutter/driveway
214 & 216, 221	38 Dural St	Cracking along roadway adjacent to repair works