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DILAPIDATION REPORT

MUSEUM DISCOVERY CENTRE

FRIDAY, 6 AUGUST 2021

DOCUMENT CONTROL

Document Information	
Job Number	210722
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Report Title	Dilapidation Report
Site Address	172 Showground Road and 2 Green Road Castle Hill, NSW, 2154
Lot	1 in DP1066281 & 102 in DP1130271

Document Review			
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A	06/08/2021	Initial Issue	Amir Entezami

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1.0 – INTRODUCTION

SDS Engineering was engaged by Adam Vasallo of Taylor Construction in undertaking a dilapidation inspection report pertaining to the construction of the proposed commercial development at the subject site. The dilapidation inspection report was required to satisfying conditions of consent associated with approvals for the works.

2.0 – SITE DESCRIPTION

The subject site, formally identified as 172 Showground Road and 2 Green Road Castle Hill (Lot 1 in DP1006281 and Lot 102 in DP113027) are irregular shaped lots, approximately 6.73 hectares in area. The site is located at the junction of Showground Road and Windsor Road, and reference to topographic data for the locality indicates a dip to the north-east. These two lots are currently occupied by the Museum of Applied Arts and Sciences towards the western sections, as well as the TAFE NSW vocational college towards the eastern sections.

3.0 – FIELDWORK

An inspection of the subject site and the surrounding area was conducted on Tuesday 3rd August 2021. Methods included a detailed site walk-over and the surrounding environment for visual inspection and photographic documentation. It is important to note that this inspection was of a visual nature only, and no attempts were made at dismantling, penetrating, force-opening, digging, breaking-apart, removing or moving objects, or any other invasive procedure.

3.1 – AREAS INSPECTED

Areas inspected around the site were as per the scope provided by Taylor Construction, and included the following:

- Assets such as pavements, kerbs, gutters, pits and services located in the access way roadway adjacent the western area of Blocks 'F' and 'A'
- External areas of blocks 'F', 'A' and 'B'
- Internal areas of accessible rooms of blocks 'F', 'A' and 'B', located in the *western* sections of these buildings
- Relevant areas of the adjacent Museum of Discovery centre to the west, however, evidence of these areas have been presented in a separate report.

3.2 – AUSTRALIAN STANDARDS

There is no Australian Standard that is applicable to dilapidation surveys and reports. *AS4349.1 (2007): Inspection of Buildings – Pre-purchase Inspections – Residential Buildings* is a standard for similar types of inspections. In ensuring best practise, relevant prescriptions of this standard have been adopted in the procedures carried out for this dilapidation survey and report.

4.0 – TERMINOLOGY

An explanation of terminology used in the description of existing defects and the conditions of private and public assets in and around the subject site is highlighted in table one. It should be noted that these descriptions and their associated commentary are qualitative in nature, and depend on the inspector's judgement in assessment. General considerations in assessment include, but are not limited to:

- The function of the inspected element, and the importance in the role it serves
- The age of the inspected element and what is considered typical degradation
- Underlying causes which may have contributed to the materialisation of the defect



Table 1: Explanation of Terms

Term	Description
Good	Indicates that there are no defects evident and the elements described are in good condition for their age.
Reasonable	Indicates that the element may have minor defects that should be noted, but not significant enough to need immediate rectification or remediation.
Poor	Indicates that general maintenance or minor repair works may be warranted
Defective	Indicates there is a significant fault or failure of the item that should be rectified or remediated as soon as possible.

5.0 – LIMITATIONS

This inspection was conducted by SDS Engineering in general accordance with industry standards and current professional practise. The inspection was carried out for, and is only relevant to the project at hand. The information presented is believed to be accurate as of the date of issue, but it should be noted that variations and changes to site conditions can occur, and may invalidate the recommendations given herein.

This document is not a comprehensive building report dealing with private or public assets from every aspect. It is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report, and does not serve to comment on or highlight structural performance. This report does not and cannot make comment upon defects that may have been concealed or invisible at the time of assessment. Subsequently, this report is not a guarantee that defects do not exist in any inaccessible or partly inaccessible areas or sections of the subject site and its surrounds. Furthermore, it is limited in its scope, and generally excludes detection of defects that are subject to:

- Prevailing weather conditions
- The presence or absence of timber pests
- Gas-fittings
- Common property areas
- Environmental considerations or concerns
- Proximity of the property to flight paths, railway corridors or areas of congested traffic
- Noise levels
- Issues pertaining to health and safety
- Heritage concerns
- Security concerns
- Fire protection
- Site drainage
- Detention and identification of illegal building works
- Durability of exposed finishes
- Neighbourhood problems.

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 judgements from such arbitration shall be binding upon both parties.

5.1 – DISCLAIMER OF LIABILITY

No liability shall be accepted by SDS Engineering on account of failure of this report to highlight any problems in area/s or section/s of the subject site, physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to an area/s or section/s so specified by the report). Except as provided herein, no liability shall be accepted for physical or financial injury, loss or damage or consequential loss or damage of any kinds arising out of the inspection services provided by the Consultant's negligence. The Consultant's liability or breach of a condition or warranty implied by Division 2 of Part V of the Trade Practices Act (1974) [other than s.69] is hereby limited to the supplying of the inspection service again or the payment of the cost of having the inspection service supplied again.



5.2 – DISCLAIMER OF LIABILITY TO THIRD PARTIES

This report was produced for the sole benefit of the named Client that engaged SDS Engineering. No liability is accepted by SDS Engineering, in contract or tort, towards third parties that rely on this report wholly or in part, and third parties acting or relying on the contents therein do so at their own risk.

5.3 – COPYRIGHT

All related Council authorities are granted a perpetual non-exclusive license to make use of the copyright in all images supplied of Council assets within the report, including the right to make copies available to third parties as though they were Council image.

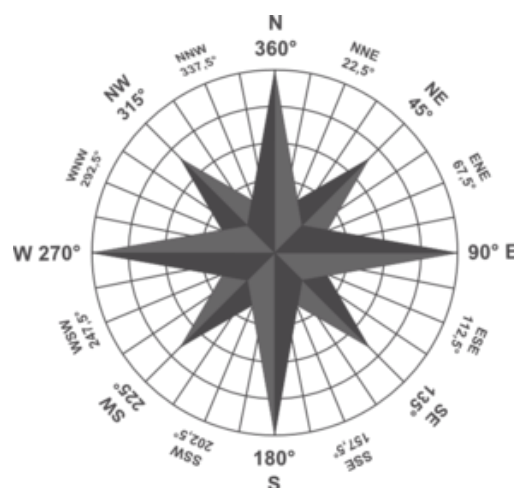
5.4 – AERIAL IMAGERY SUPPLIED

Corresponding aerial imagery supplied highlighting locations of defects is indicatively only. This aerial imagery is derived from the Google Maps® Application Programming Interface (API) under a commercial license agreement. Global Positioning System (GPS) data derived from our photographic equipment is used to generate aerial imagery. GPS data is typically accurate within five metres, however it is important to note accuracy is dependent on a wide variety of factors such as satellite geometry, signal blockage associated with proximity to buildings, trees, bridges and other obstructions, signal interference, as well as atmospheric conditions. Variations in GPS inaccuracy may be as large as 50 metres; however, this is typically not the case, and images are commonly accurate to within less than one metre. SDS Engineering accepts no liability in the accuracy of supplied aerial imagery corresponding to defect locations.

Aerial imagery is typically not provided for documentation of internal areas of structures, as it remains irrelevant, or individual small residential lots, as these sites are prone to signal blockage and GPS inaccuracy.

5.5 – BEARINGS

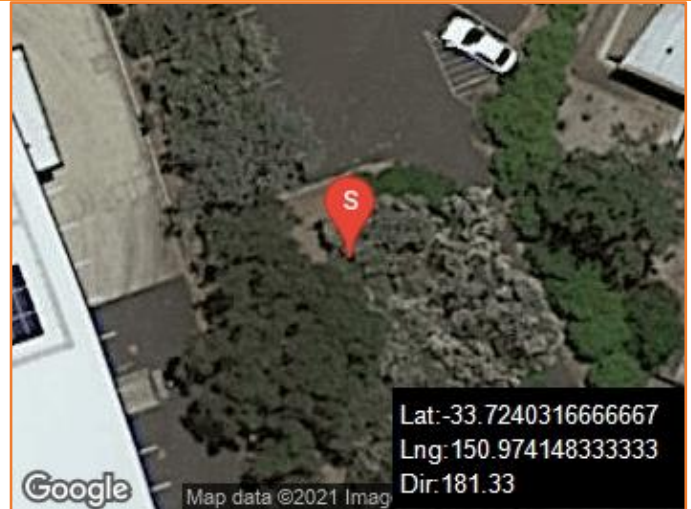
Bearing data derived from digital compasses in photographic equipment is provided on aerial imagery supplied and is indicative of the photo direction. Whilst digital compasses typically remain quite accurate, they may be susceptible to signal interference and/or temporary miscalibration. The field of view of photographic documentation will vary depending on the zoom settings used, however bearing directions are aligned with the centre of the image. The figure below highlights the bearing regime used for reporting. SDS Engineering accepts no liability in the accuracy of the supplied bearings or directions in which photographic evidence has been captured.



APPENDIX 'A' – ACCESS ROAD



Figure 1: Poor - General condition of flexible pavement. Major cracking observed.



Lat: -33.7240316666667
Lng: 150.974148333333
Dir: 181.33



Figure 2: Poor - General condition of flexible pavement. Major cracking observed.



Lat: -33.72405
Lng: 150.974221666667
Dir: 172.79



Figure 3: Poor - General condition of flexible pavement. Major cracking observed.



Lat: -33.724095
Lng: 150.974295
Dir: 177.6





Figure 4: Poor - General condition of flexible pavement. Major cracking observed.



Figure 5: Reasonable - General condition of rigid pavement.



Figure 6: Reasonable - General condition of rigid pavement.

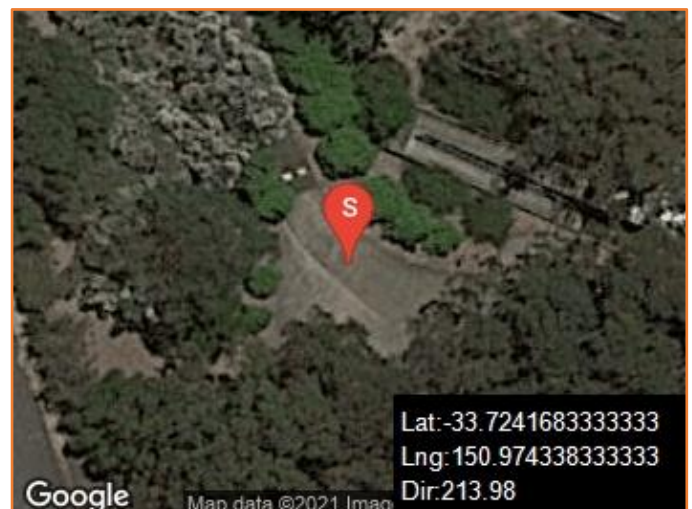




Figure 7: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.

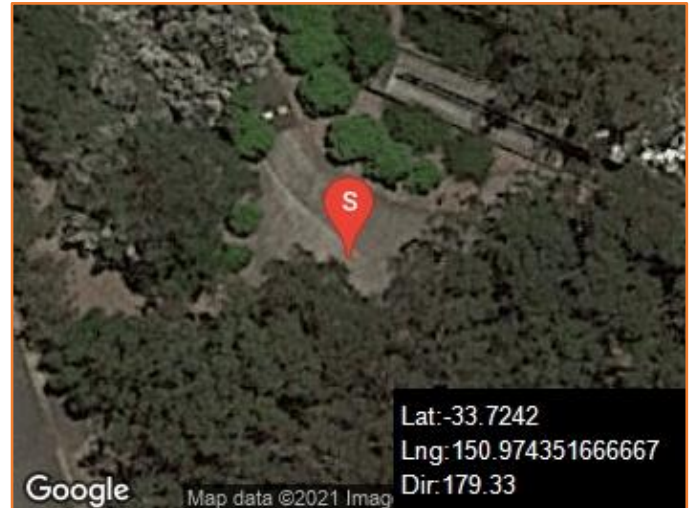


Figure 8: Reasonable - General condition of flexible pavement. Minor cracking observed.



Figure 9: Reasonable - General condition of rigid pavement.

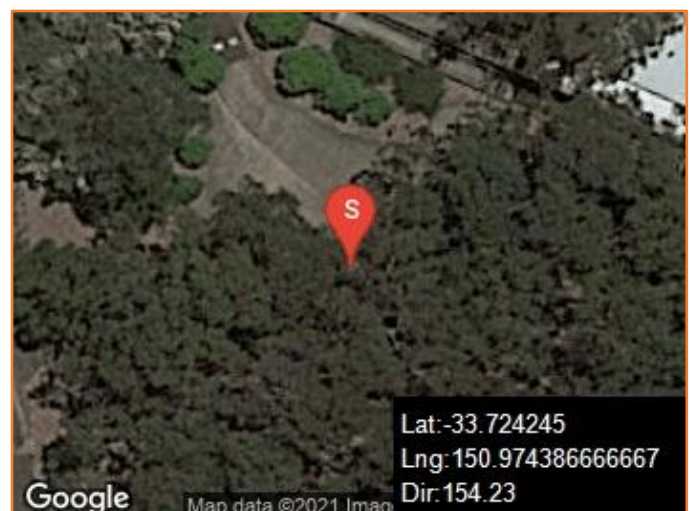




Figure 10: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.



Figure 11: Reasonable - General condition of rigid pavement. Moderate cracking observed.

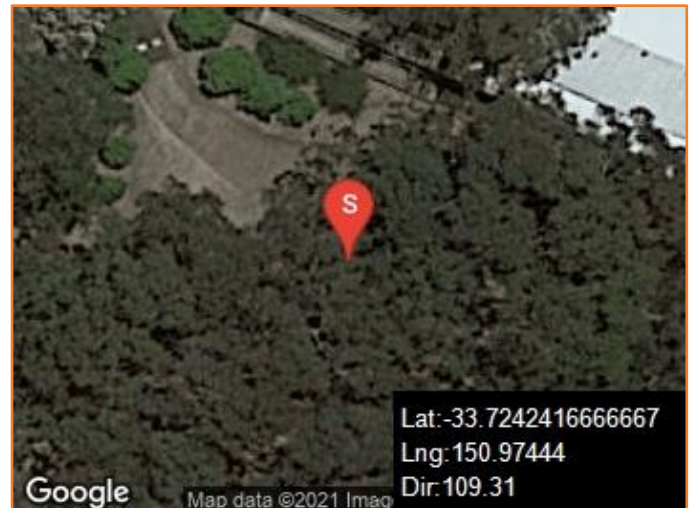


Figure 12: Reasonable - General condition of flexible pavement.

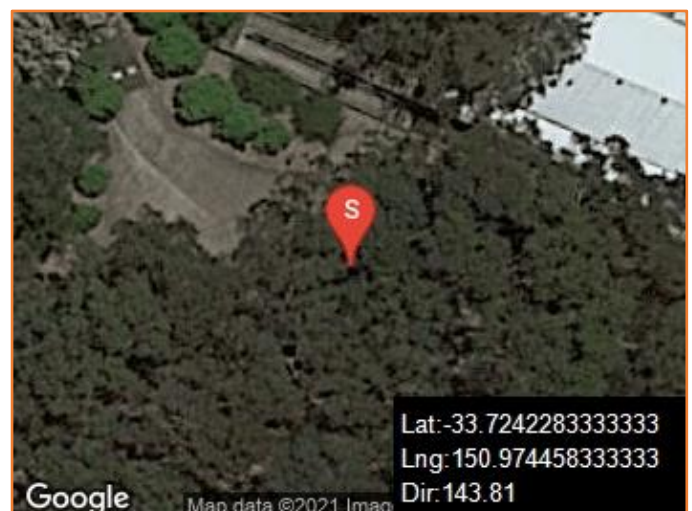




Figure 13: Reasonable - General condition of kerb and gutter. Minor hairline cracking observed.



Figure 14: Reasonable - General condition of kerb and gutter. Moderate hairline cracking observed.

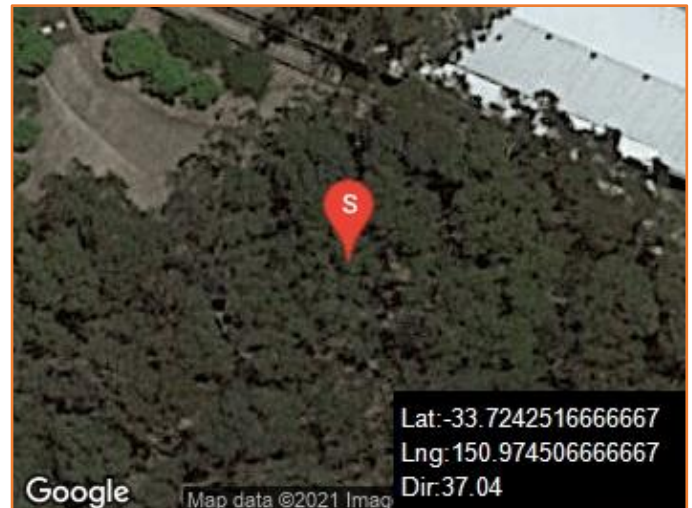


Figure 15: Reasonable - General condition of kerb and gutter.





Figure 16: Reasonable - General condition of flexible pavement.



Figure 17: Reasonable - General condition of kerb and gutter. Minor hairline cracking observed.



Figure 18: Reasonable - General condition of flexible pavement.

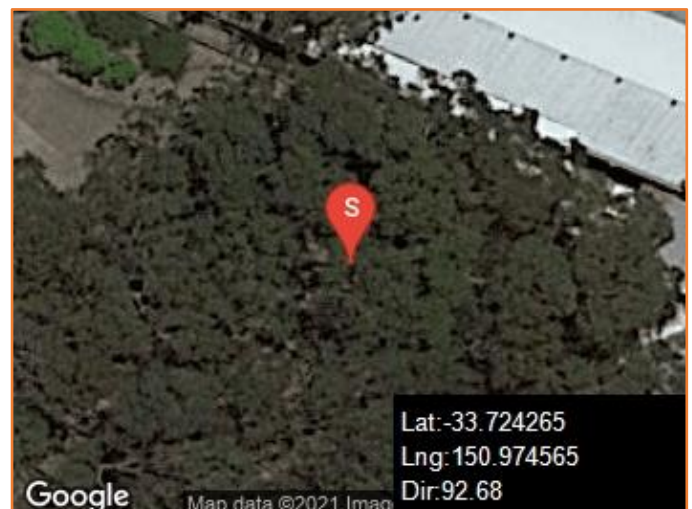




Figure 19: Reasonable - General condition of kerb and gutter.

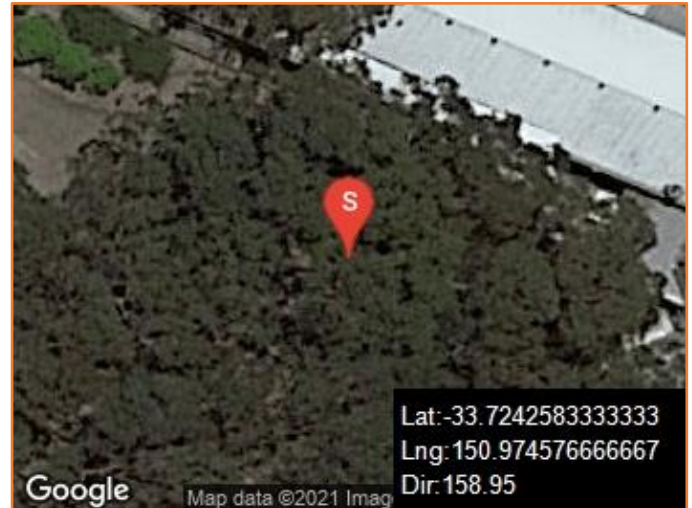


Figure 20: Reasonable - General condition of kerb and gutter.

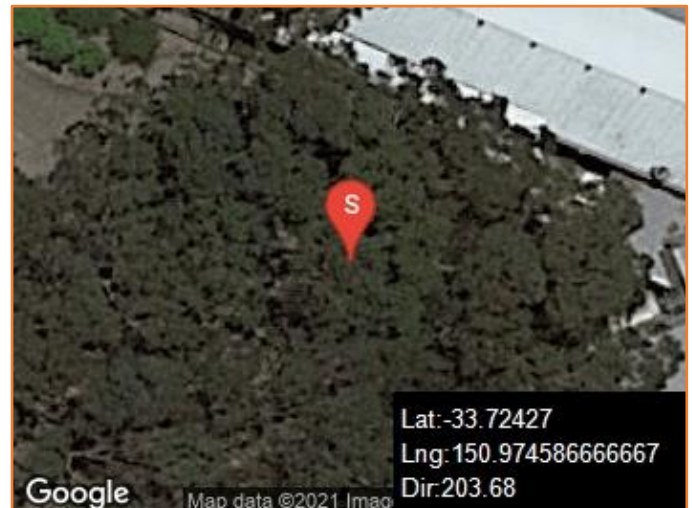


Figure 21: Reasonable - General condition of flexible pavement. Minor hairline cracking observed.

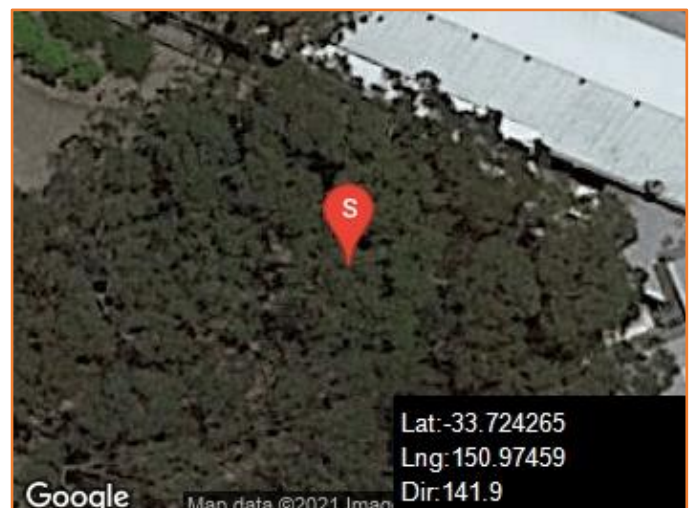




Figure 22: Reasonable - General condition of kerb and gutter.

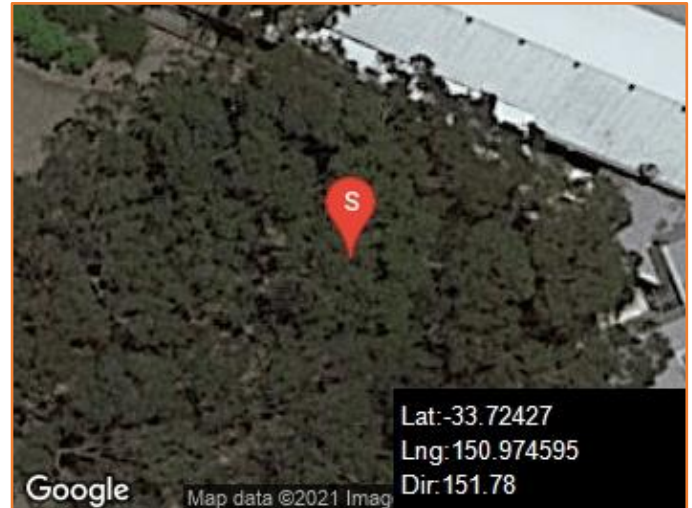


Figure 23: Reasonable - General condition of kerb and gutter.

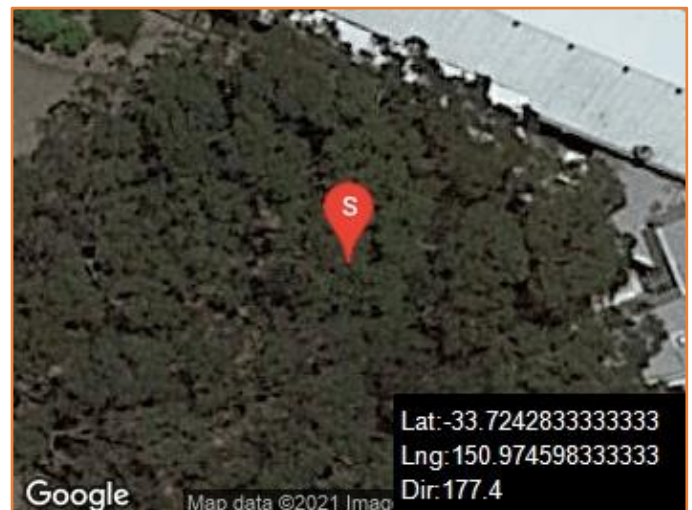


Figure 24: Reasonable - General condition of flexible pavement.

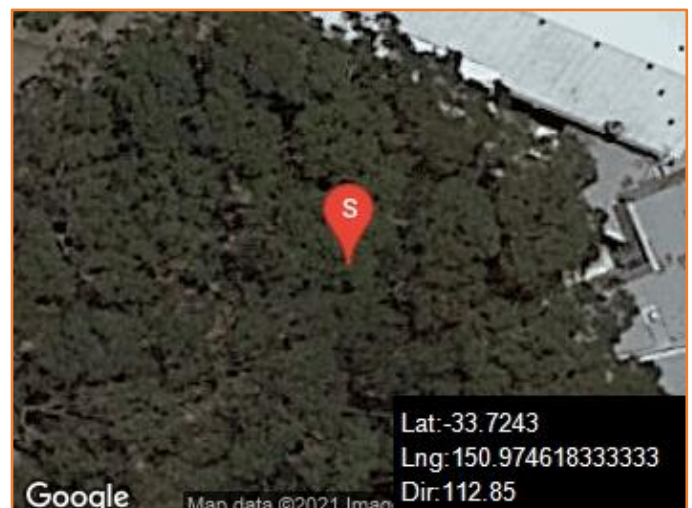




Figure 25: Reasonable - General condition of kerb and gutter. Moderate hairline cracking observed.

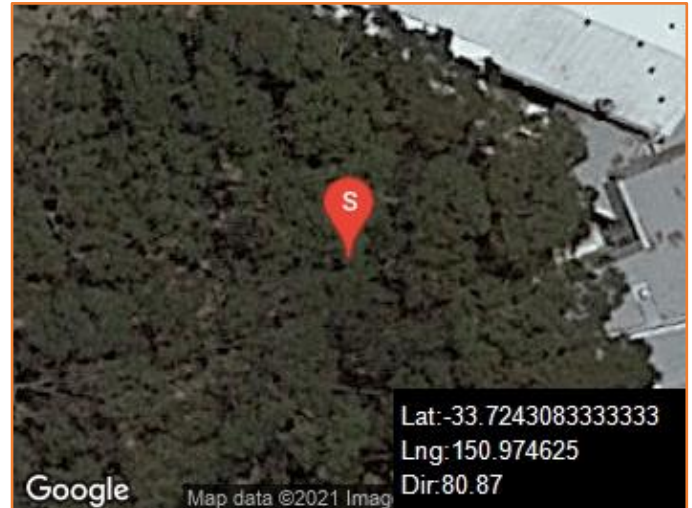


Figure 26: Reasonable - General condition of kerb and gutter.



Figure 27: Reasonable - General condition of kerb and gutter.





Figure 28: Reasonable - General condition of flexible pavement. Moderate hairline cracking observed.

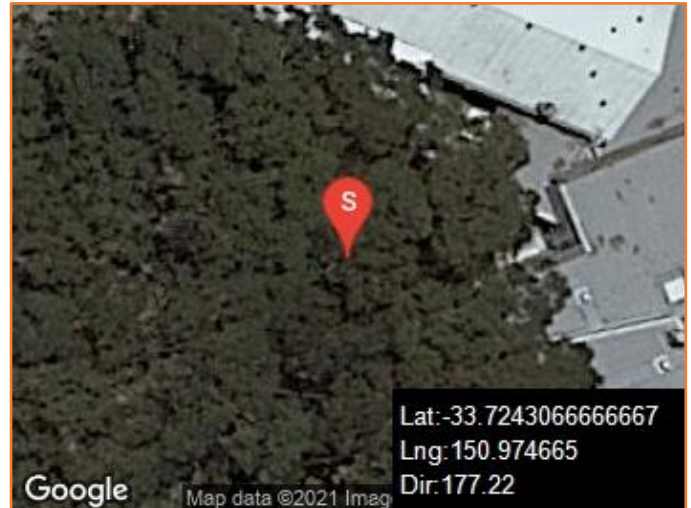


Figure 29: Reasonable - General condition of kerb inlet pit.

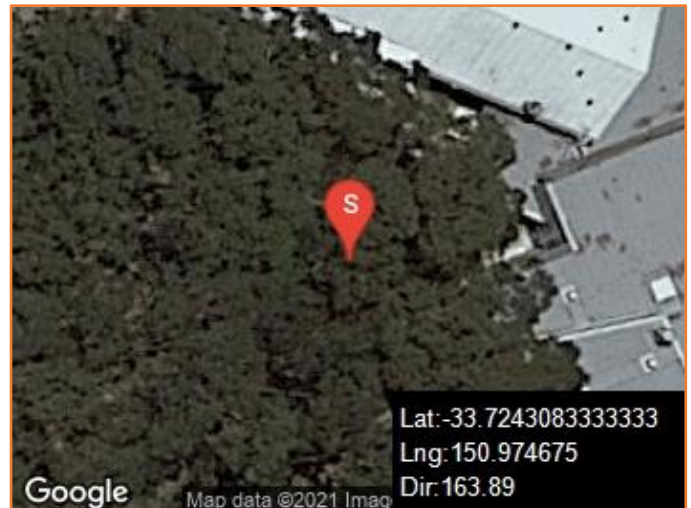


Figure 30: Reasonable - General condition of kerb and gutter.

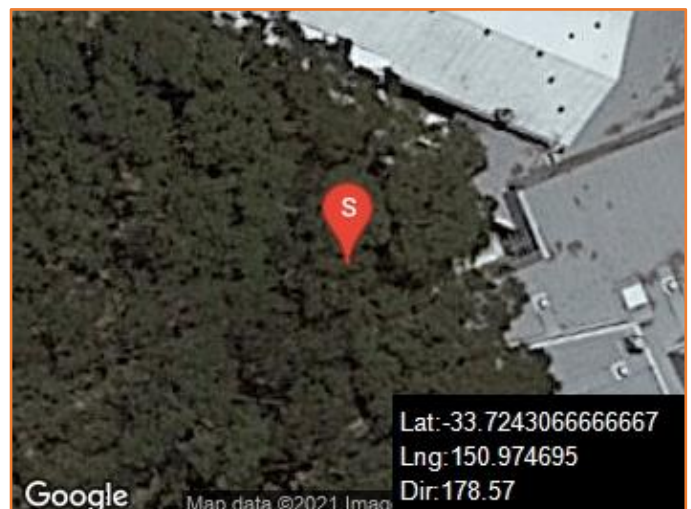




Figure 31: Reasonable - General condition of kerb and gutter.

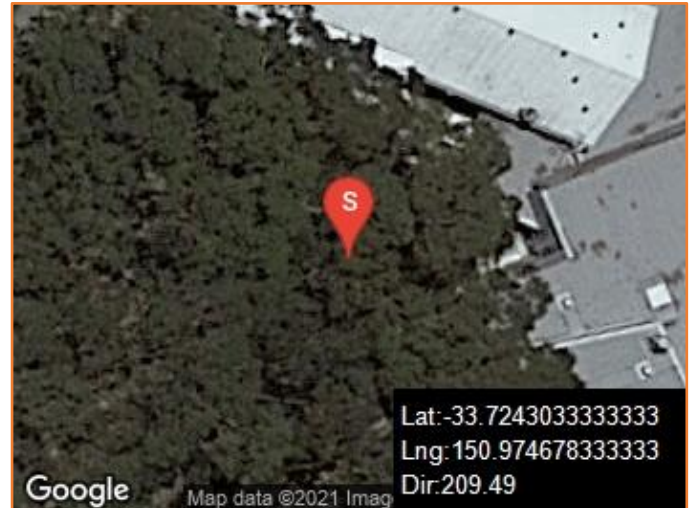


Figure 32: Reasonable - General condition of flexible pavement.

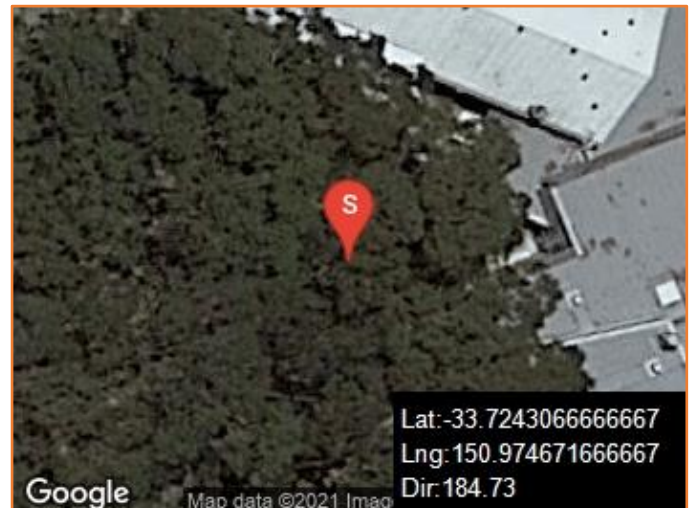


Figure 33: Reasonable - General condition of kerb and gutter. Minor hairline cracking observed.

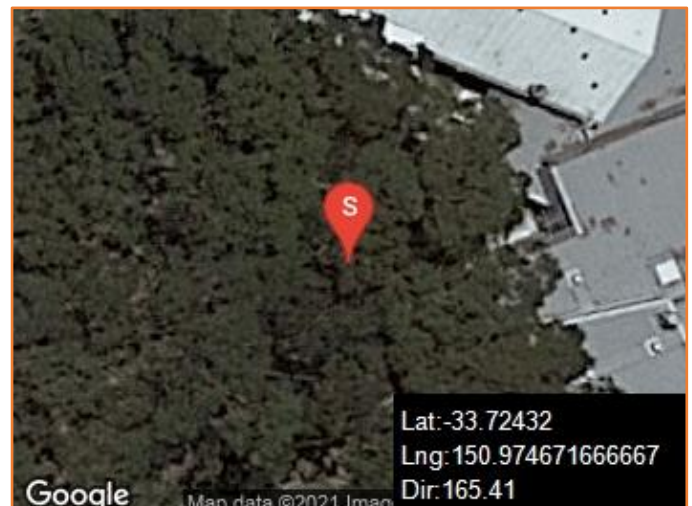




Figure 34: Reasonable - General condition of kerb and gutter. Minor hairline cracking observed.

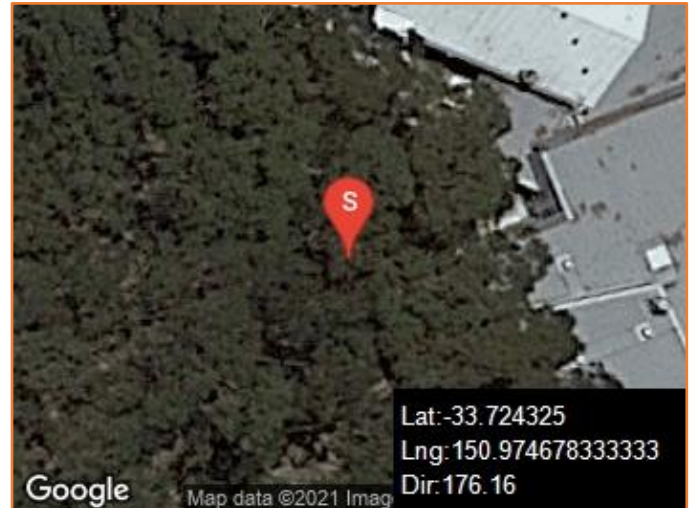


Figure 35: Reasonable - General condition of kerb and gutter. Minor hairline cracking observed.

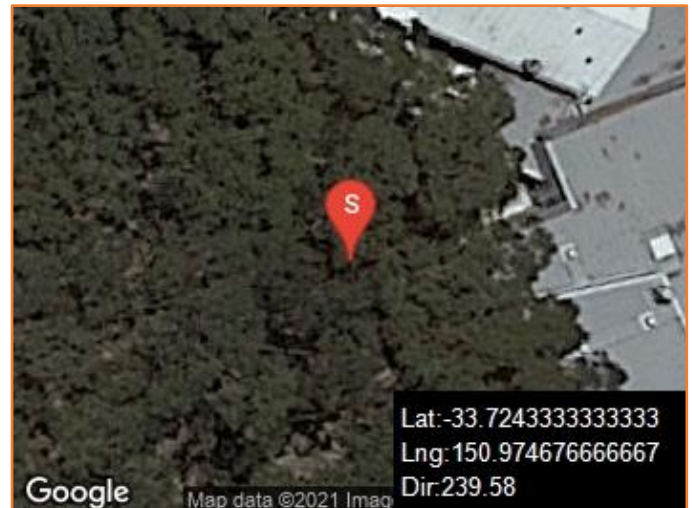


Figure 36: Reasonable - General condition of flexible pavement.

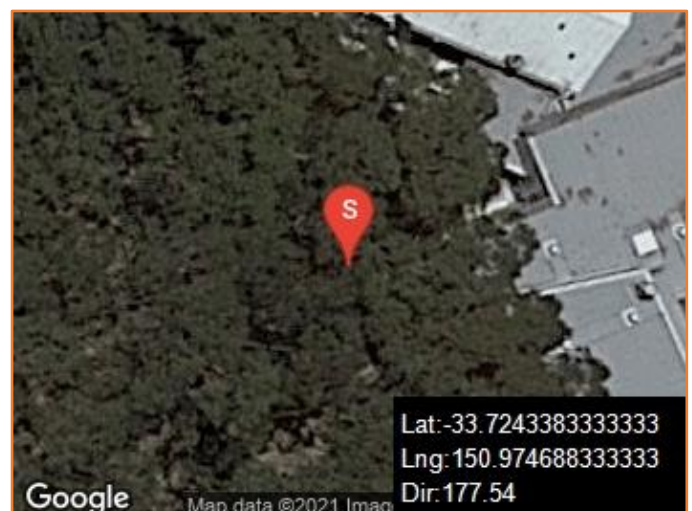




Figure 37: Reasonable - General condition of kerb and gutter.

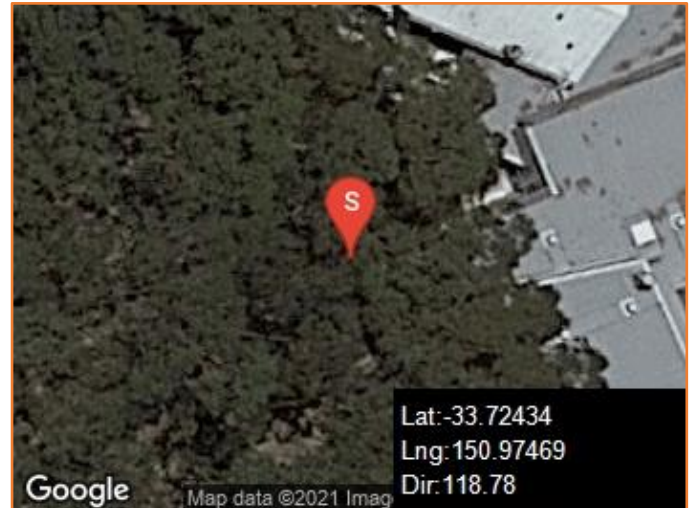


Figure 38: Reasonable - General condition of kerb and gutter. Minor spalling observed.



Figure 39: Reasonable - General condition of flexible pavement.

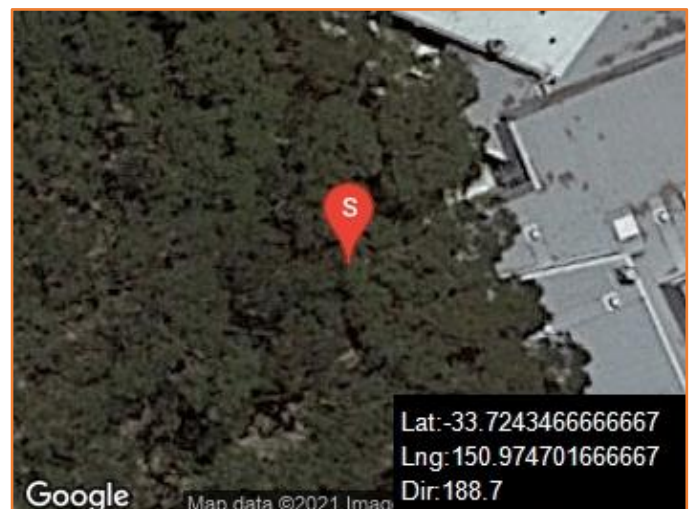




Figure 40: Reasonable - General condition of kerb and gutter.



Figure 41: Reasonable - General condition of kerb and gutter.

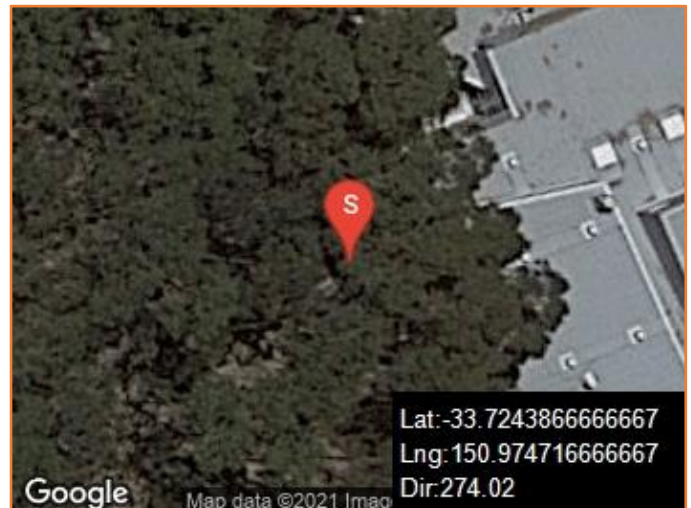


Figure 42: Reasonable - General condition of kerb and gutter.

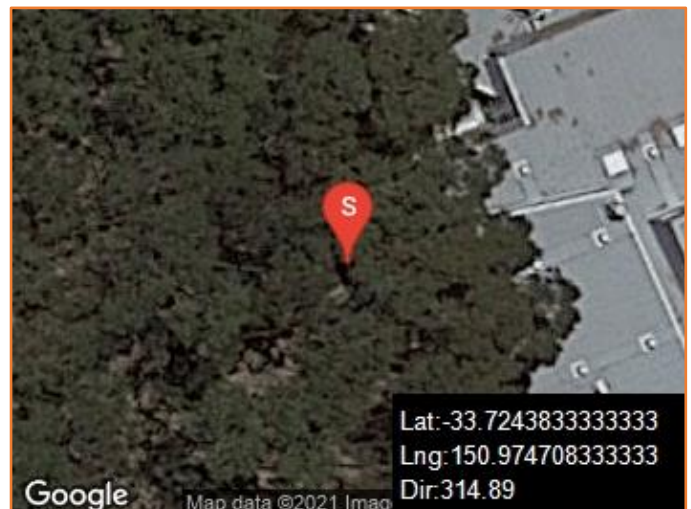




Figure 43: Reasonable - General condition of flexible pavement. Minor cracking observed.



Figure 44: Reasonable - General condition of kerb and gutter.

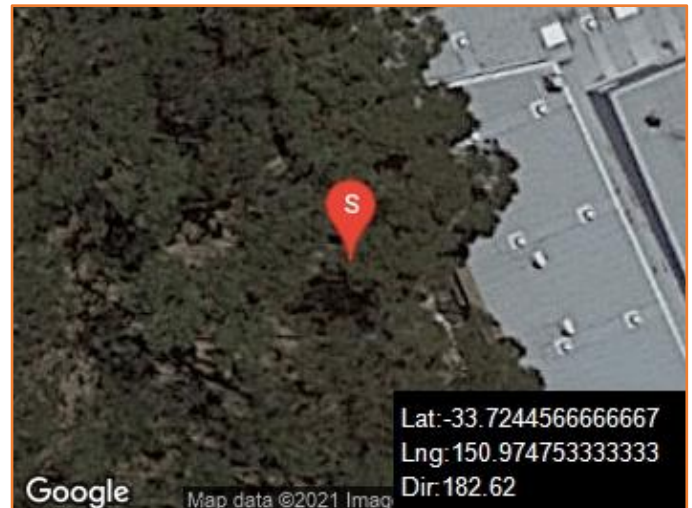


Figure 45: Reasonable - General condition of flexible pavement.

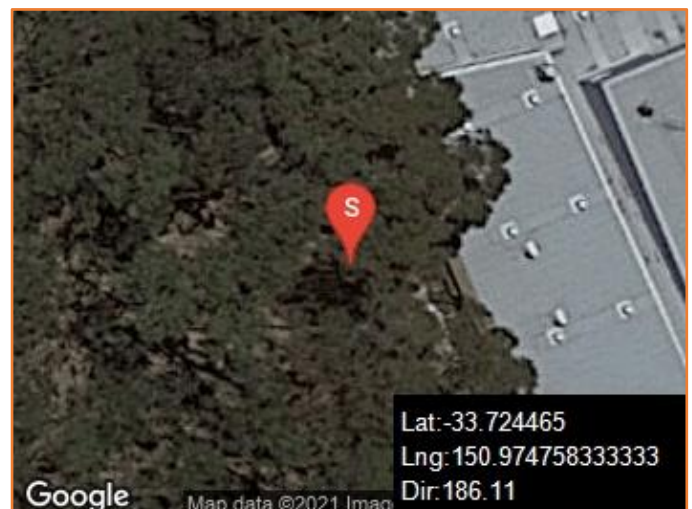




Figure 46: Reasonable - General condition of kerb and gutter.



Figure 47: Reasonable - General condition of flexible pavement.

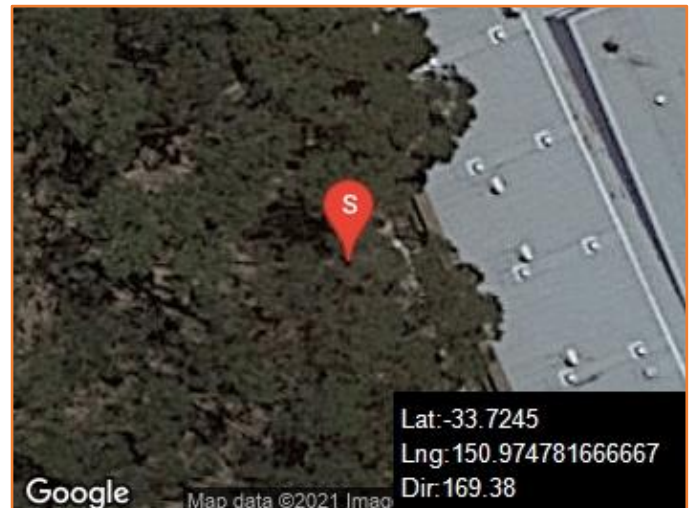


Figure 48: Reasonable - General condition of kerb and gutter.

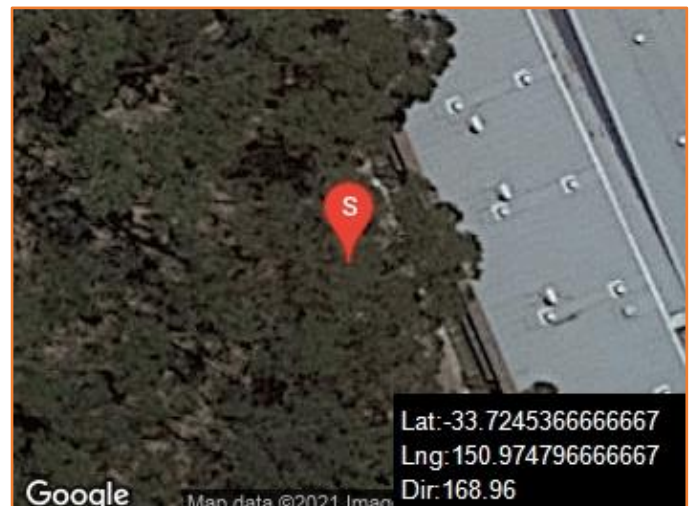




Figure 49: Reasonable - General condition of flexible pavement. Minor cracking observed.



Figure 50: Reasonable - General condition of flexible pavement.



Figure 51: Reasonable - General condition of kerb and gutter. Minor hairline cracking observed.

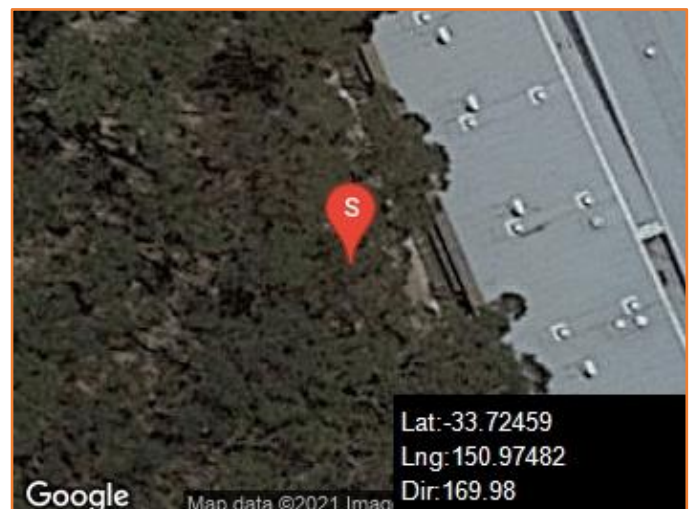




Figure 52: Reasonable - General condition of kerb and gutter and flexible pavement. Minor cracking observed.



Figure 53: Reasonable - General condition of flexible pavement.

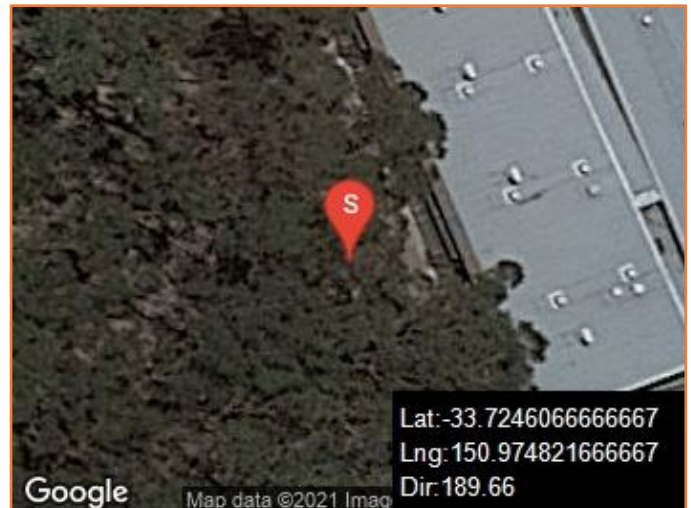


Figure 54: Reasonable - General condition of kerb and gutter. Minor hairline cracking observed.

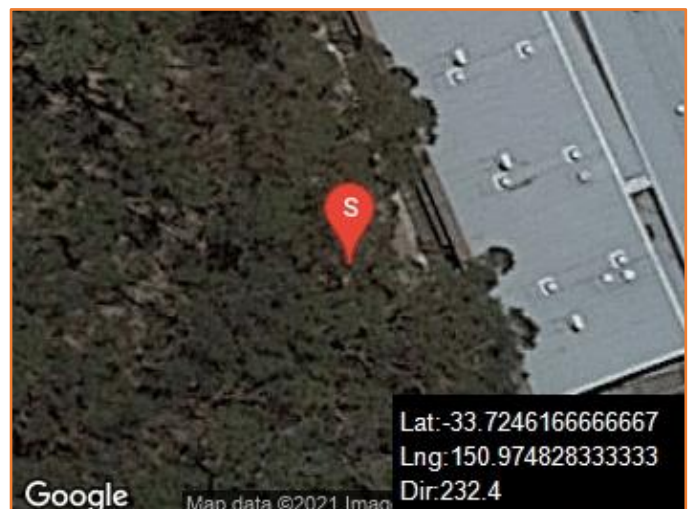




Figure 55: Reasonable - General condition of kerb and gutter.



Figure 56: Reasonable - General condition of flexible pavement. Minor cracking observed.

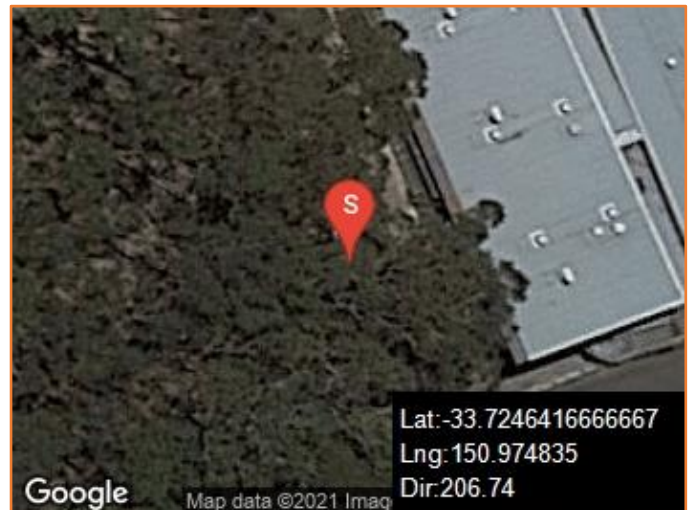


Figure 57: Reasonable - General condition of flexible pavement. Minor cracking observed.

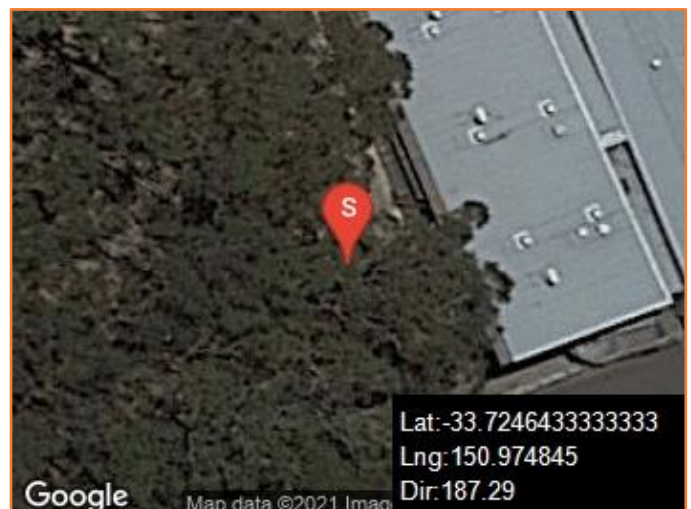




Figure 58: Reasonable - General condition of flexible pavement.

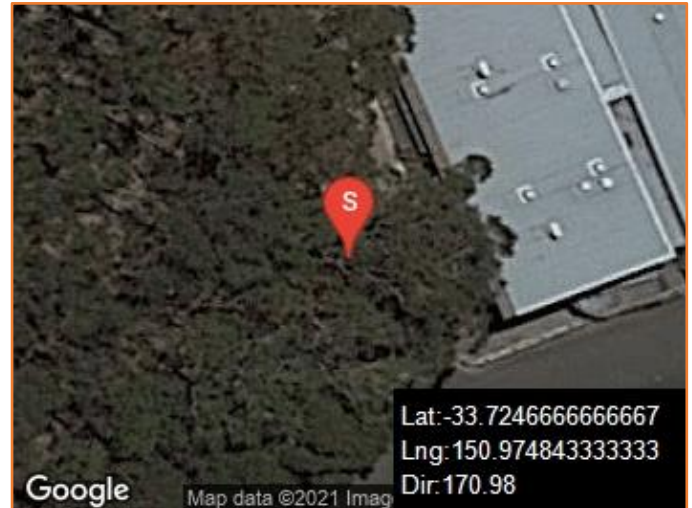


Figure 59: Reasonable - General condition of kerb and gutter.

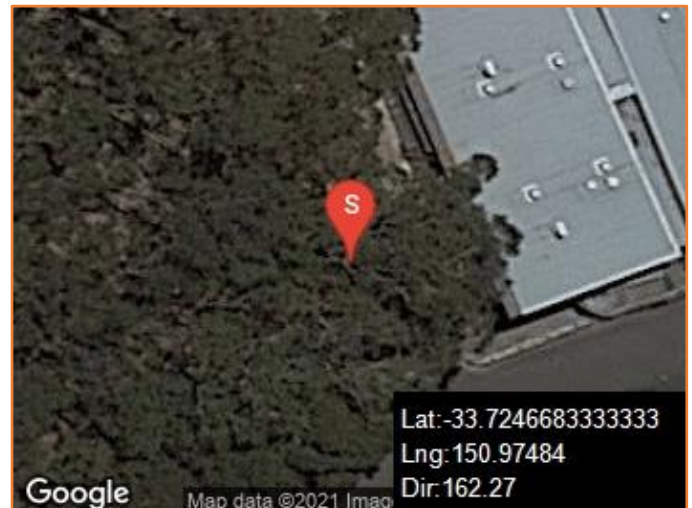


Figure 60: Reasonable - General condition of flexible pavement.





Figure 61: Reasonable - General condition of flexible pavement.



Figure 62: Reasonable - General condition of kerb and gutter.

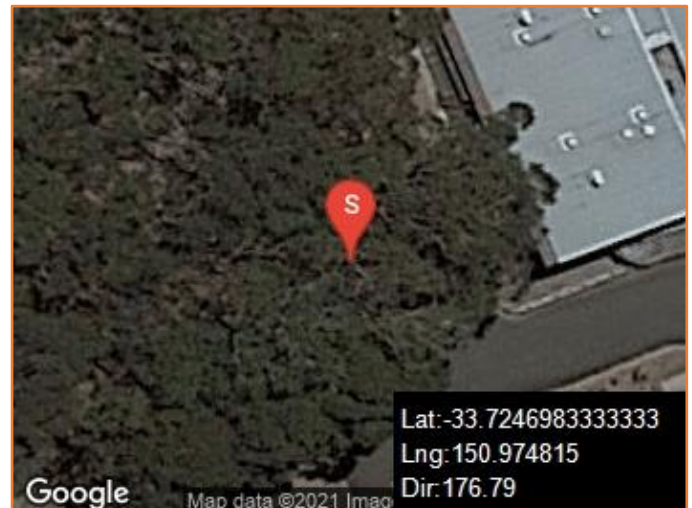


Figure 63: Reasonable - General condition of flexible pavement.

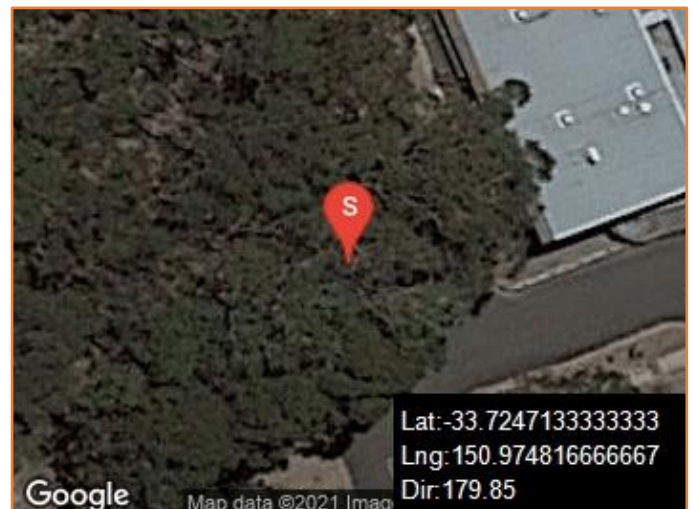




Figure 64: Reasonable - General condition of kerb and gutter.



Figure 65: Reasonable - General condition of flexible pavement. Minor cracking observed.



Figure 66: Poor - General condition of flexible pavement. Moderate cracking observed.

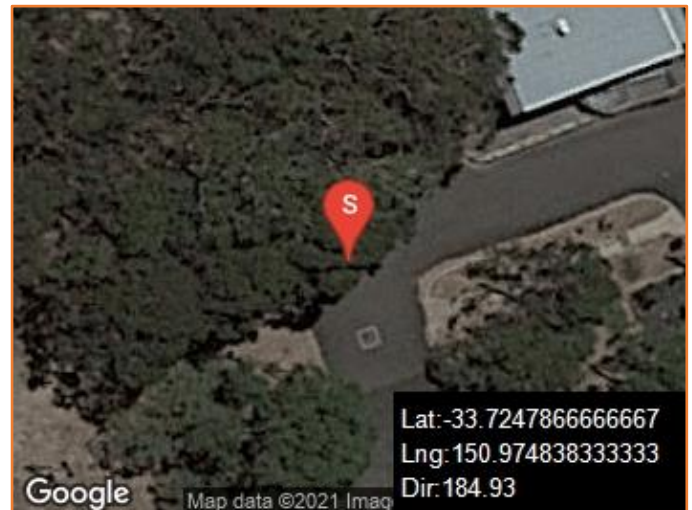




Figure 67: Reasonable - General condition of kerb and gutter.



Figure 68: Poor - General condition of flexible pavement. Moderate cracking observed.



APPENDIX 'B' – 'F' BLOCK & 'A' BLOCK



Figure 69: Good - General condition of external masonry wall.



Figure 70: Good - General condition of external masonry wall.



Figure 71: Good - General condition of external masonry wall.





Figure 72: Good - General condition of external masonry wall.



Figure 73: Reasonable - General condition of external masonry wall. Moderate water seepage observed.



Figure 74: Good - General condition of external masonry wall.





Figure 75: Good - General condition of external masonry wall.

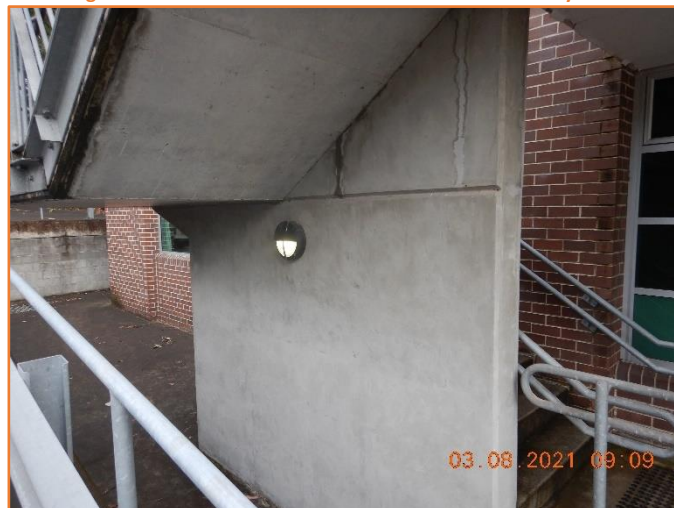


Figure 76: Good - General condition of blade wall.



Figure 77: Good - General condition of external masonry wall.





Figure 78: Good - General condition of external clad wall.



Figure 79: Good - General condition of external masonry wall.



Figure 80: Good - General condition of external masonry wall.



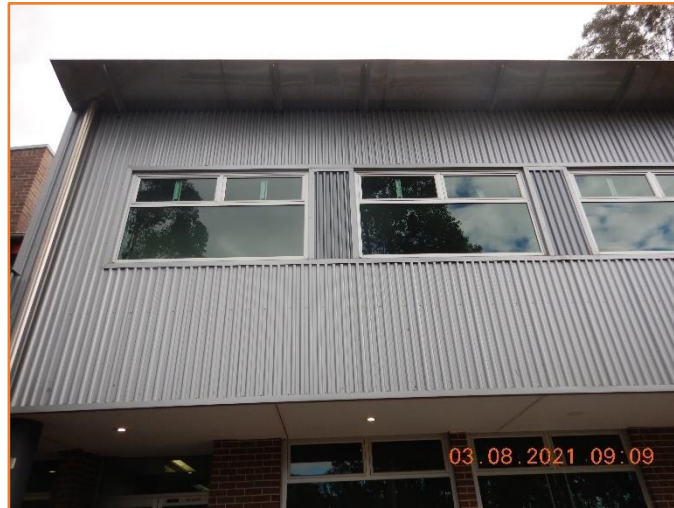


Figure 81: Good - General condition of external clad wall.



Figure 82: Good - General condition of external clad wall.



Figure 83: Good - General condition of external masonry wall.





Figure 84: Good - General condition of rigid pavement.



Figure 85: Good - General condition of rigid pavement.



Figure 86: Good - General condition of rigid pavement and steps and balustrade.





Figure 87: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.



Figure 88: Good - General condition of rigid pavement.



Figure 89: Good - General condition of rigid pavement.





Figure 90: Reasonable - General condition of retaining wall. Minor water seepage observed.



Figure 91: Reasonable - General condition of retaining wall. Minor water seepage observed.



Figure 92: Reasonable - General condition of retaining wall. Minor water seepage observed.





Figure 93: Good - General condition of grated inlet pit.



Figure 94: Good - General condition of rigid pavement.



Figure 95: Good - General condition of external masonry wall.





Figure 96: Good - General condition of rigid pavement.



Figure 97: Good - General condition of retaining wall.



Figure 98: Good - General condition of rigid pavement.





Figure 99: Good - General condition of external masonry wall.



Figure 100: Good - General condition of rigid pavement.



Figure 101: Good - General condition of retaining wall.





Figure 102: Good - General condition of external masonry wall.



Figure 103: Good - General condition of rigid pavement.



Figure 104: Good - General condition of retaining wall.





Figure 105: Good - General condition of external masonry wall.



Figure 106: Good - General condition of rigid pavement.



Figure 107: Good - General condition of retaining wall.





Figure 108: Good - General condition of external masonry wall.



Figure 109: Good - General condition of rigid pavement and grated inlet pit.



Figure 110: Good - General condition of retaining wall.





Figure 111: Good - General condition of rigid pavement.



Figure 112: Good - General condition of external masonry wall.



Figure 113: Good - General condition of retaining wall.





Figure 114: Good - General condition of rigid pavement.



Figure 115: Good - General condition of external masonry wall.



Figure 116: Good - General condition of retaining wall.





Figure 117: Good - General condition of rigid pavement.

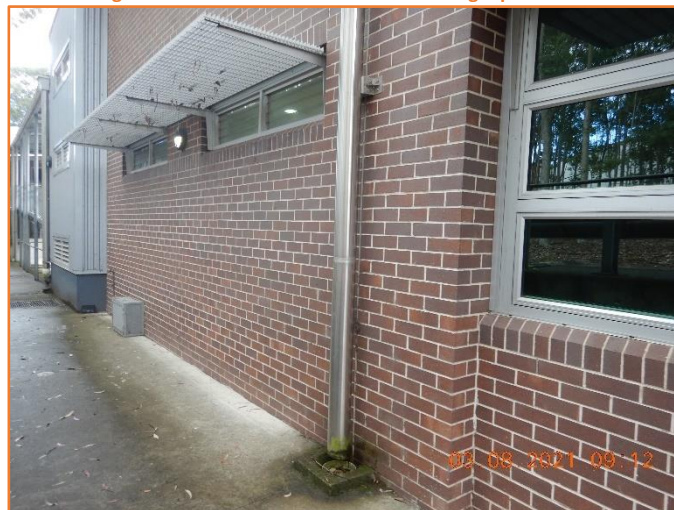


Figure 118: Good - General condition of external masonry wall.



Figure 119: Good - General condition of retaining wall.





Figure 120: Good - General condition of rigid pavement.

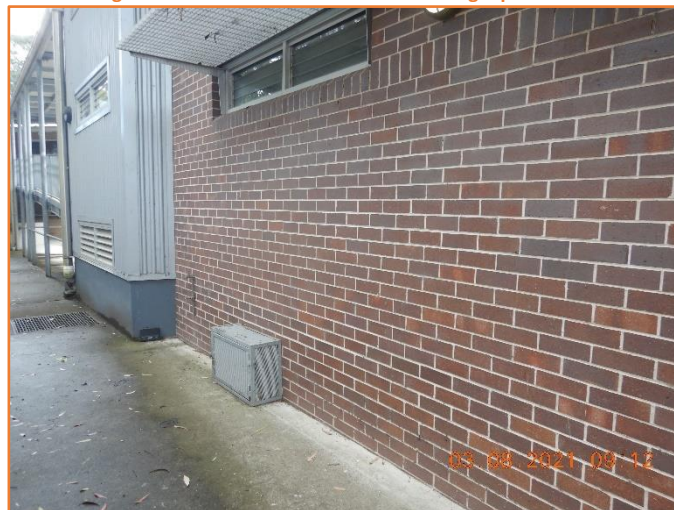


Figure 121: Good - General condition of external masonry wall.



Figure 122: Good - General condition of retaining wall.





Figure 123: Good - General condition of rigid pavement.



Figure 124: Good - General condition of external clad wall.



Figure 125: Good - General condition of rigid pavement and grated inlet pit.





Figure 126: Good - General condition of retaining wall.



Figure 127: Reasonable - General condition of rigid pavement. Minor differential settlement observed.



Figure 128: Good - General condition of steel ramps.





Figure 129: Good - General condition of rigid pavement.



Figure 130: Good - General condition of retaining wall.



Figure 131: Good - General condition of rigid pavement.





Figure 132: Good - General condition of retaining wall.



Figure 133: Reasonable - General condition of retaining wall. Moderate hairline cracking observed.



Figure 134: Reasonable - General condition of rigid pavement and grated inlet pit. Minor hairline cracking observed.





Figure 135: Good - General condition of external clad wall.

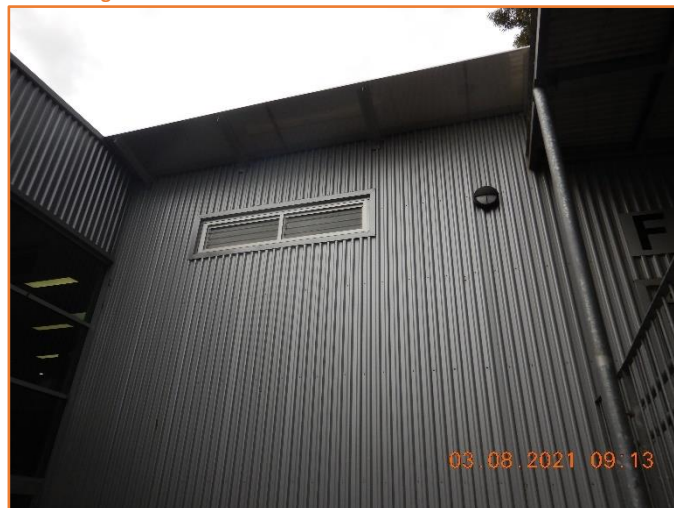


Figure 136: Good - General condition of external clad wall.



Figure 137: Good - General condition of external clad wall.





Figure 138: Good - General condition of external clad wall.



Figure 139: Good - General condition of external clad wall.



Figure 140: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.





Figure 141: Good - General condition of rigid pavement and grated inlet pit.



Figure 142: Reasonable - General condition of rigid pavement and grated inlet pit. Minor hairline cracking observed.



Figure 143: Good - General condition of rigid pavement.





Figure 144: Reasonable - General condition of rigid pavement and grated inlet pit. Moderate hairline cracking observed.



Figure 145: Good - General condition of external clad wall.



Figure 146: Good - General condition of external masonry wall.





Figure 147: Good - General condition of external masonry wall.



Figure 148: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.



Figure 149: Good - General condition of external masonry wall.





Figure 150: Good - General condition of external masonry wall.



Figure 151: Poor - General condition of rigid pavement. Extensive cracking observed.

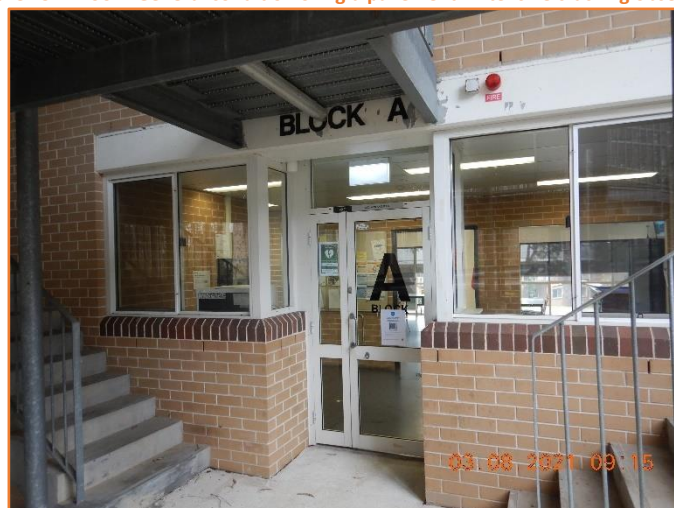


Figure 152: Good - General condition of external masonry wall.





Figure 153: Good - General condition of external masonry wall and steps.

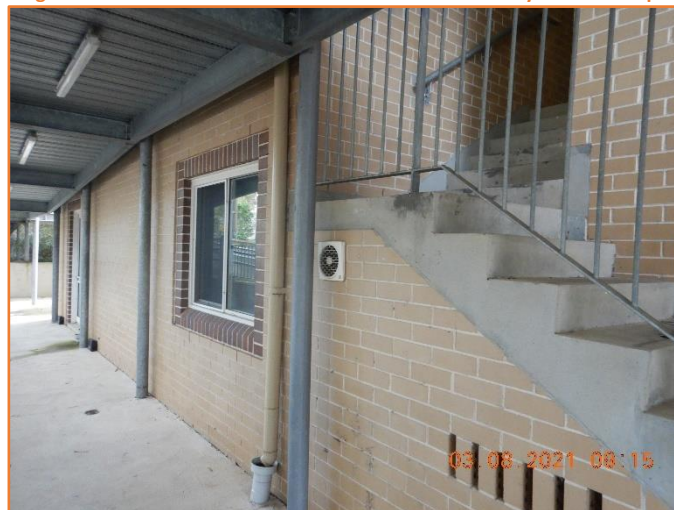


Figure 154: Good - General condition of external masonry wall.



Figure 155: Good - General condition of external masonry wall.





Figure 156: Good - General condition of external masonry wall.



Figure 157: Good - General condition of external masonry wall.



Figure 158: Good - General condition of retaining wall.





Figure 159: Reasonable - General condition of rigid pavement and retaining wall. Minor hairline cracking observed.



Figure 160: Good - General condition of retaining wall.



Figure 161: Good - General condition of retaining wall.





Figure 162: Good - General condition of wall.



Figure 163: Good - General condition of wall.



Figure 164: Good - General condition of wall.





Figure 165: Good - General condition of wall.



Figure 166: Good - General condition of wall.



Figure 167: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.





Figure 168: Good - General condition of rigid pavement.



Figure 169: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.



Figure 170: Good - General condition of rigid pavement.





Figure 171: Poor - General condition of rigid pavement. Major cracking and water seepage observed.



Figure 172: Reasonable - General condition of rigid pavement. Moderate cracking observed.



Figure 173: Good - General condition of external masonry wall.





Figure 174: Good - General condition of external masonry wall.



Figure 175: Good - General condition of external masonry wall.



Figure 176: Good - General condition of external masonry wall.





Figure 177: Good - General condition of external masonry wall.



Figure 178: Good - General condition of external masonry wall.

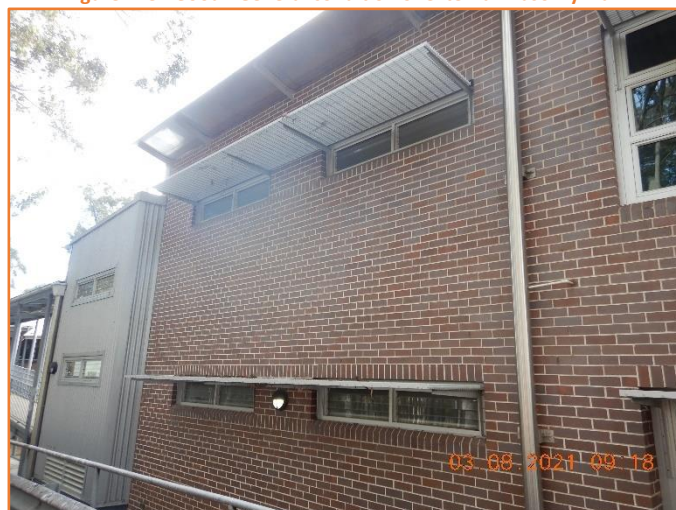


Figure 179: Good - General condition of external masonry wall.





Figure 180: Reasonable - General condition of external wall.



Figure 181: Good - General condition of steel ramp.



Figure 182: Good - General condition of steel ramp.





Figure 183: Good - General condition of external masonry wall.



Figure 184: Good - General condition of external masonry wall.



Figure 185: Good - General condition of external masonry wall.



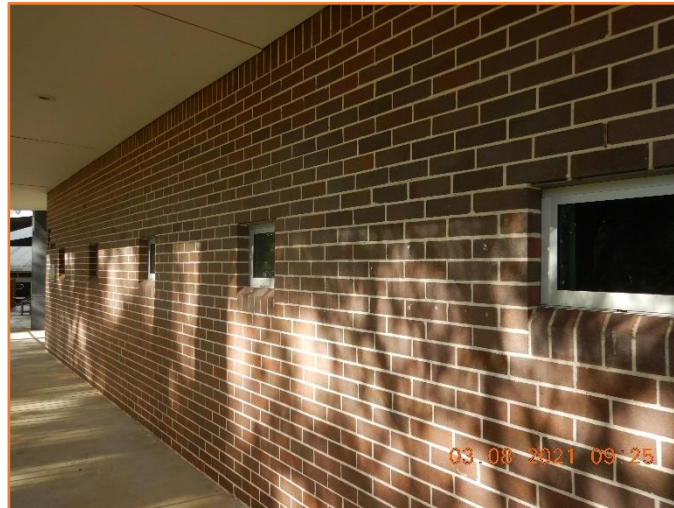


Figure 186: Good - General condition of external masonry wall.

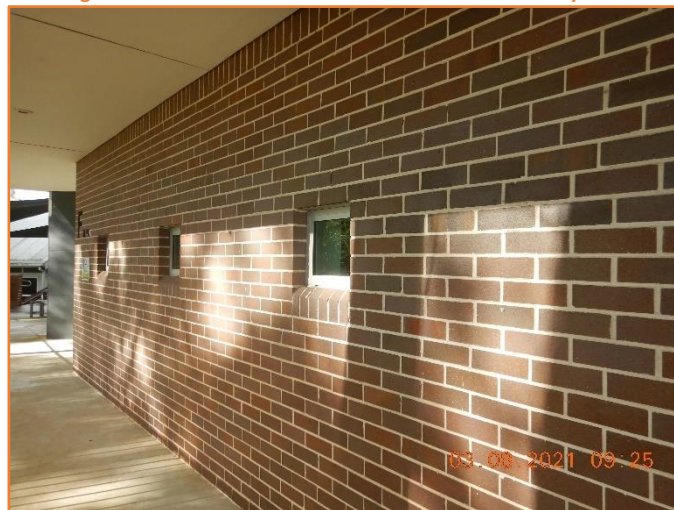


Figure 187: Good - General condition of external masonry wall.

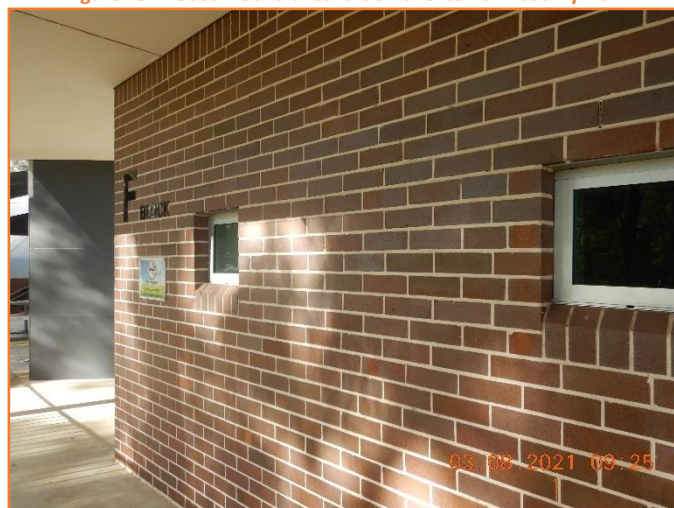


Figure 188: Good - General condition of external masonry wall.





Figure 189: Good - General condition of external wall.



Figure 190: Good - General condition of external wall.



Figure 191: Good - General condition of external wall.





Figure 192: Good - General condition of external wall.



Figure 193: Good - General condition of external wall.



Figure 194: Good - General condition of external wall.





Figure 195: Good - General condition of external wall.



Figure 196: Good - General condition of slab.



Figure 197: Good - General condition of slab.





Figure 198: Good - General condition of slab.



Figure 199: Good - General condition of slab.

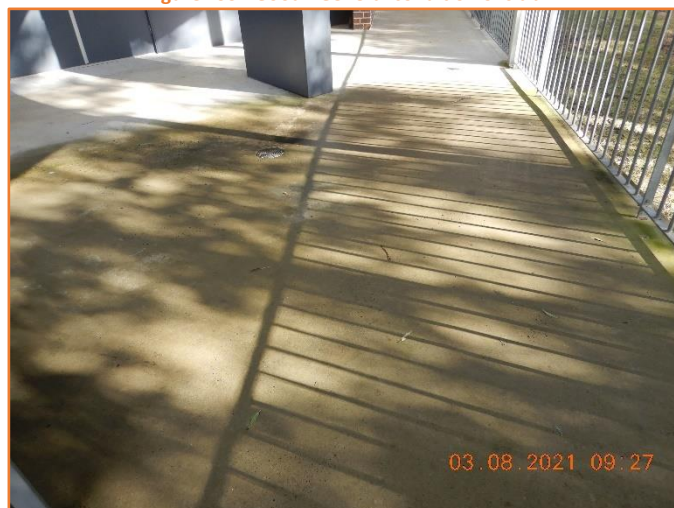


Figure 200: Good - General condition of slab.





Figure 201: Good - General condition of slab.



Figure 202: Poor - General condition of slab. Spalling and exposed reinforcement observed.

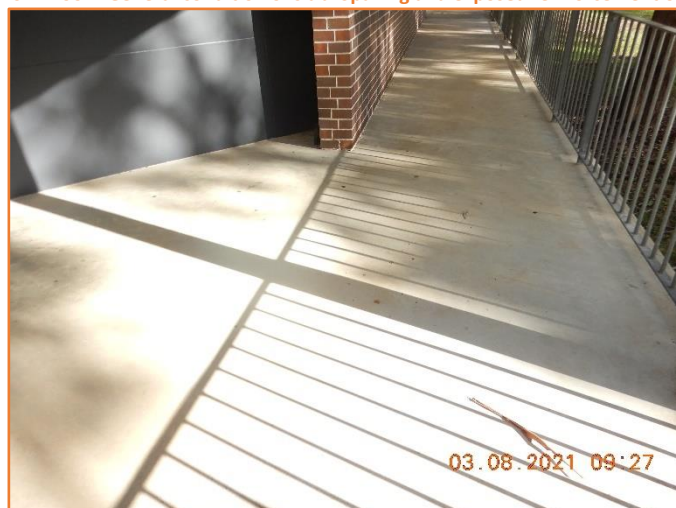


Figure 203: Good - General condition of slab.





Figure 204: Good - General condition of slab.



Figure 205: Good - General condition of slab.



Figure 206: Good - General condition of slab.





Figure 207: Good - General condition of slab.



Figure 208: Good - General condition of slab.



Figure 209: Good - General condition of rigid pavement.





Figure 210: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.



Figure 211: Good - General condition of rigid pavement.



Figure 212: Good - General condition of rigid pavement.





Figure 213: Good - General condition of rigid pavement.



Figure 214: Good - General condition of rigid pavement.



Figure 215: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.





Figure 216: Reasonable - General condition of rigid pavement and sewer manhole.

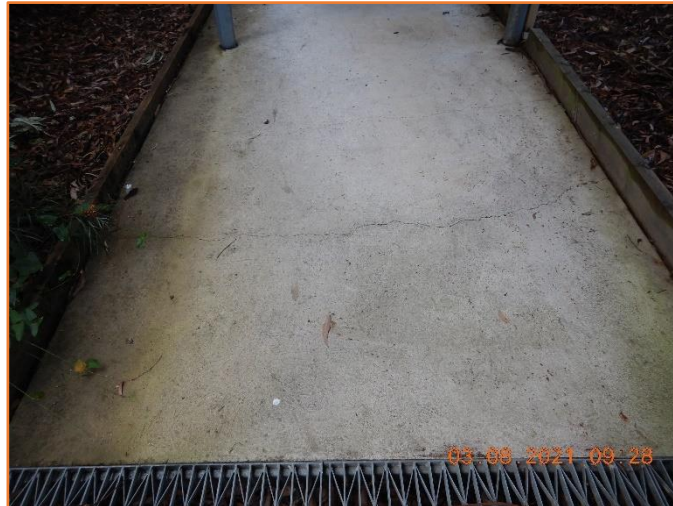


Figure 217: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.



Figure 218: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.





Figure 219: Good - General condition of external masonry wall.



Figure 220: Good - General condition of external masonry wall.

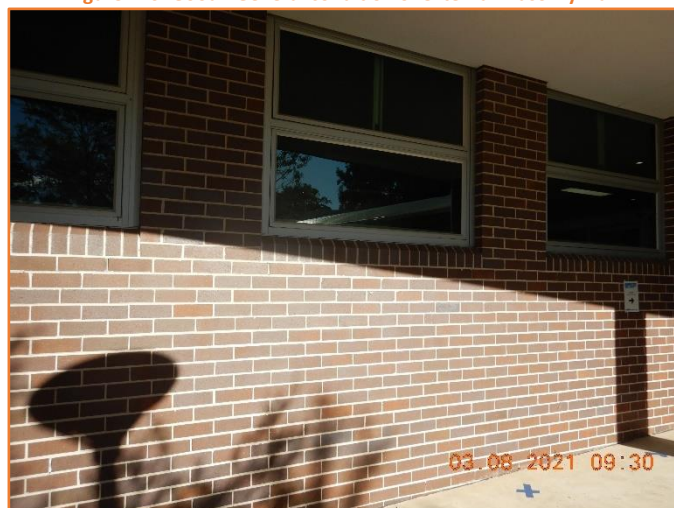


Figure 221: Good - General condition of external masonry wall.



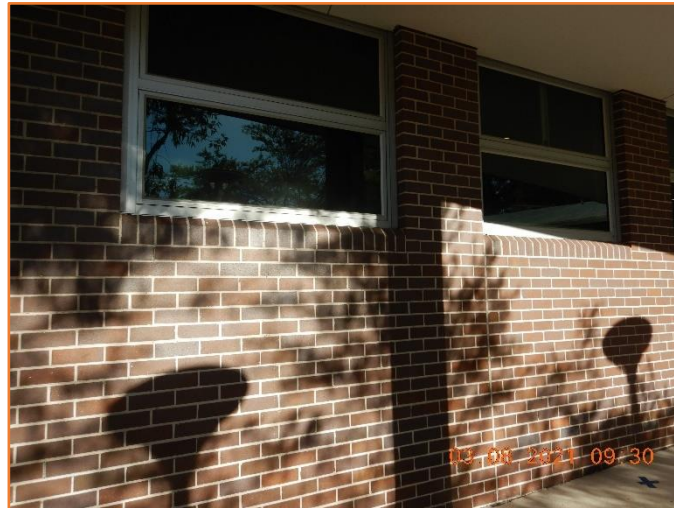


Figure 222: Good - General condition of external masonry wall.



Figure 223: Good - General condition of external masonry wall.



Figure 224: Good - General condition of external masonry wall.





Figure 225: Good - General condition of rigid pavement.



Figure 226: Good - General condition of rigid pavement.



Figure 227: Good - General condition of rigid pavement.





Figure 228: Good - General condition of rigid pavement.



Figure 229: Good - General condition of rigid pavement.

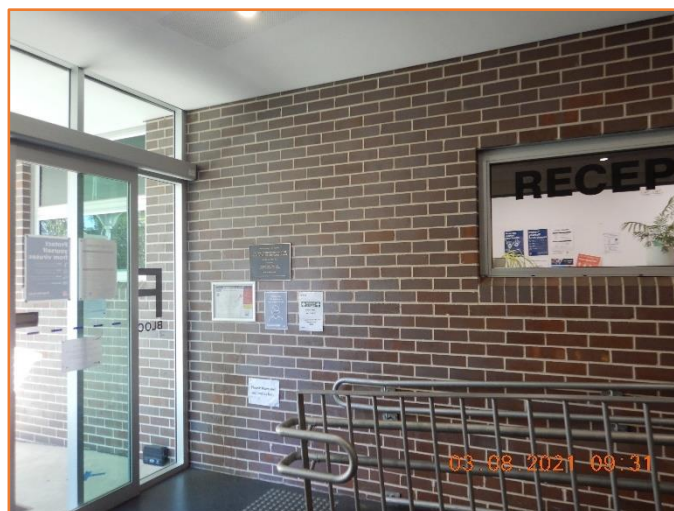


Figure 230: Good - General condition of internal masonry wall.



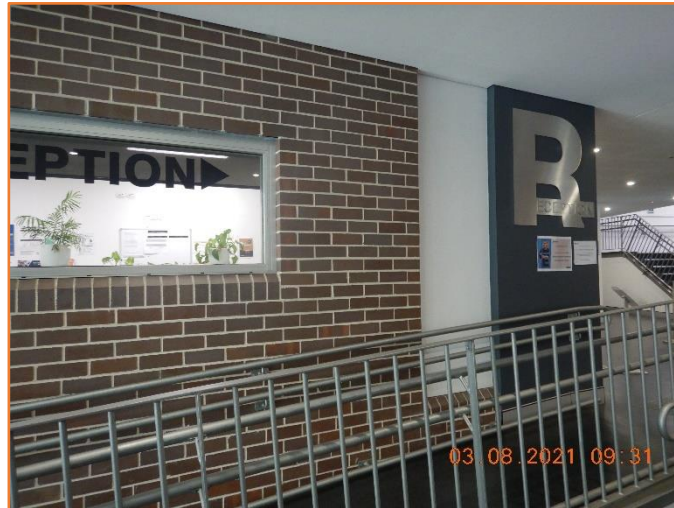


Figure 231: Good - General condition of internal masonry wall.



Figure 232: Reasonable - General condition of internal wall. Moderate hairline cracking observed.

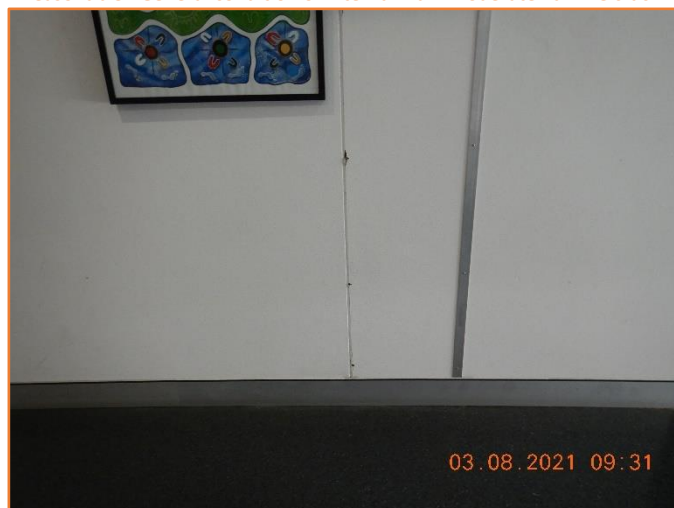


Figure 233: Reasonable - General condition of internal wall. Moderate hairline cracking observed.





Figure 234: Good - General condition of external wall.



Figure 235: Good - General condition of external wall.

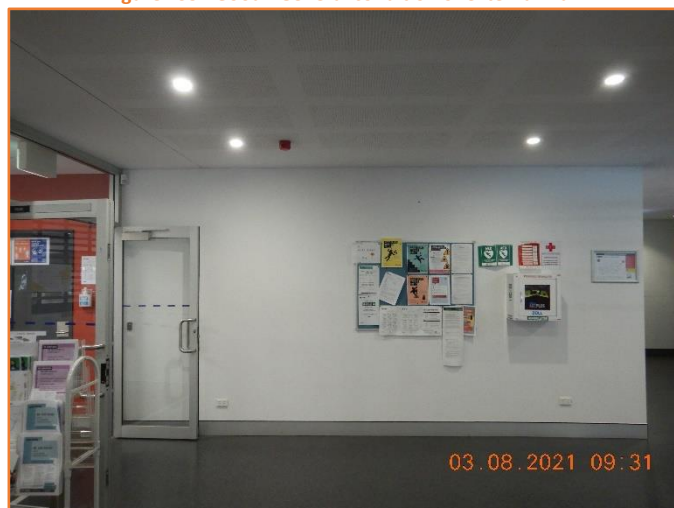


Figure 236: Good - General condition of external wall.





Figure 237: Good - General condition of external wall.



Figure 238: Reasonable - General condition of internal wall. Moderate hairline cracking observed.



Figure 239: Reasonable - General condition of internal wall. Moderate hairline cracking observed.





Figure 240: Good - General condition of internal wall.



Figure 241: Good - General condition of internal wall.

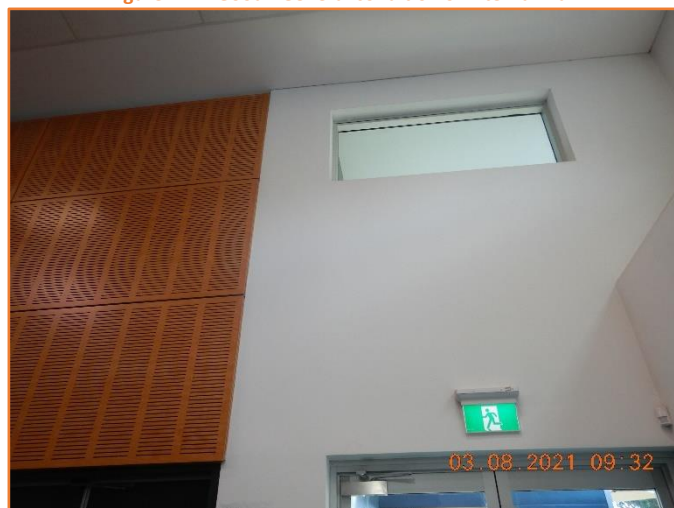


Figure 242: Good - General condition of internal wall.



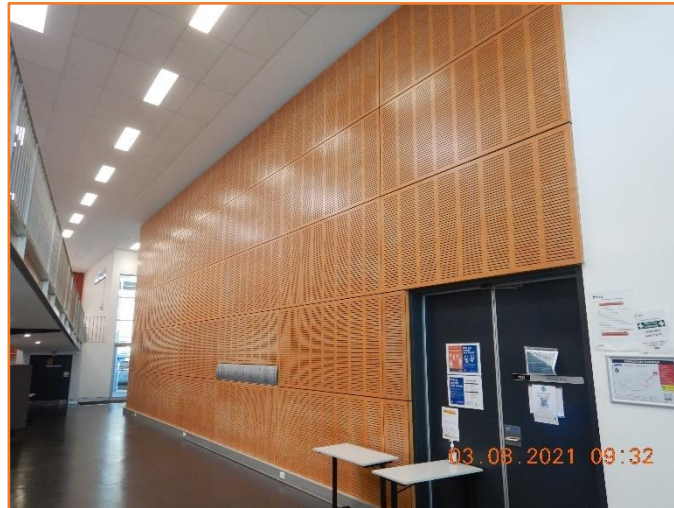


Figure 243: Good - General condition of feature wall.

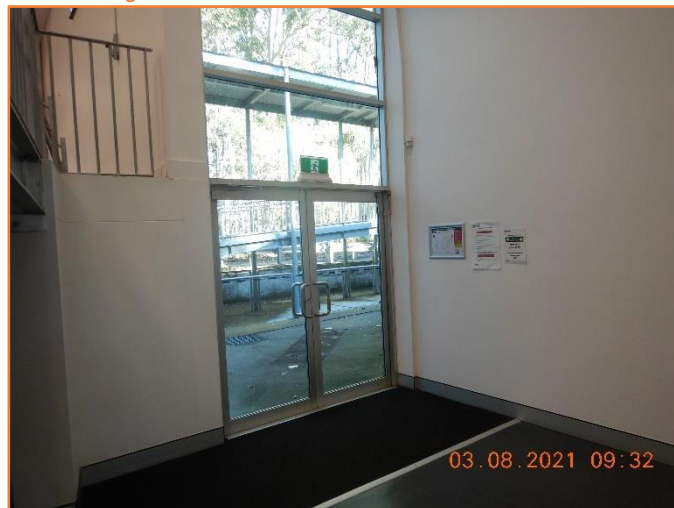


Figure 244: Good - General condition of internal wall.



Figure 245: Good - General condition of internal wall.



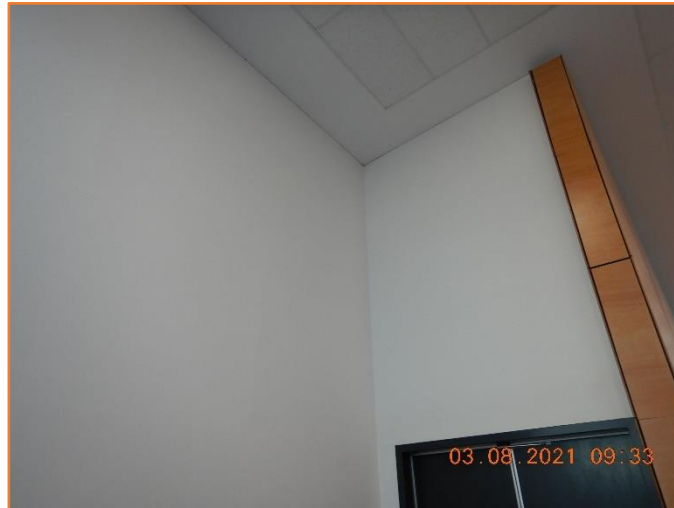


Figure 246: Good - General condition of internal wall.

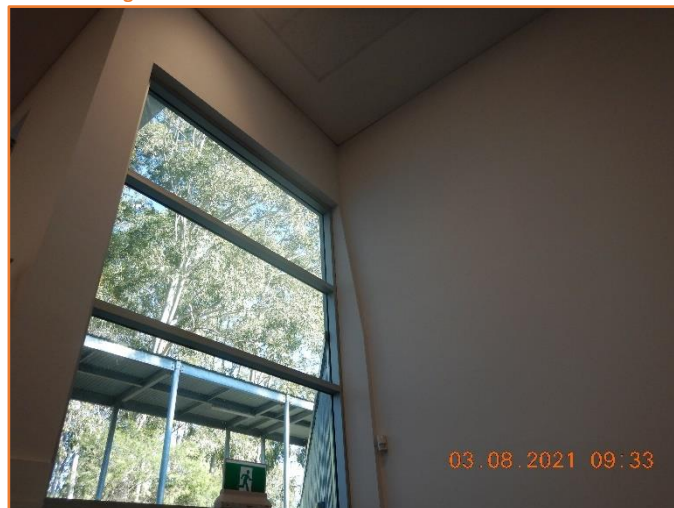


Figure 247: Good - General condition of internal wall.



Figure 248: Good - General condition of internal wall.





Figure 249: Good - General condition of internal wall.



Figure 250: Good - General condition of internal wall.



Figure 251: Good - General condition of internal wall.





Figure 252: Good - General condition of internal wall.

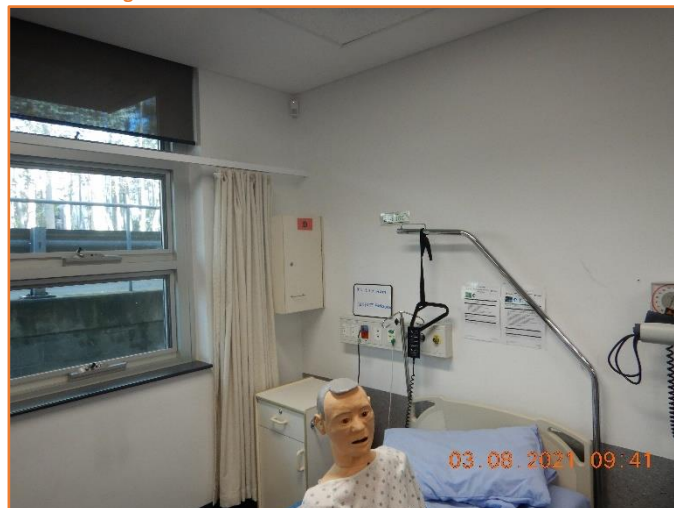


Figure 253: Good - General condition of internal wall.

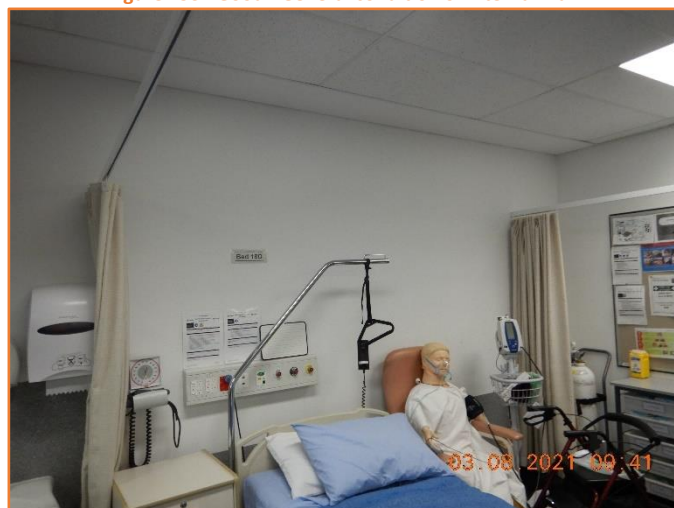


Figure 254: Good - General condition of internal wall.





Figure 255: Reasonable - General condition of internal wall. Moderate hairline cracking observed.



Figure 256: Good - General condition of internal wall.



Figure 257: Good - General condition of internal wall.





Figure 258: Reasonable - General condition of internal wall. Minor hairline cracking observed.



Figure 259: Poor - General condition of internal wall. Moderate cracking observed.

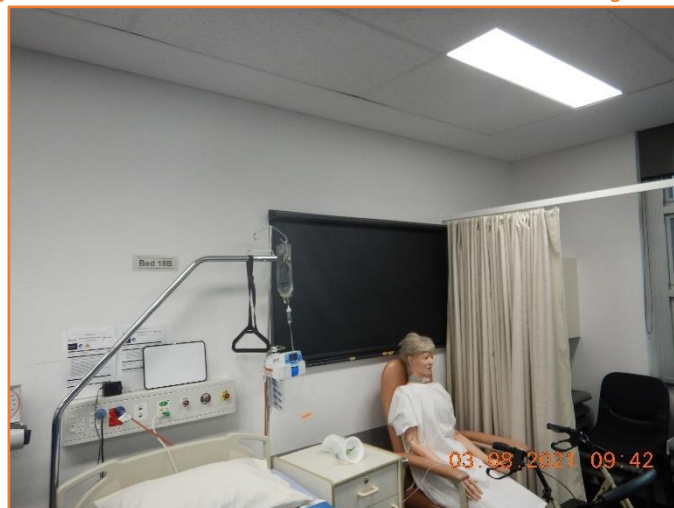


Figure 260: Good - General condition of internal wall.





Figure 261: Reasonable - General condition of internal wall.

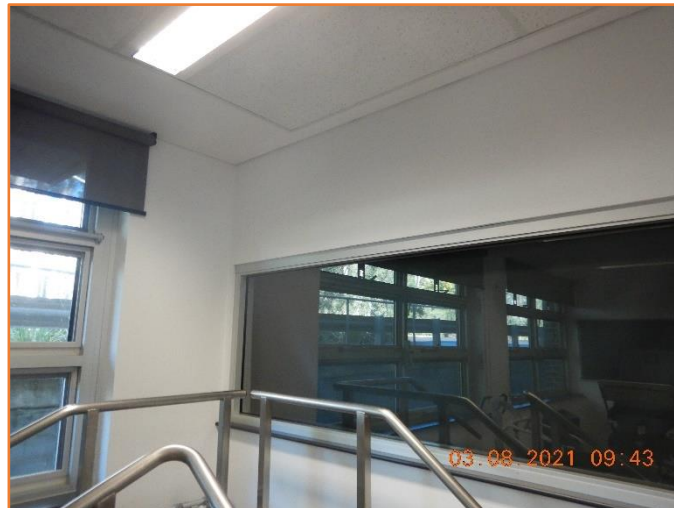


Figure 262: Good - General condition of internal wall.



Figure 263: Good - General condition of internal wall.





Figure 264: Good - General condition of internal wall.



Figure 265: Good - General condition of internal wall.



Figure 266: Good - General condition of internal wall.





Figure 267: Good - General condition of internal wall.

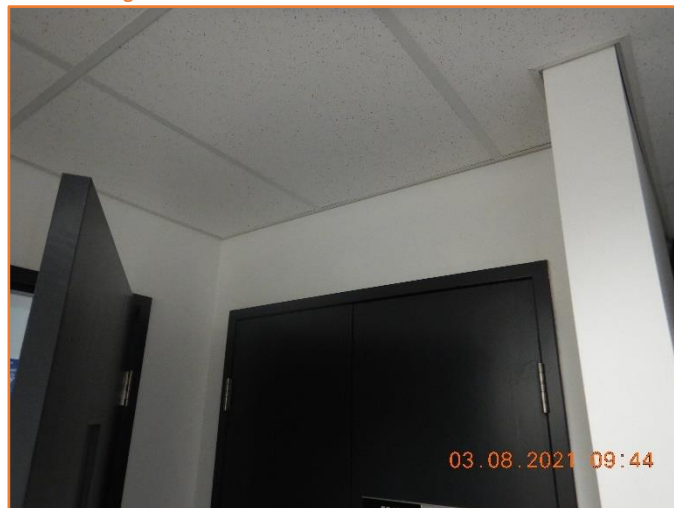


Figure 268: Good - General condition of internal wall.

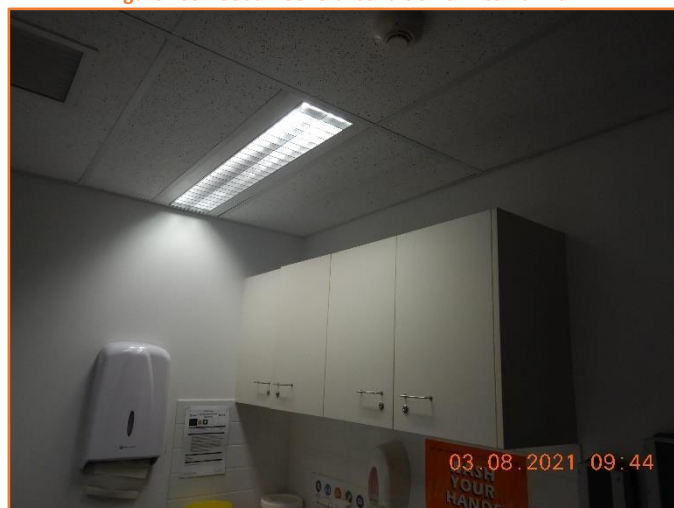


Figure 269: Good - General condition of internal wall.





Figure 270: Good - General condition of internal wall.



Figure 271: Good - General condition of internal wall.



Figure 272: Reasonable - General condition of internal wall. Minor hairline cracking observed.





Figure 273: Reasonable - General condition of internal wall. Moderate hairline cracking observed.



Figure 274: Good - General condition of internal wall.



Figure 275: Good - General condition of internal wall.





Figure 276: Good - General condition of internal wall.



Figure 277: Good - General condition of internal wall.



Figure 278: Good - General condition of internal wall.





Figure 279: Reasonable - General condition of architrave and window. Minor hairline cracking observed.



Figure 280: Reasonable - General condition of internal wall. Moderate hairline cracking observed.

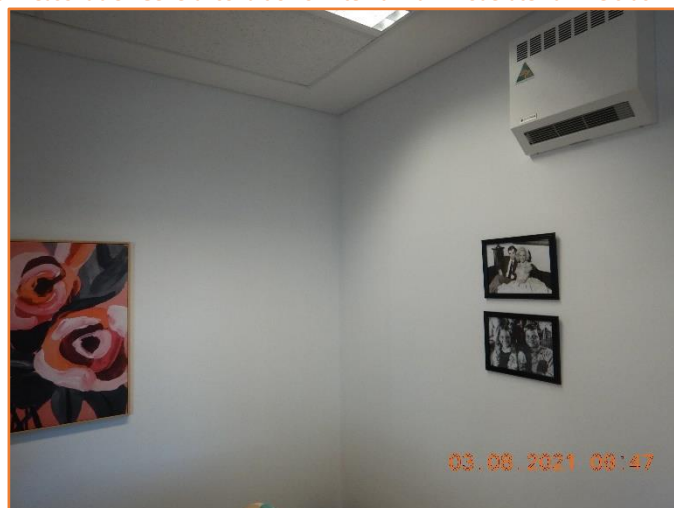


Figure 281: Good - General condition of internal wall.



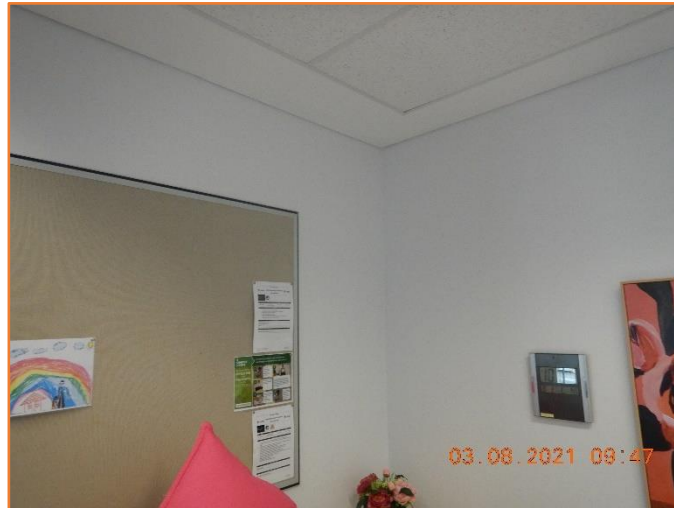


Figure 282: Good - General condition of internal wall.



Figure 283: Good - General condition of internal wall.

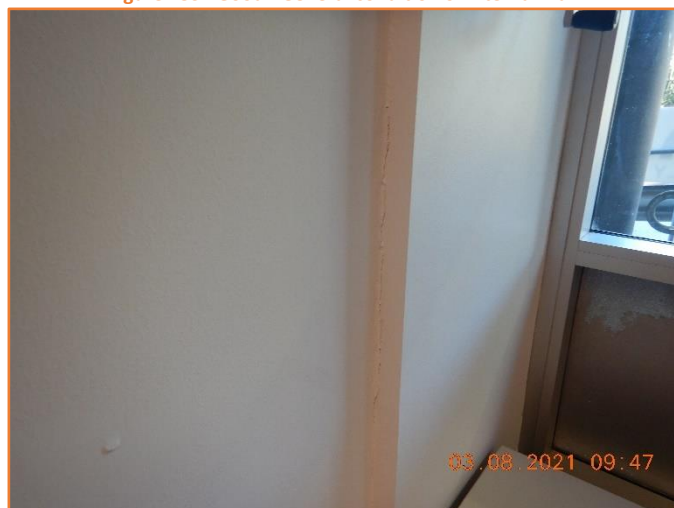


Figure 284: Reasonable - General condition of internal wall. Moderate hairline cracking observed.





Figure 285: Reasonable - General condition of ceiling. Moderate hairline cracking observed.



Figure 286: Good - General condition of internal wall.

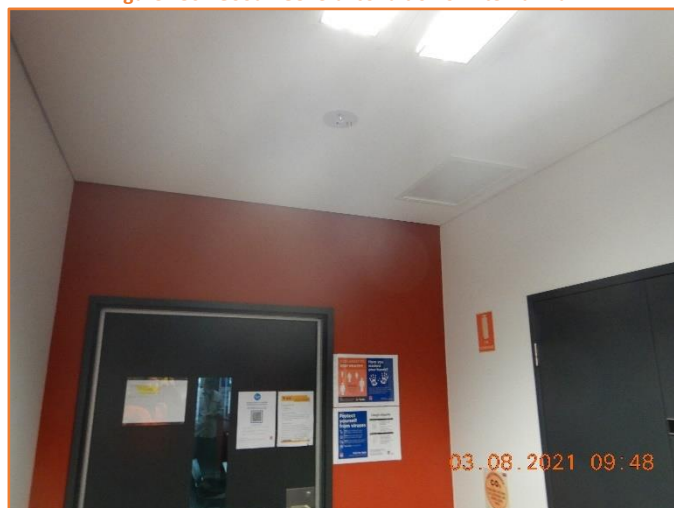


Figure 287: Good - General condition of internal wall.



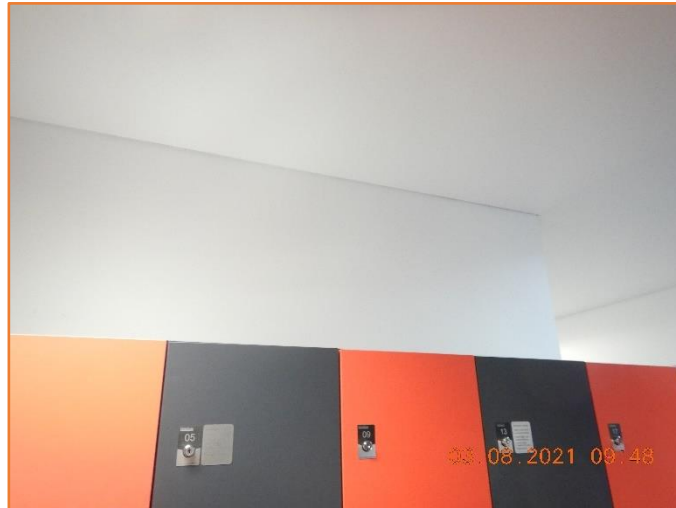


Figure 288: Good - General condition of internal wall.

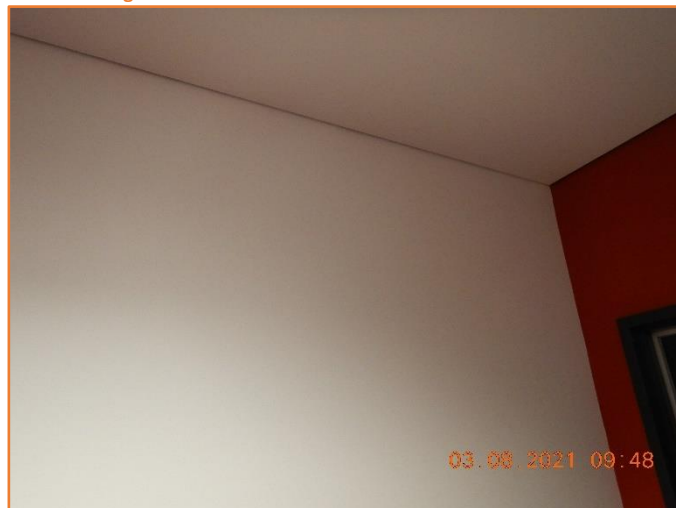


Figure 289: Good - General condition of internal wall.

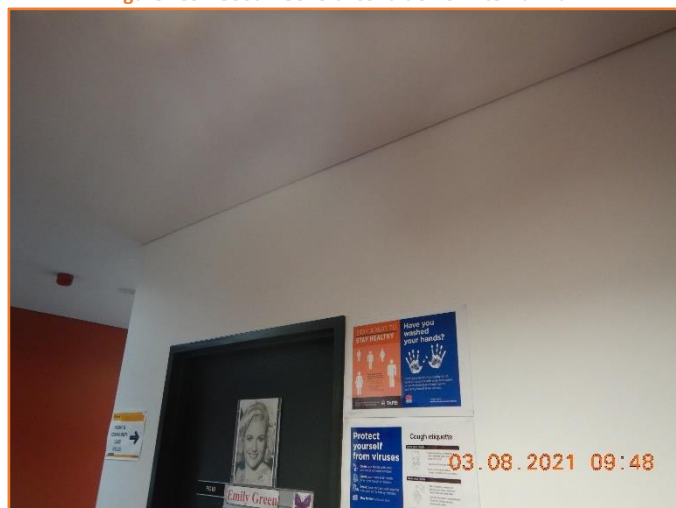


Figure 290: Good - General condition of internal wall.





Figure 291: Good - General condition of internal wall.

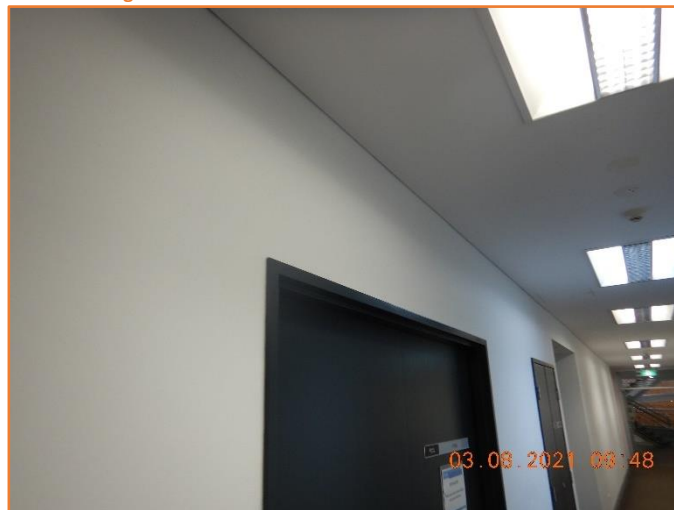


Figure 292: Good - General condition of internal wall.

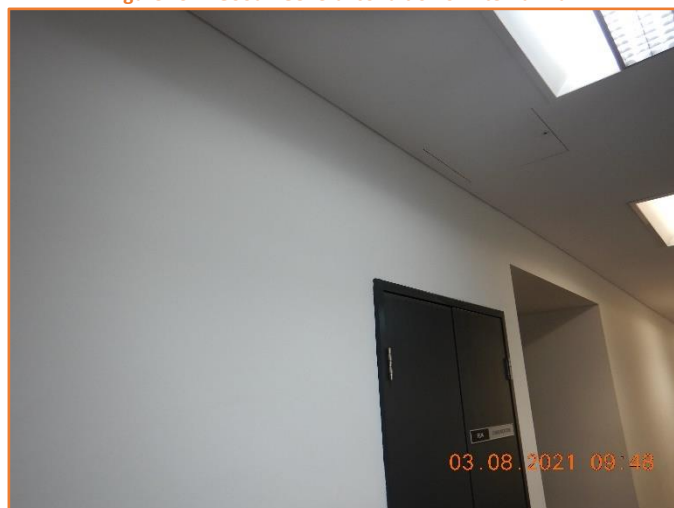


Figure 293: Good - General condition of internal wall.





Figure 294: Reasonable - General condition of internal wall. Minor hairline cracking observed.

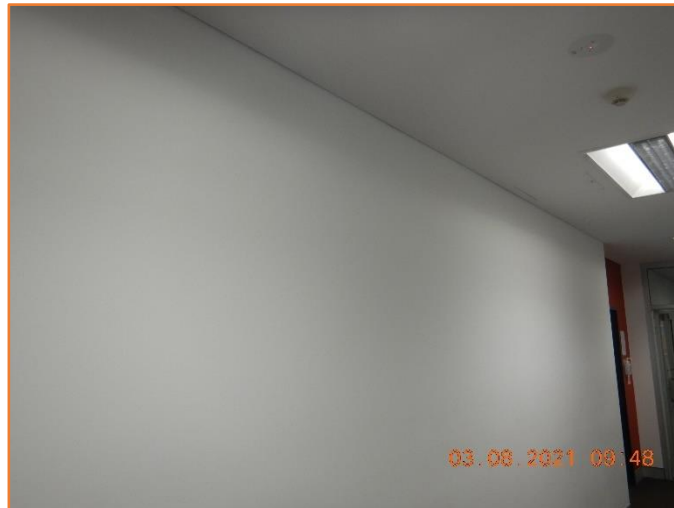


Figure 295: Good - General condition of internal wall.



Figure 296: Reasonable - General condition of internal wall. Minor hairline cracking observed.





Figure 297: Reasonable - General condition of internal wall. Minor hairline cracking observed.



Figure 298: Good - General condition of internal wall.

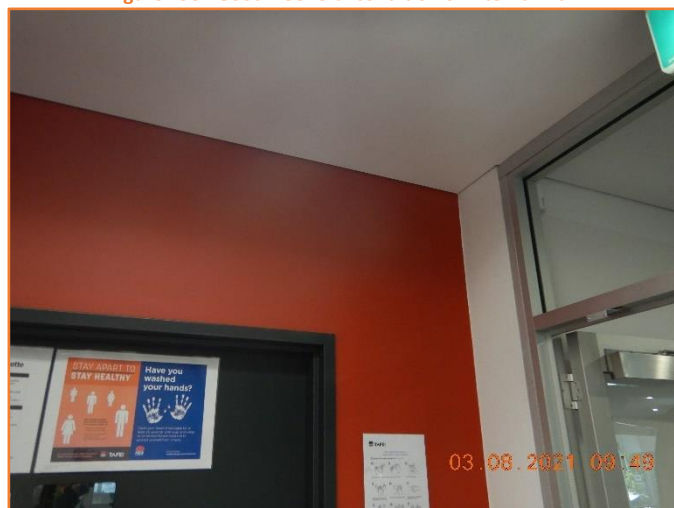


Figure 299: Good - General condition of internal wall.





Figure 300: Reasonable - General condition of internal wall. Minor hairline cracking observed.

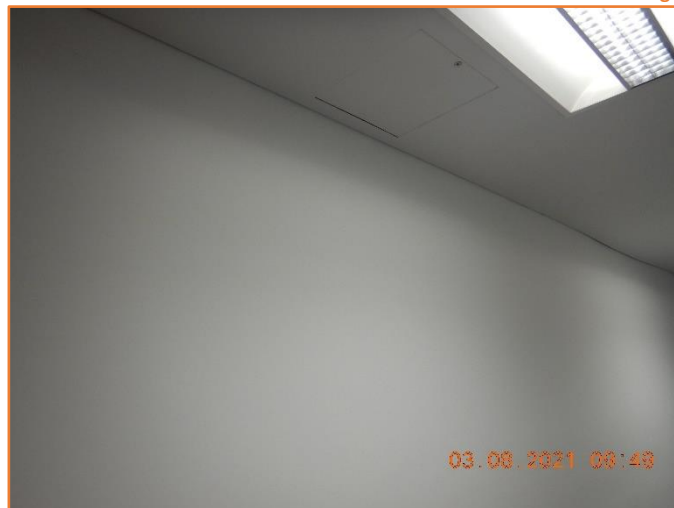


Figure 301: Good - General condition of internal wall.

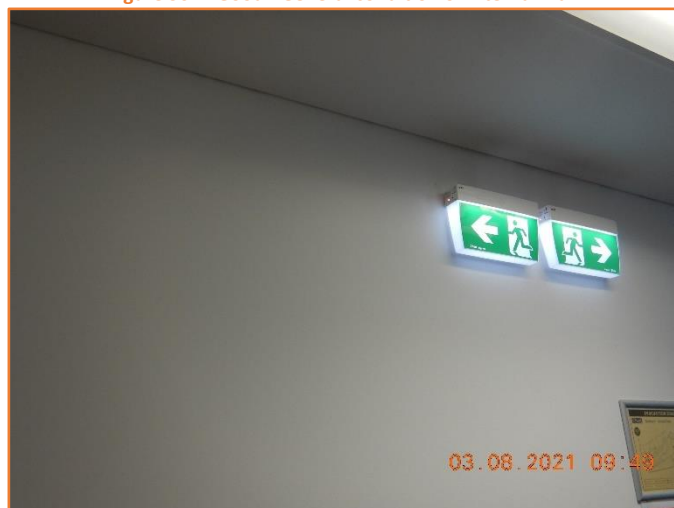


Figure 302: Good - General condition of internal wall.





Figure 303: Good - General condition of internal wall.



Figure 304: Reasonable - General condition of internal wall. Moderate hairline cracking observed.

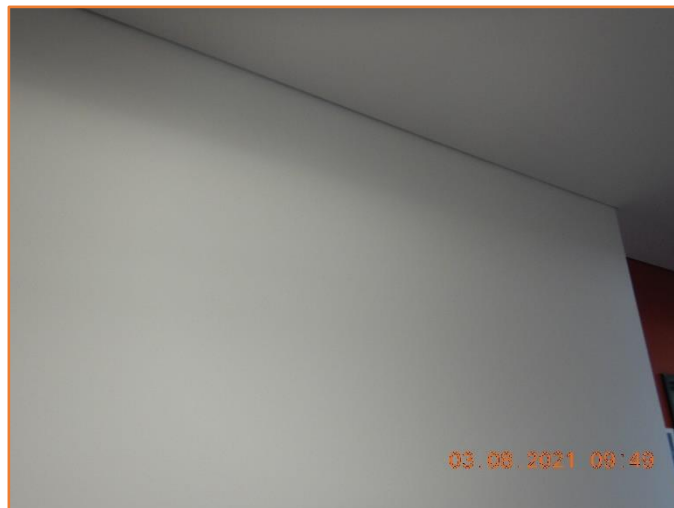


Figure 305: Good - General condition of internal wall.



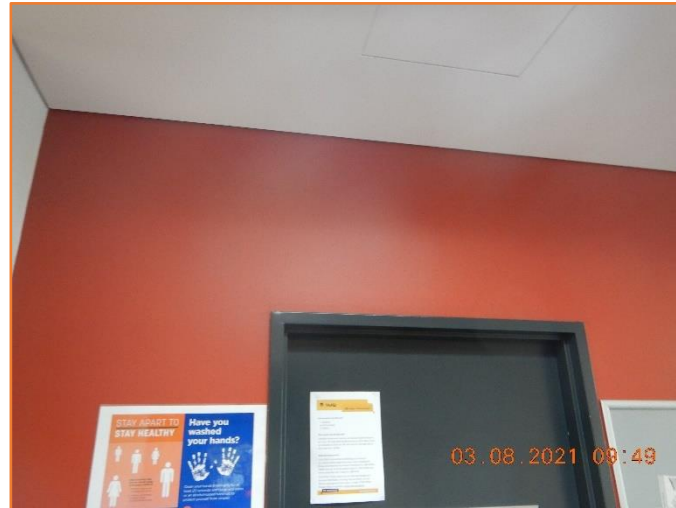


Figure 306: Good - General condition of internal wall.

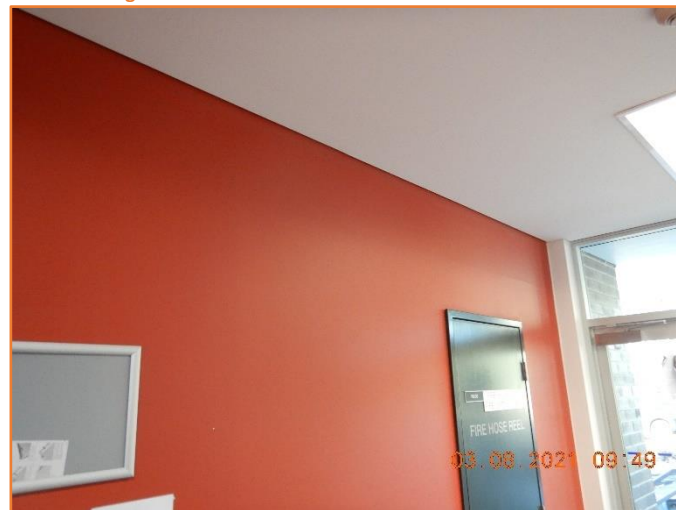


Figure 307: Good - General condition of internal wall.



Figure 308: Reasonable - General condition of internal wall. Moderate cracking observed.





Figure 309: Good - General condition of internal wall.



Figure 310: Good - General condition of internal wall.

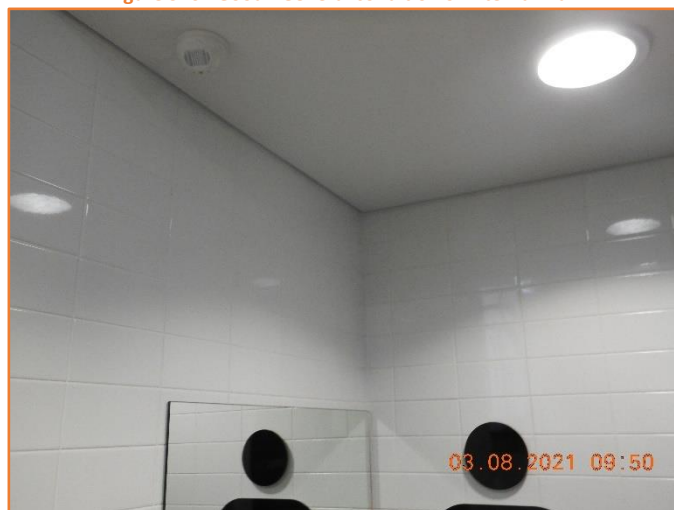


Figure 311: Good - General condition of tiled wall.





Figure 312: Good - General condition of tiled wall.



Figure 313: Reasonable - General condition of tiled wall. Minor hairline cracking observed.



Figure 314: Good - General condition of tiled wall.





Figure 315: Good - General condition of tiled wall.



Figure 316: Good - General condition of tiled wall.



Figure 317: Reasonable - General condition of tiled wall. Minor hairline cracking observed.





Figure 318: Reasonable - General condition of tiled wall. Minor hairline cracking observed.



Figure 319: Good - General condition of tiled wall.

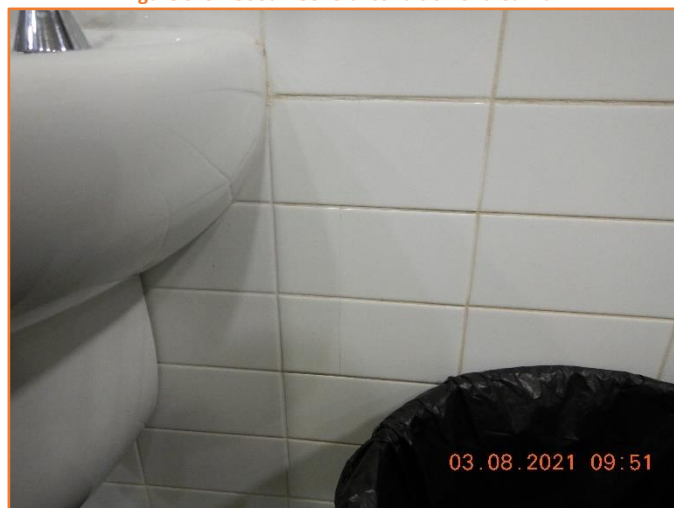


Figure 320: Reasonable - General condition of tiled wall. Minor hairline cracking observed.





Figure 321: Good - General condition of tiled wall.



Figure 322: Reasonable - General condition of internal wall. Moderate cracking observed.



Figure 323: Reasonable - General condition of internal wall. Moderate cracking observed.



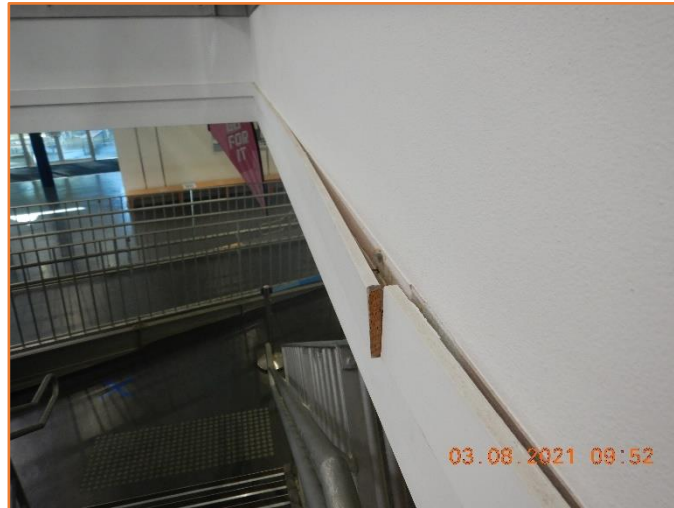


Figure 324: Defective - General condition of stairwell cornice. Major lateral displacement observed.



Figure 325: Poor - General condition of internal wall. Extensive cracking observed.



Figure 326: Poor - General condition of internal wall. Extensive cracking observed.





Figure 327: Poor - General condition of internal wall. Extensive cracking observed.



Figure 328: Poor - General condition of internal wall. Extensive cracking observed.



Figure 329: Poor - General condition of internal wall. Extensive cracking observed.





Figure 330: Good - General condition of internal wall.

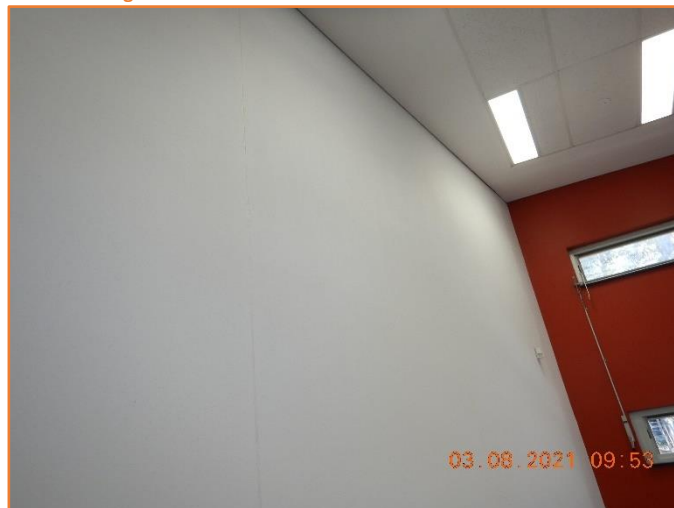


Figure 331: Good - General condition of internal wall.

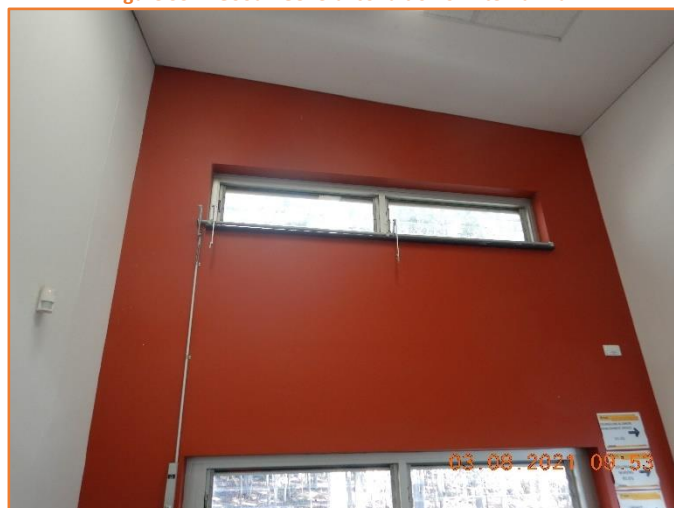


Figure 332: Good - General condition of internal wall.





Figure 333: Good - General condition of internal wall.



Figure 334: Good - General condition of internal wall.

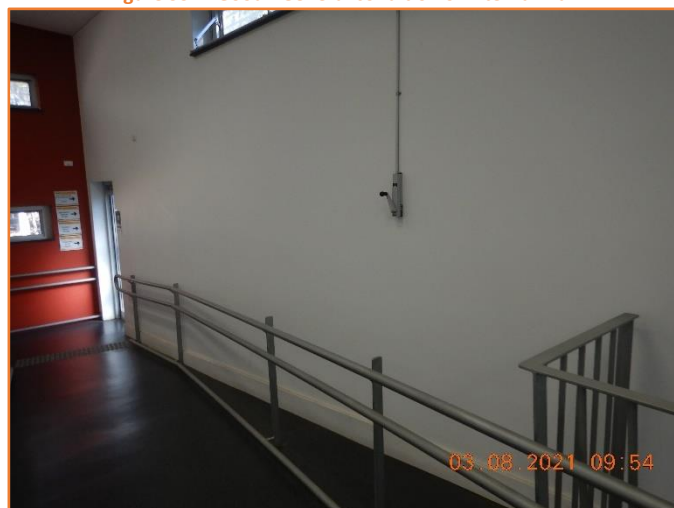


Figure 335: Good - General condition of internal wall.





Figure 336: Good - General condition of internal wall.

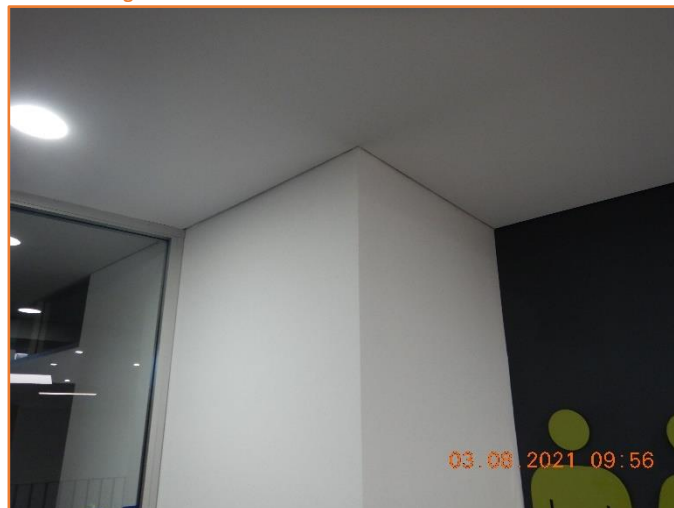


Figure 337: Good - General condition of internal wall.

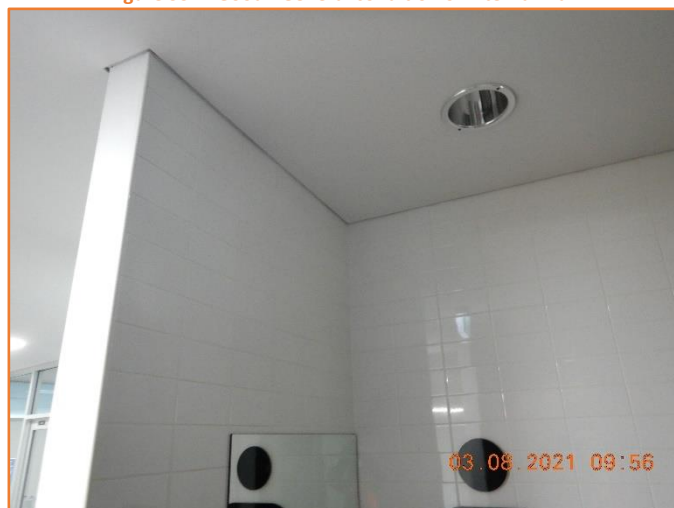


Figure 338: Good - General condition of tiled wall.





Figure 339: Good - General condition of tiled wall.



Figure 340: Good - General condition of tiled wall.



Figure 341: Reasonable - General condition of tiled wall. Moderate hairline cracking observed.





Figure 342: Reasonable - General condition of tiled wall. Moderate hairline cracking observed.



Figure 343: Reasonable - General condition of tiled wall. Moderate hairline cracking observed.



Figure 344: Reasonable - General condition of tiled wall. Moderate hairline cracking observed.





Figure 345: Good - General condition of tiled wall.



Figure 346: Good - General condition of tiled wall.

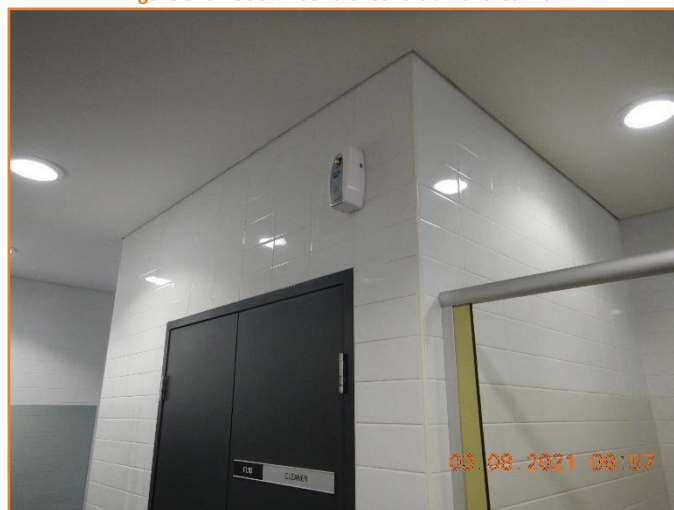


Figure 347: Good - General condition of tiled wall.





Figure 348: Reasonable - General condition of tiled wall. Moderate cracking observed.



Figure 349: Reasonable - General condition of tiled wall. Moderate cracking observed.



Figure 350: Reasonable - General condition of tiled wall. Moderate cracking observed.





Figure 351: Good - General condition of tiled wall.



Figure 352: Good - General condition of tiled wall.



Figure 353: Good - General condition of tiled wall.





Figure 354: Good - General condition of internal wall.



Figure 355: Good - General condition of internal wall.



Figure 356: Good - General condition of internal wall.





Figure 357: Good - General condition of internal wall.



Figure 358: Good - General condition of internal wall.



Figure 359: Good - General condition of internal wall.





Figure 360: Reasonable - General condition of internal wall. Minor hairline cracking observed.

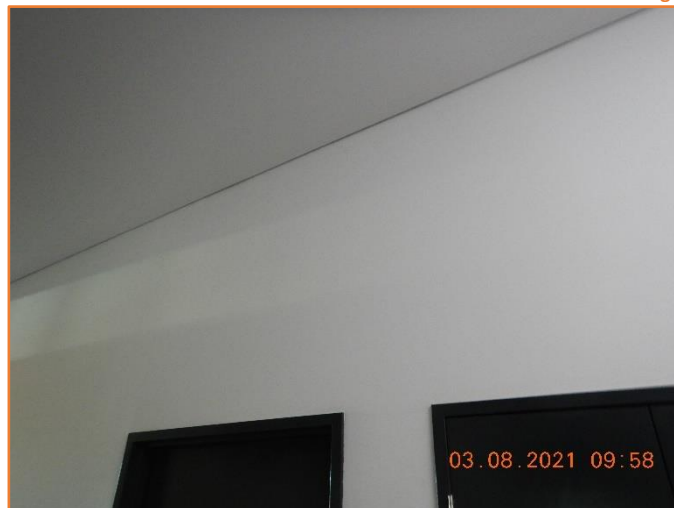


Figure 361: Good - General condition of internal wall.

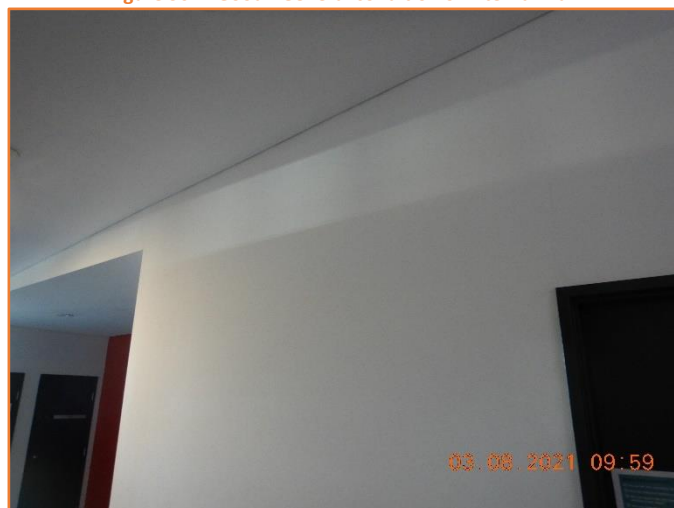


Figure 362: Good - General condition of internal wall.





Figure 363: Good - General condition of internal wall.

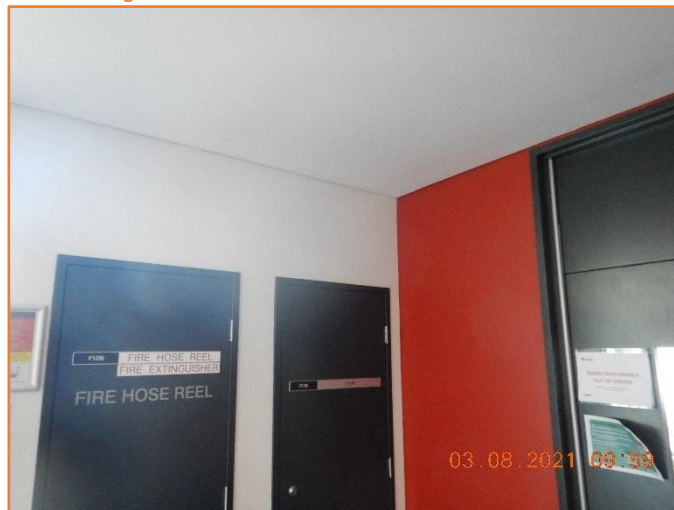


Figure 364: Good - General condition of internal wall.

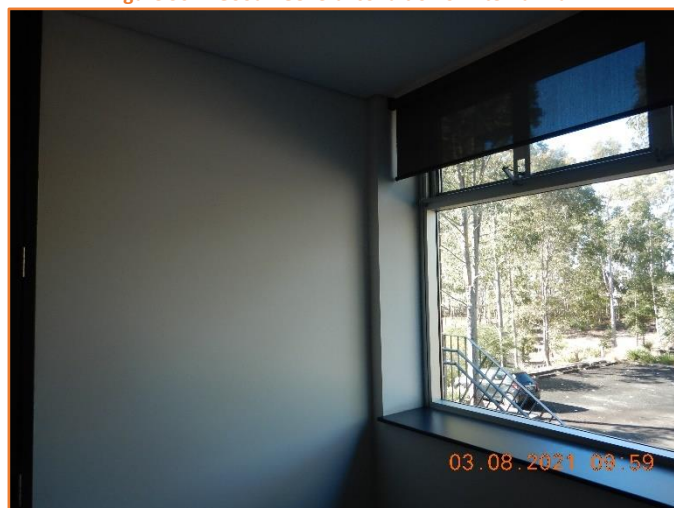


Figure 365: Good - General condition of internal wall.





Figure 366: Good - General condition of internal wall.



Figure 367: Good - General condition of internal wall.



Figure 368: Poor - General condition of architrave and window. Moderate cracking observed.





Figure 369: Good - General condition of internal wall.

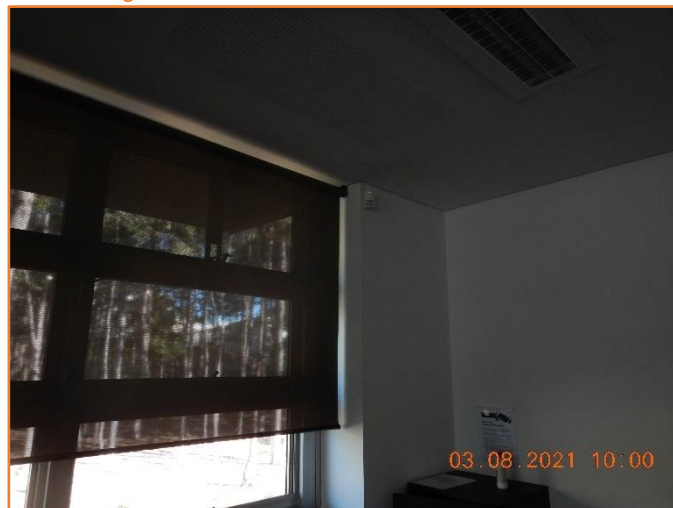


Figure 370: Good - General condition of internal wall.



Figure 371: Good - General condition of internal wall.





Figure 372: Reasonable - General condition of ceiling and internal wall. Moderate water damage observed.

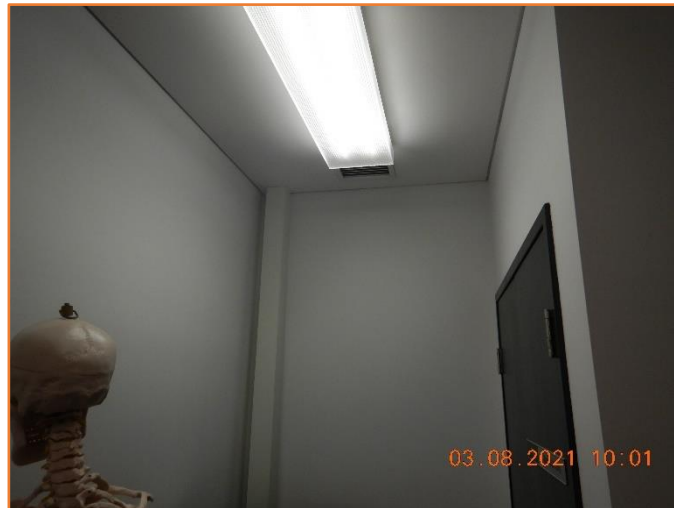


Figure 373: Good - General condition of internal wall.

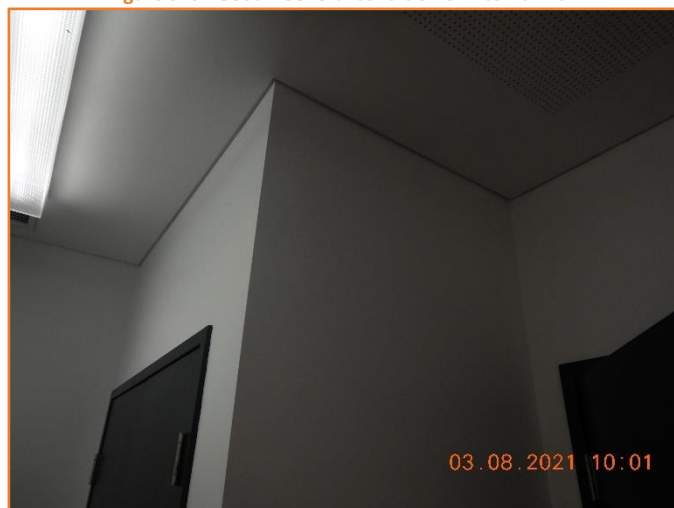


Figure 374: Good - General condition of internal wall.





Figure 375: Good - General condition of internal wall.



Figure 376: Good - General condition of internal wall.



Figure 377: Good - General condition of internal wall.





Figure 378: Good - General condition of internal wall.



Figure 379: Good - General condition of internal wall.



Figure 380: Good - General condition of internal wall.





Figure 381: Good - General condition of internal wall.



Figure 382: Good - General condition of internal wall.



Figure 383: Good - General condition of internal wall.



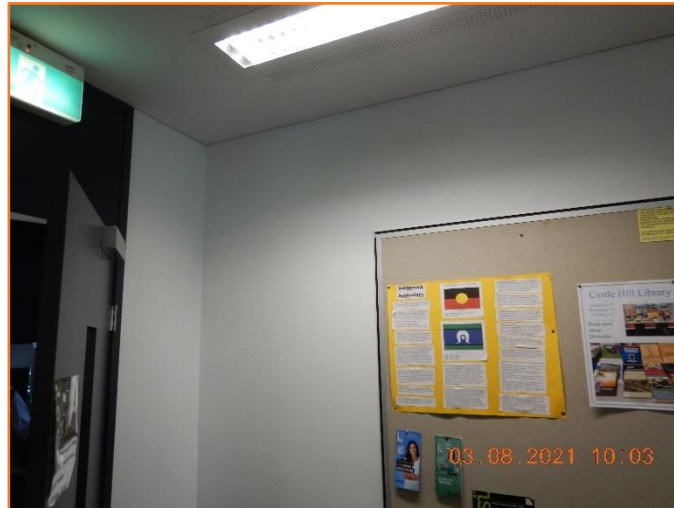


Figure 384: Good - General condition of internal wall.

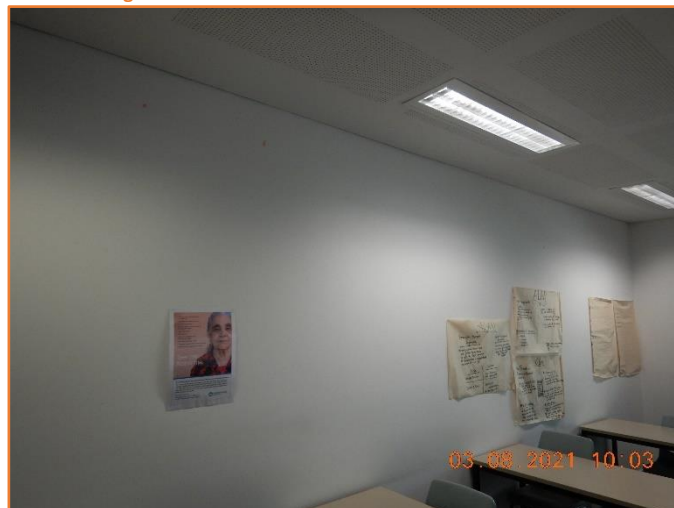


Figure 385: Good - General condition of internal wall.



Figure 386: Good - General condition of internal wall.





Figure 387: Good - General condition of internal wall.



Figure 388: Good - General condition of internal wall.



Figure 389: Good - General condition of internal wall.





Figure 390: Good - General condition of internal wall.



Figure 391: Good - General condition of internal wall.

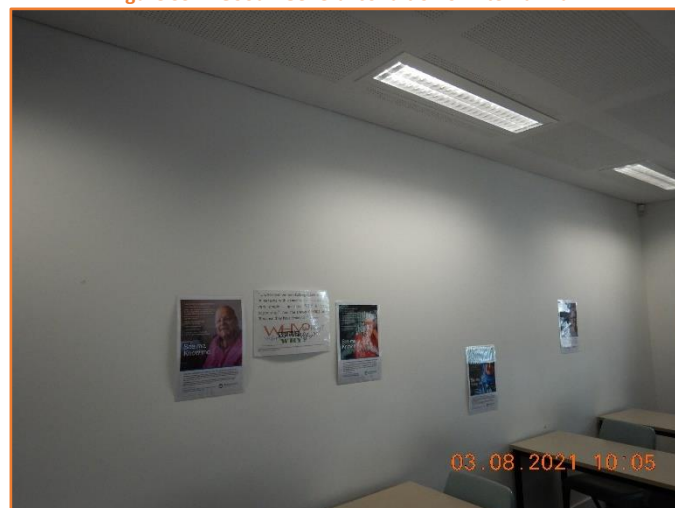


Figure 392: Good - General condition of internal wall.





Figure 393: Good - General condition of internal wall.



Figure 394: Good - General condition of internal wall.



Figure 395: Good - General condition of internal wall.





Figure 396: Good - General condition of internal wall.

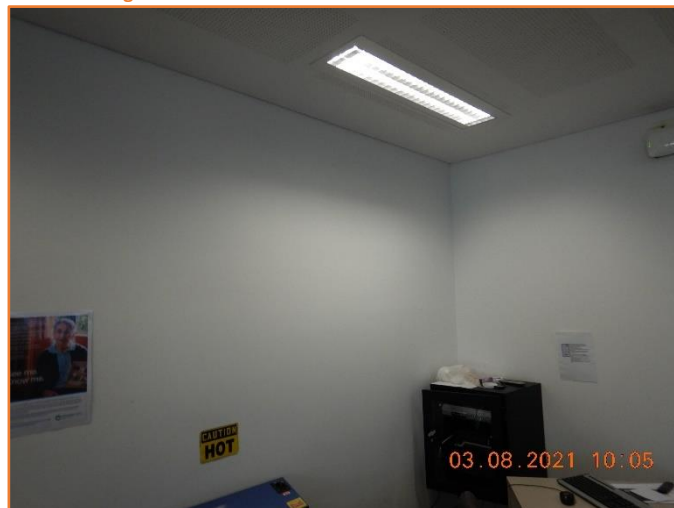


Figure 397: Good - General condition of internal wall.



Figure 398: Good - General condition of internal wall.





Figure 399: Good - General condition of internal wall.

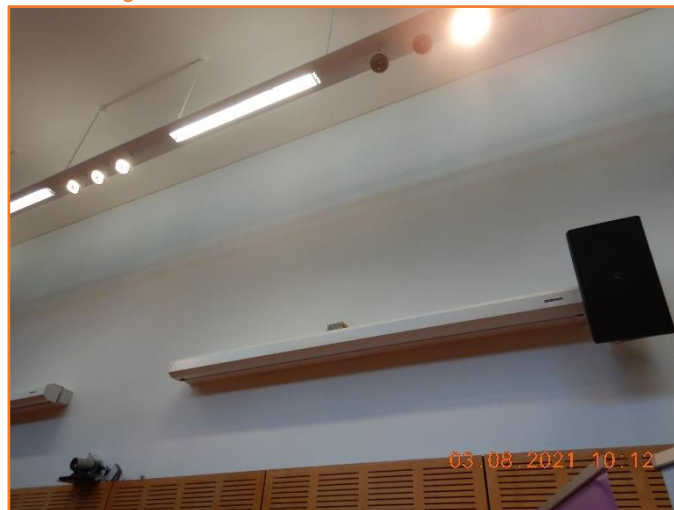


Figure 400: Good - General condition of internal wall.



Figure 401: Good - General condition of internal wall.



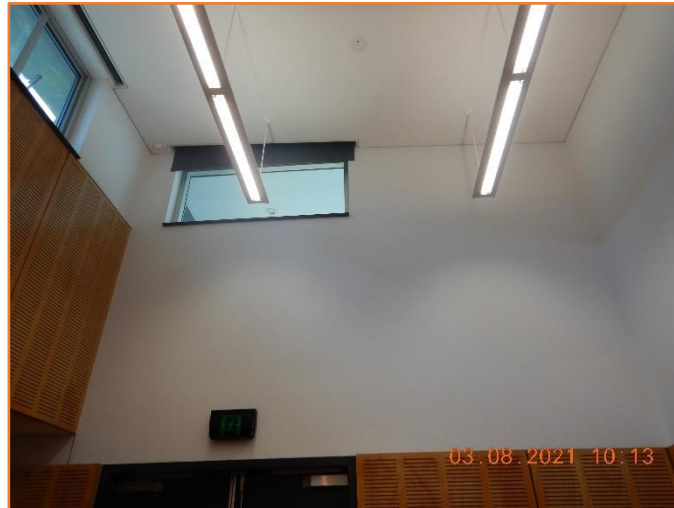


Figure 402: Good - General condition of internal wall.

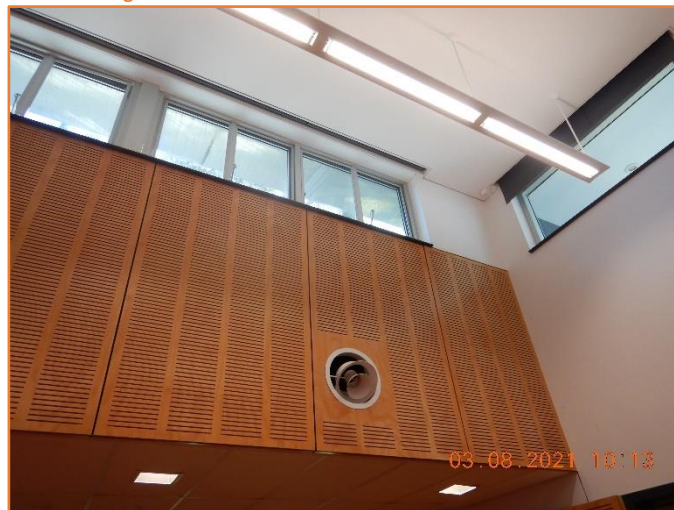


Figure 403: Good - General condition of internal wall.

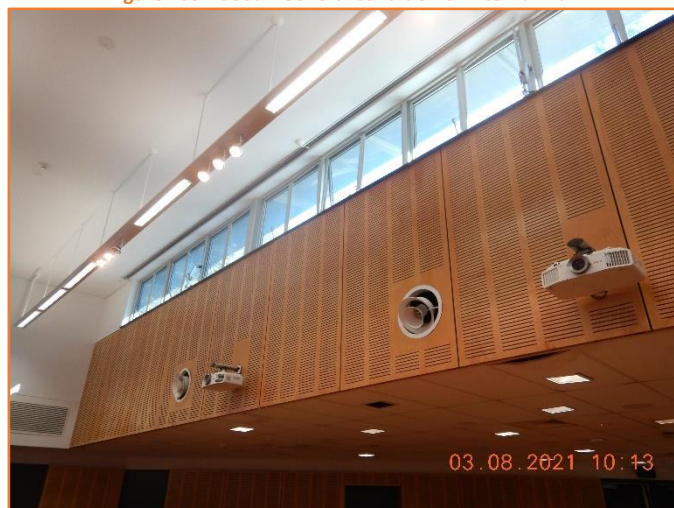


Figure 404: Good - General condition of internal wall.





Figure 405: Good - General condition of internal wall.



Figure 406: Good - General condition of internal wall.



Figure 407: Good - General condition of internal wall.





Figure 408: Good - General condition of internal wall.

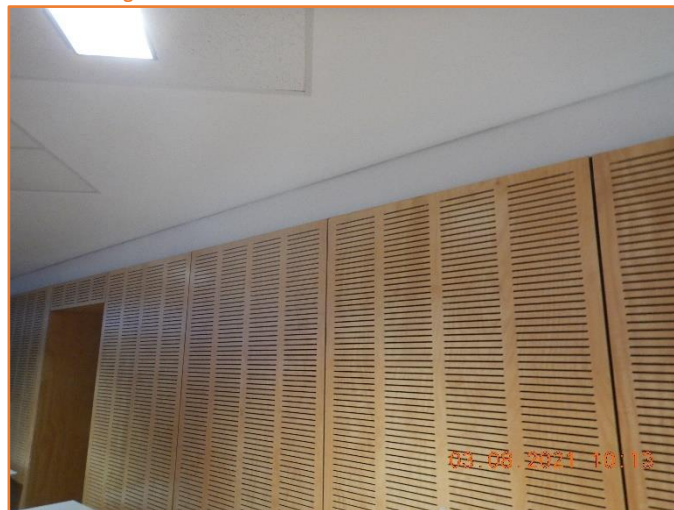


Figure 409: Good - General condition of internal wall.



Figure 410: Good - General condition of internal wall.





Figure 411: Good - General condition of external masonry wall.



Figure 412: Good - General condition of external masonry wall.

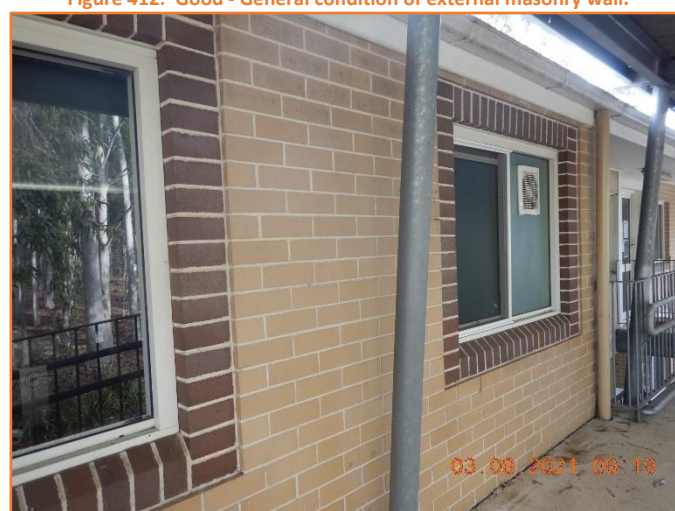


Figure 413: Good - General condition of external masonry wall.





Figure 414: Good - General condition of external masonry wall.



Figure 415: Good - General condition of external masonry wall.



Figure 416: Good - General condition of external masonry wall.





Figure 417: Good - General condition of external masonry wall.



Figure 418: Good - General condition of external masonry wall.



Figure 419: Good - General condition of external masonry wall.





Figure 420: Good - General condition of external masonry wall.



Figure 421: Good - General condition of external masonry wall.



Figure 422: Good - General condition of external masonry wall.





Figure 423: Good - General condition of external masonry wall.

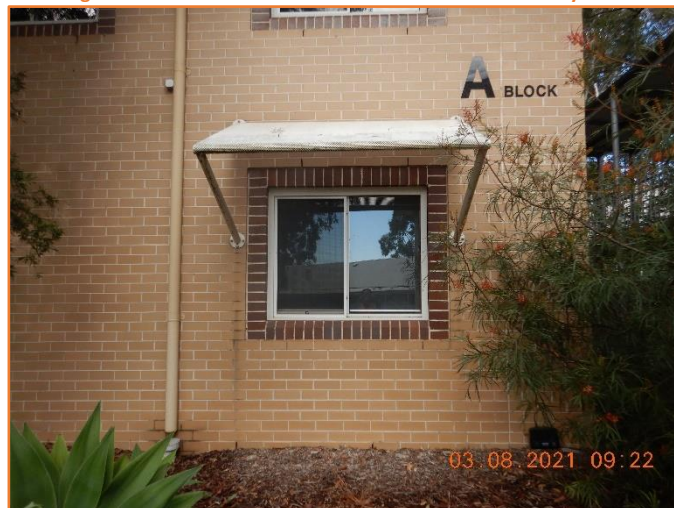


Figure 424: Good - General condition of external masonry wall.



Figure 425: Good - General condition of external masonry wall.





Figure 426: Good - General condition of external masonry wall.



Figure 427: Good - General condition of external masonry wall.



Figure 428: Good - General condition of external masonry wall.



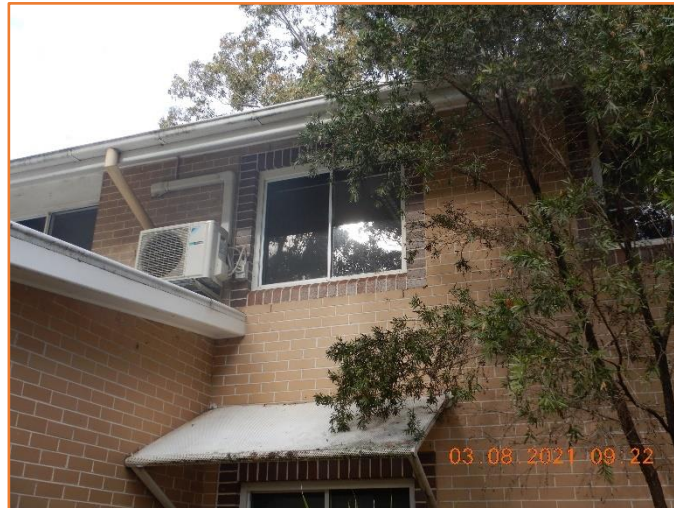


Figure 429: Good - General condition of external masonry wall.



Figure 430: Good - General condition of external masonry wall.



Figure 431: Good - General condition of external masonry wall.





Figure 432: Good - General condition of external wall.



Figure 433: Good - General condition of external masonry wall.



Figure 434: Good - General condition of external masonry wall.





Figure 435: Good - General condition of external masonry wall.



Figure 436: Good - General condition of external masonry wall.



Figure 437: Good - General condition of external masonry wall.





Figure 438: Good - General condition of external masonry wall.



Figure 439: Good - General condition of external masonry wall.



Figure 440: Good - General condition of external masonry wall.





Figure 441: Good - General condition of external masonry wall.



Figure 442: Good - General condition of external masonry wall.



Figure 443: Reasonable - General condition of architrave and door. Moderate cracking observed.





Figure 444: Reasonable - General condition of architrave and door. Minor hairline cracking observed.



Figure 445: Reasonable - General condition of architrave and door. Minor hairline cracking observed.



Figure 446: Reasonable - General condition of architrave and door. Minor hairline cracking observed.





Figure 447: Good - General condition of internal masonry wall.



Figure 448: Good - General condition of external masonry wall.

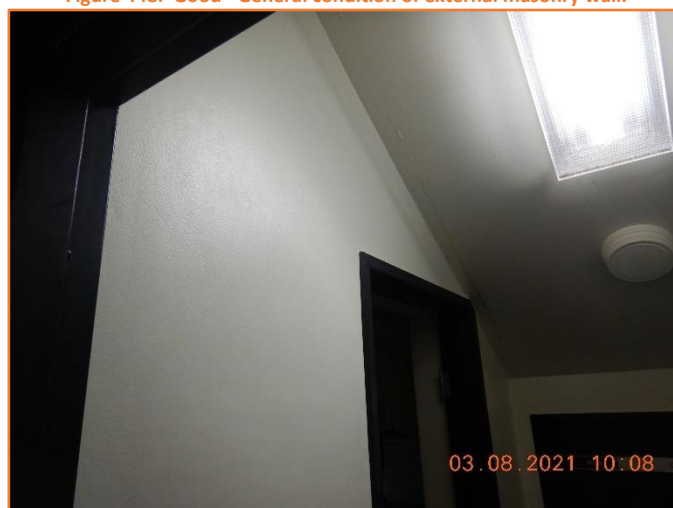


Figure 449: Good - General condition of internal wall.





Figure 450: Good - General condition of internal wall.

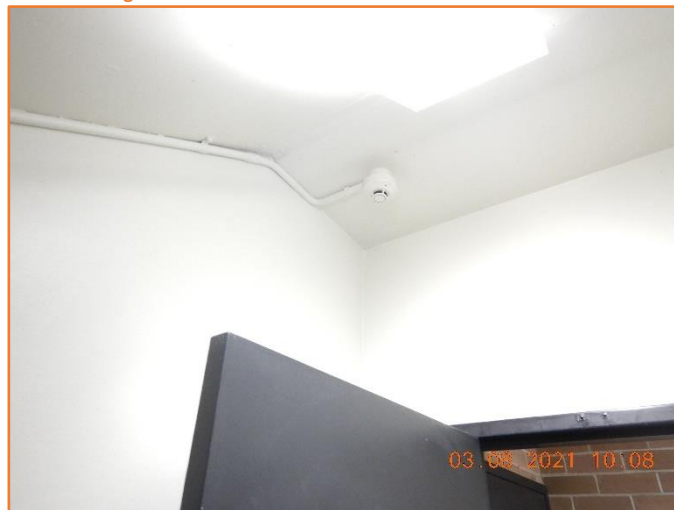


Figure 451: Good - General condition of internal wall.



Figure 452: Good - General condition of ceiling and architrave and wall.





Figure 453: Good - General condition of internal masonry wall.



Figure 454: Good - General condition of internal masonry wall.



Figure 455: Reasonable - General condition of tiled wall. Minor hairline cracking observed.





Figure 456: Reasonable - General condition of tiled wall. Minor hairline cracking observed.



Figure 457: Reasonable - General condition of tiled wall. Minor hairline cracking observed.



Figure 458: Good - General condition of tiled wall.





Figure 459: Good - General condition of tiled wall.



Figure 460: Good - General condition of tiled wall.



Figure 461: Good - General condition of tiled wall.





Figure 462: Good - General condition of tiled wall.



Figure 463: Good - General condition of tiled wall.



Figure 464: Good - General condition of tiled wall.





Figure 465: Good - General condition of tiled wall.



APPENDIX 'C' – 'B' BLOCK



Figure 466: Good - General condition of external masonry wall.

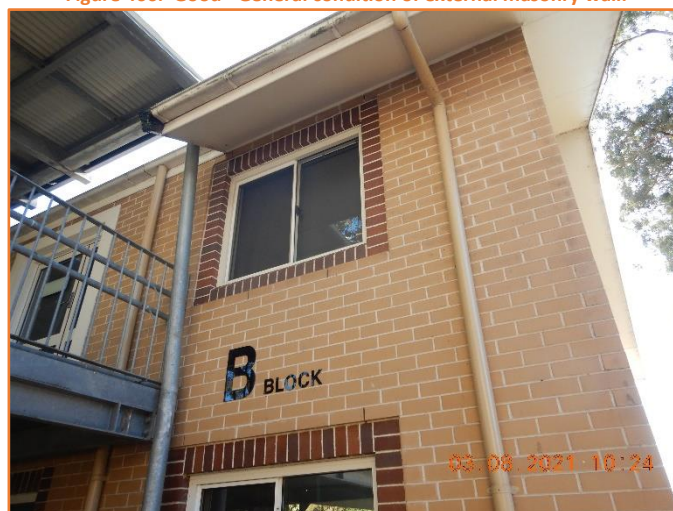


Figure 467: Good - General condition of external masonry wall.



Figure 468: Good - General condition of external masonry wall.





Figure 469: Good - General condition of external masonry wall.

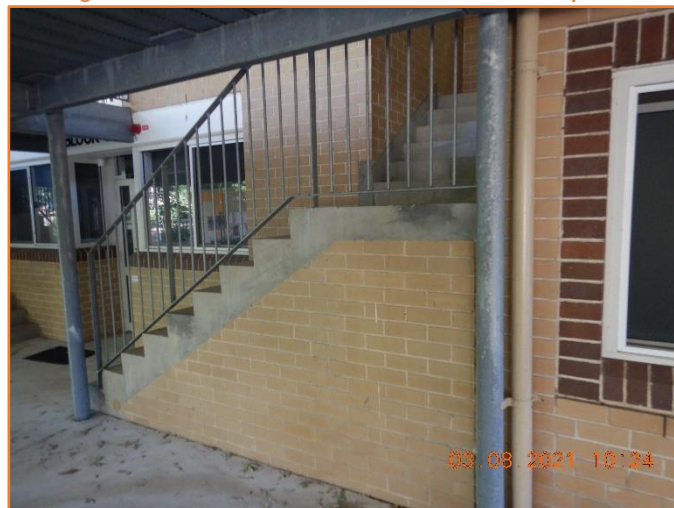


Figure 470: Good - General condition of external masonry wall.



Figure 471: Good - General condition of external masonry wall and steps.





Figure 472: Good - General condition of external masonry wall.



Figure 473: Good - General condition of external masonry wall.

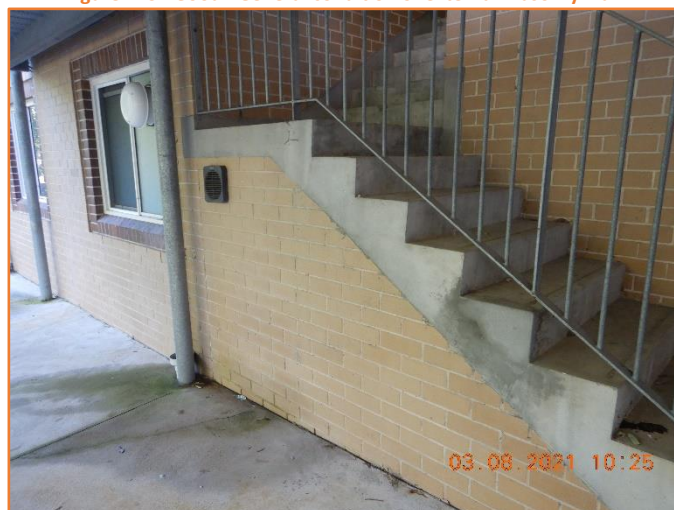


Figure 474: Good - General condition of external masonry wall.





Figure 475: Good - General condition of external masonry wall.



Figure 476: Good - General condition of external masonry wall.

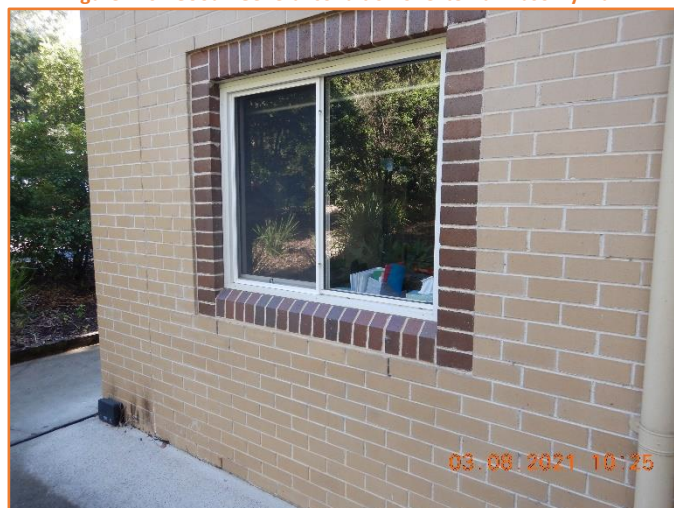


Figure 477: Good - General condition of external masonry wall.





Figure 478: Good - General condition of external masonry wall.



Figure 479: Good - General condition of external masonry wall.



Figure 480: Good - General condition of external masonry wall.





Figure 481: Good - General condition of external masonry wall.

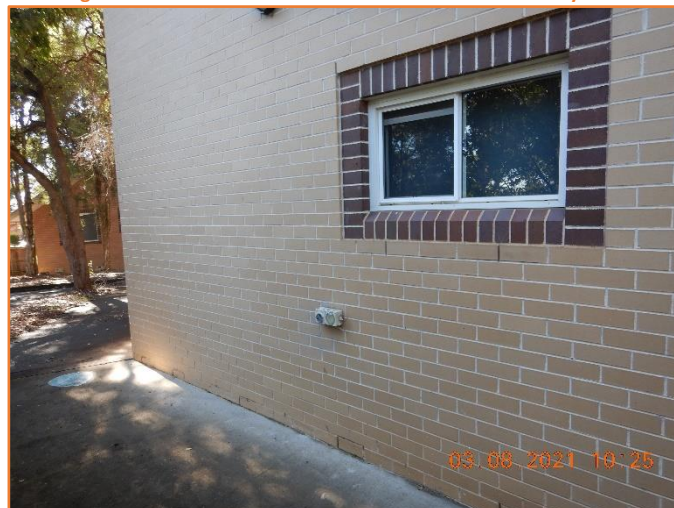


Figure 482: Good - General condition of external masonry wall.



Figure 483: Good - General condition of external masonry wall.





Figure 484: Good - General condition of external masonry wall.



Figure 485: Good - General condition of external masonry wall.



Figure 486: Good - General condition of external masonry wall.





Figure 487: Reasonable - General condition of external masonry wall. Moderate hairline cracking observed.



Figure 488: Reasonable - General condition of external masonry wall. Moderate hairline cracking observed.

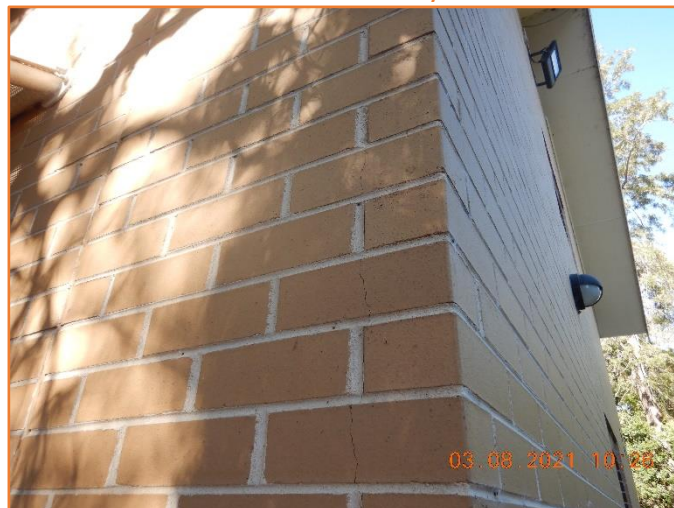


Figure 489: Reasonable - General condition of external masonry wall. Moderate hairline cracking observed.





Figure 490: Good - General condition of external masonry wall.

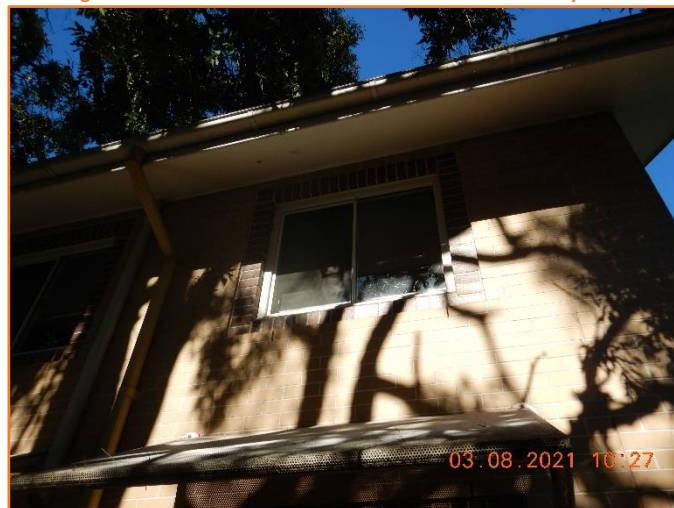


Figure 491: Good - General condition of external masonry wall.

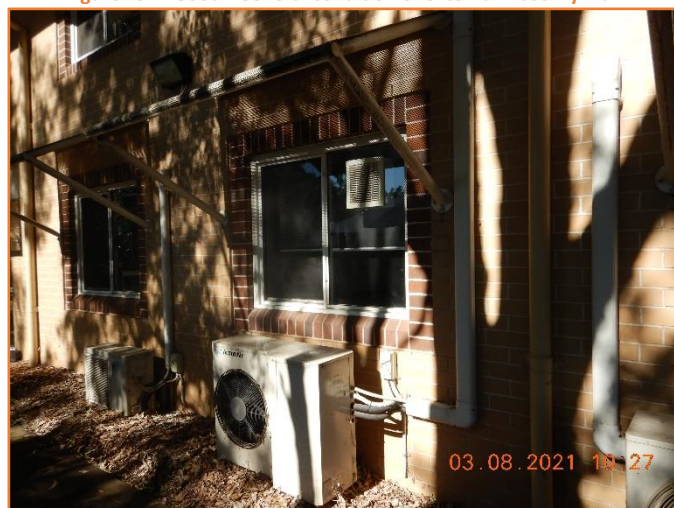


Figure 492: Good - General condition of external masonry wall.





Figure 493: Good - General condition of external masonry wall.



Figure 494: Good - General condition of external masonry wall.

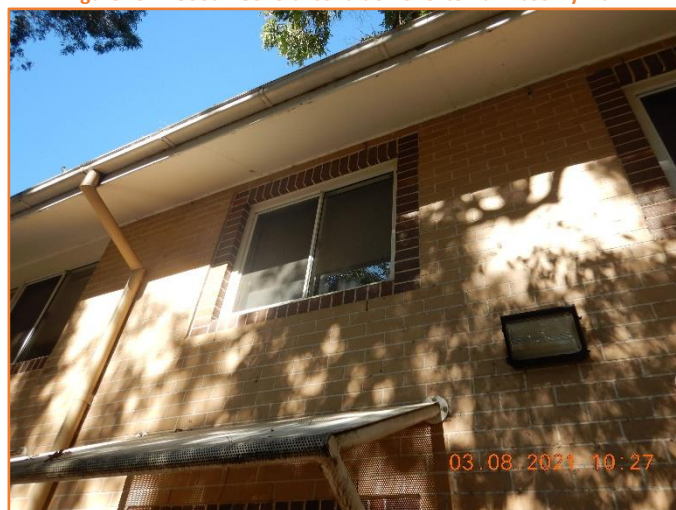


Figure 495: Good - General condition of external masonry wall.





Figure 496: Good - General condition of external masonry wall.

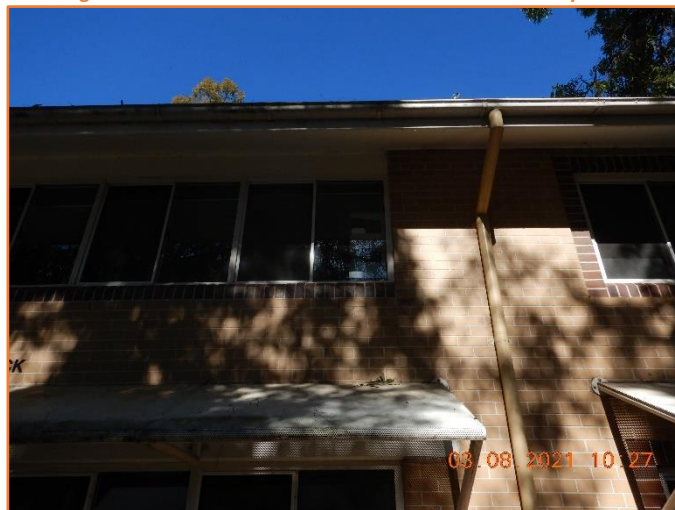


Figure 497: Good - General condition of external masonry wall.



Figure 498: Good - General condition of external masonry wall.





Figure 499: Good - General condition of external masonry wall.



Figure 500: Good - General condition of external masonry wall.



Figure 501: Good - General condition of external masonry wall.





Figure 502: Good - General condition of external masonry wall.



Figure 503: Good - General condition of external masonry wall.

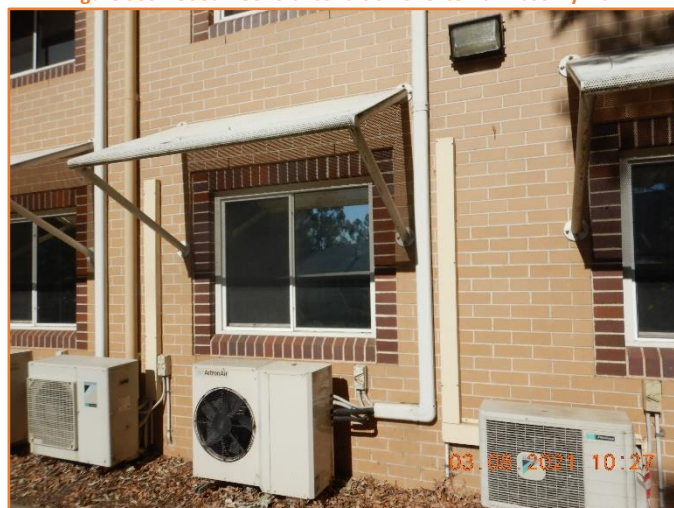


Figure 504: Good - General condition of external masonry wall.



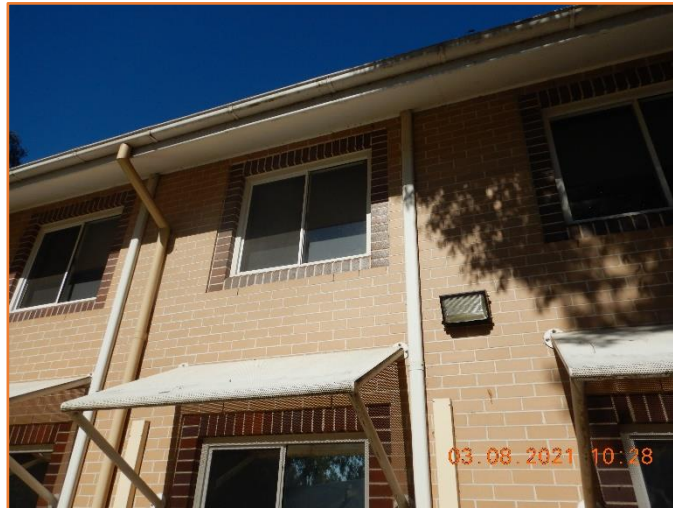


Figure 505: Good - General condition of external masonry wall.



Figure 506: Good - General condition of external masonry wall.



Figure 507: Good - General condition of external masonry wall.





Figure 508: Good - General condition of external masonry wall.

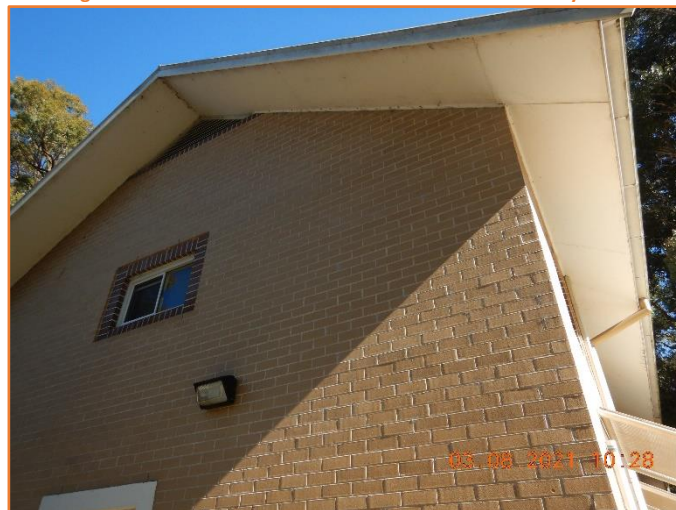


Figure 509: Good - General condition of external masonry wall.



Figure 510: Good - General condition of external masonry wall.





Figure 511: Good - General condition of external masonry wall.



Figure 512: Good - General condition of external masonry wall.

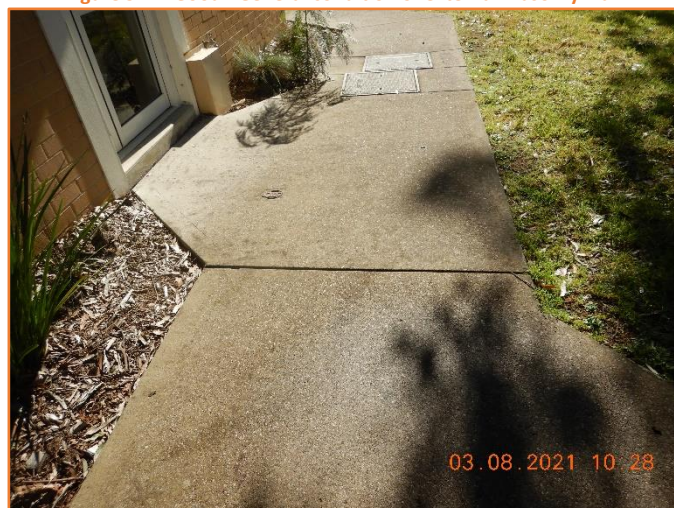


Figure 513: Good - General condition of rigid pavement.





Figure 514: Good - General condition of footpath. Minor hairline cracking observed.



Figure 515: Reasonable - General condition of service pit.



Figure 516: Good - General condition of rigid pavement.





Figure 517: Good - General condition of rigid pavement.



Figure 518: Good - General condition of rigid pavement.



Figure 519: Good - General condition of rigid pavement.





Figure 520: Good - General condition of rigid pavement.



Figure 521: Good - General condition of rigid pavement.

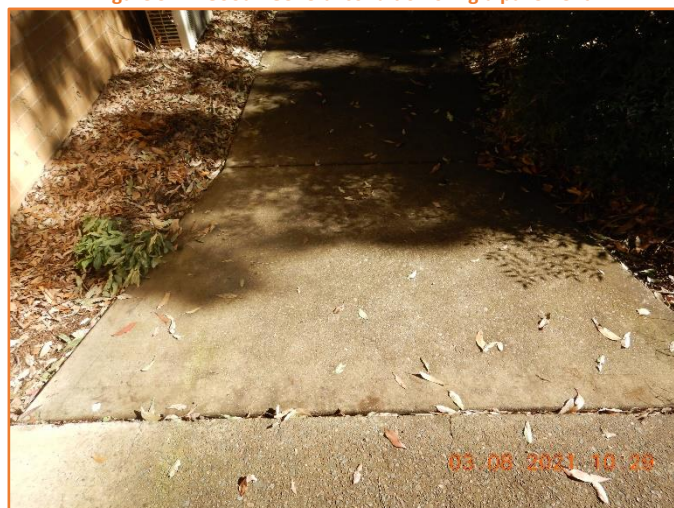


Figure 522: Good - General condition of rigid pavement.





Figure 523: Good - General condition of rigid pavement.



Figure 524: Good - General condition of rigid pavement.

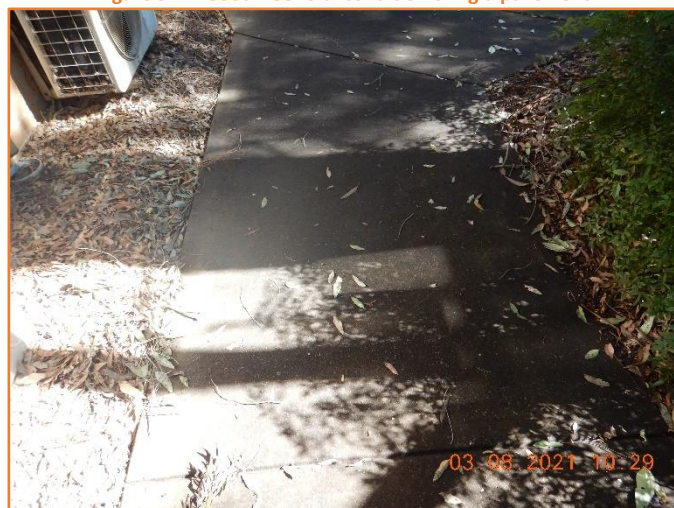


Figure 525: Good - General condition of rigid pavement.





Figure 526: Good - General condition of rigid pavement.



Figure 527: Good - General condition of rigid pavement.



Figure 528: Good - General condition of rigid pavement.





Figure 529: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.



Figure 530: Good - General condition of rigid pavement.



Figure 531: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.





Figure 532: Poor - General condition of rigid pavement and grated inlet pit. Moderate hairline cracking observed.

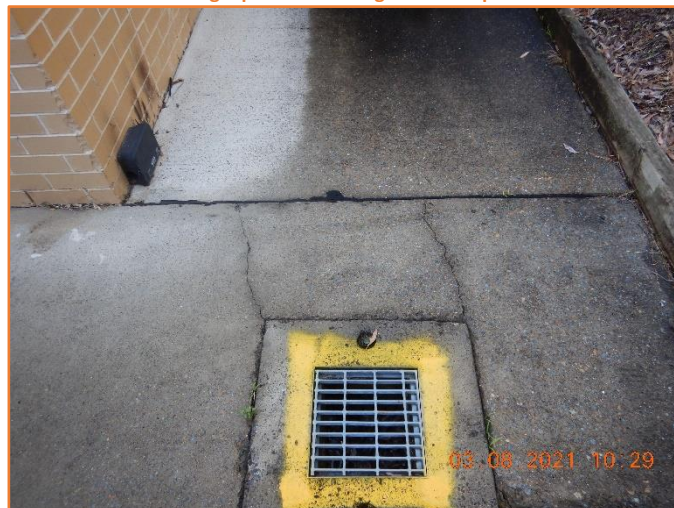


Figure 533: Poor - General condition of rigid pavement and grated inlet pit. Moderate hairline cracking observed.

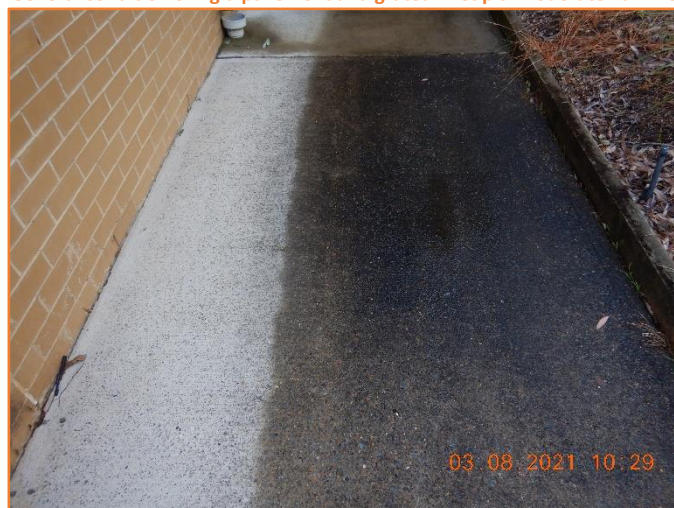


Figure 534: Good - General condition of rigid pavement.





Figure 535: Good - General condition of rigid pavement.

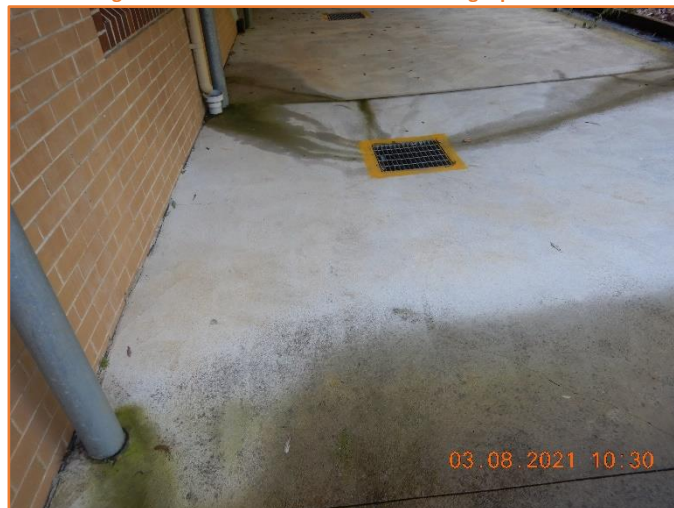


Figure 536: Good - General condition of rigid pavement.



Figure 537: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.



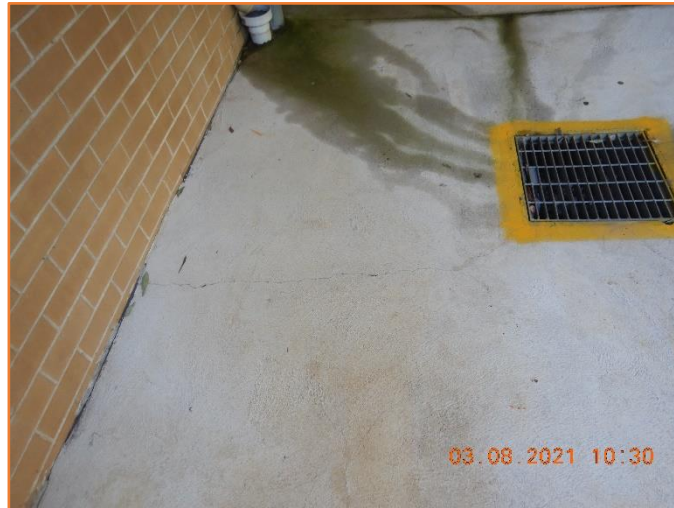


Figure 538: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.



Figure 539: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.



Figure 540: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.





Figure 541: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.



Figure 542: Good - General condition of rigid pavement.



Figure 543: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.





Figure 544: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.



Figure 545: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.



Figure 546: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.





Figure 547: Good - General condition of rigid pavement.



Figure 548: Reasonable - General condition of rigid pavement. Moderate hairline cracking observed.



Figure 549: Reasonable - General condition of rigid pavement. Minor hairline cracking observed.





Figure 550: Good - General condition of rigid pavement.



Figure 551: Reasonable - General condition of internal masonry wall.



Figure 552: Reasonable - General condition of internal masonry wall.





Figure 553: Reasonable - General condition of internal masonry wall.



Figure 554: Reasonable - General condition of internal masonry wall.



Figure 555: Reasonable - General condition of internal masonry wall.





Figure 556: Reasonable - General condition of internal masonry wall.

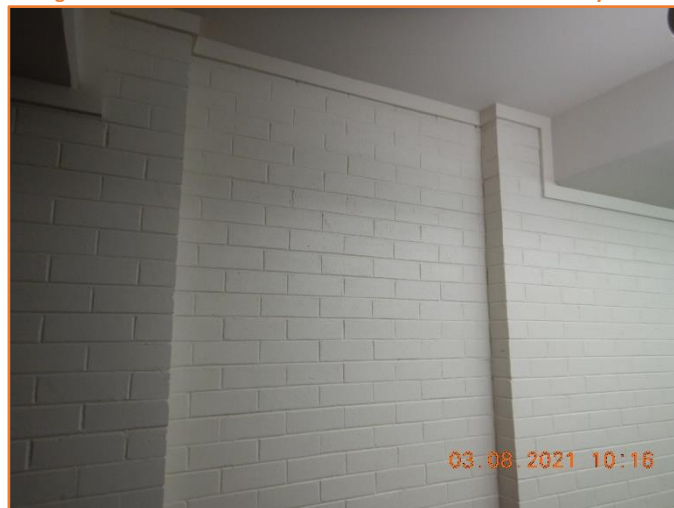


Figure 557: Reasonable - General condition of internal masonry wall.

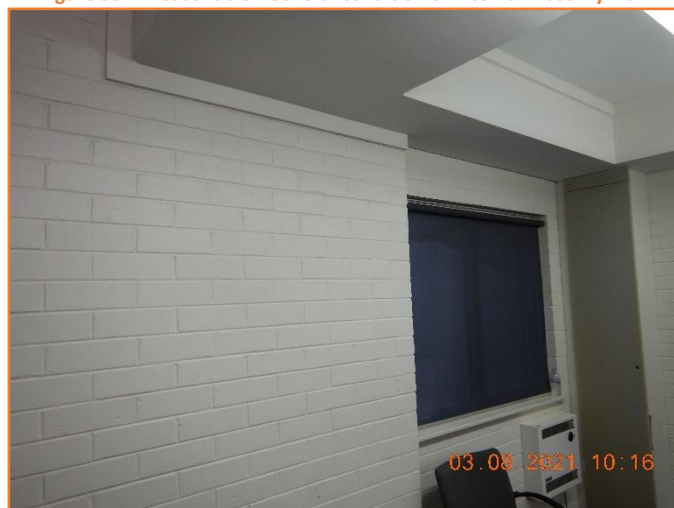


Figure 558: Reasonable - General condition of internal masonry wall.





Figure 559: Reasonable - General condition of internal masonry wall.

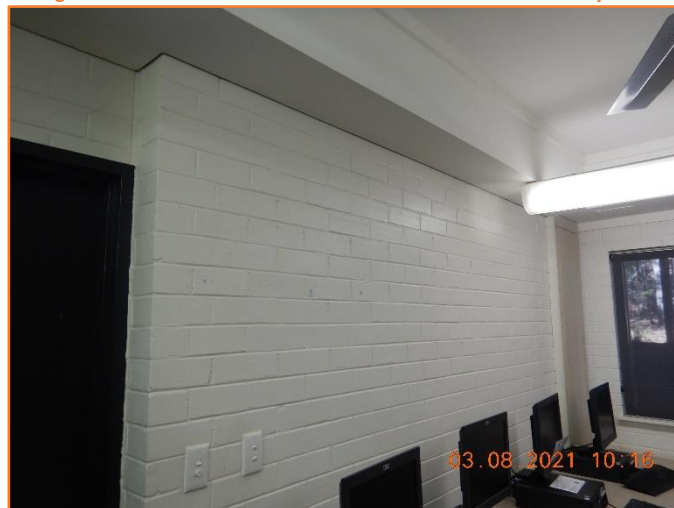


Figure 560: Reasonable - General condition of internal masonry wall.

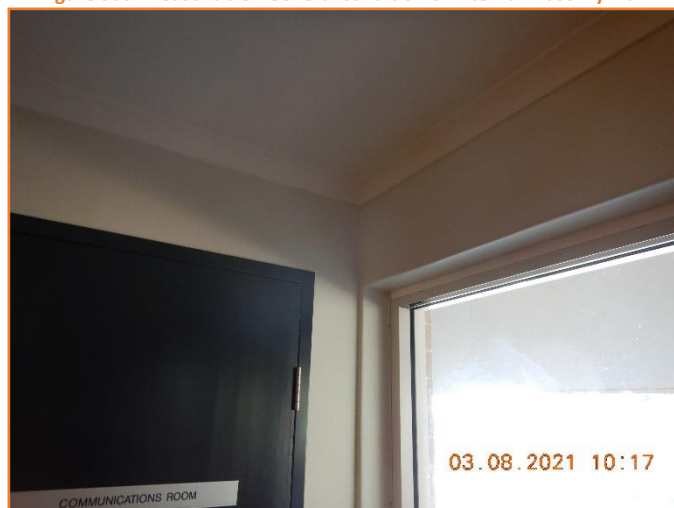


Figure 561: Good - General condition of ceiling and cornice and wall.





Figure 562: Good - General condition of ceiling and cornice and wall.



Figure 563: Good - General condition of ceiling and cornice and wall.



Figure 564: Good - General condition of ceiling and cornice and wall.





Figure 565: Good - General condition of ceiling and cornice and wall.

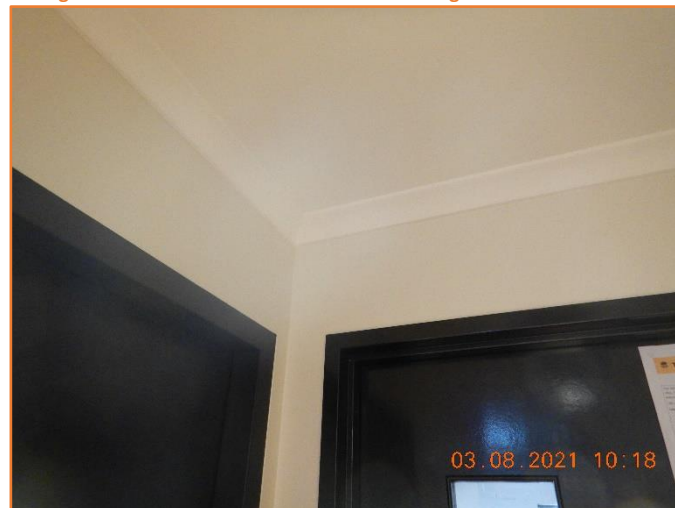


Figure 566: Good - General condition of ceiling and cornice and wall.



Figure 567: Good - General condition of tiled wall.





Figure 568: Good - General condition of tiled wall.



Figure 569: Good - General condition of tiled wall.

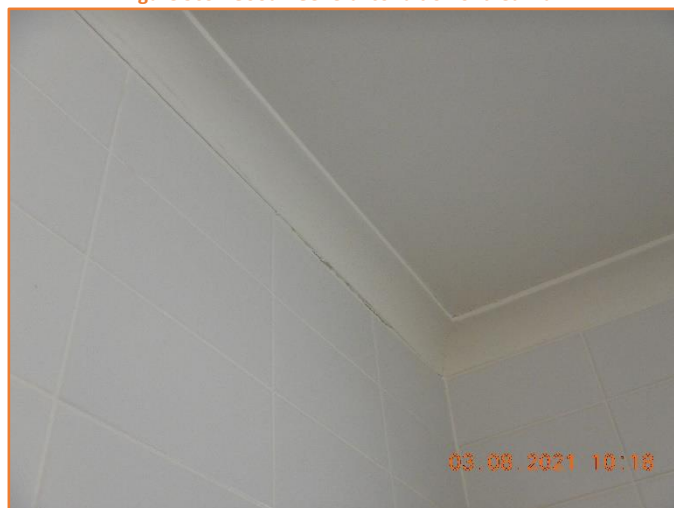


Figure 570: Reasonable - General condition of cornice. Minor hairline cracking observed.





Figure 571: Reasonable - General condition of ceiling and cornice and wall. Minor hairline cracking observed.



Figure 572: Reasonable - General condition of ceiling and cornice and wall. Minor hairline cracking observed.

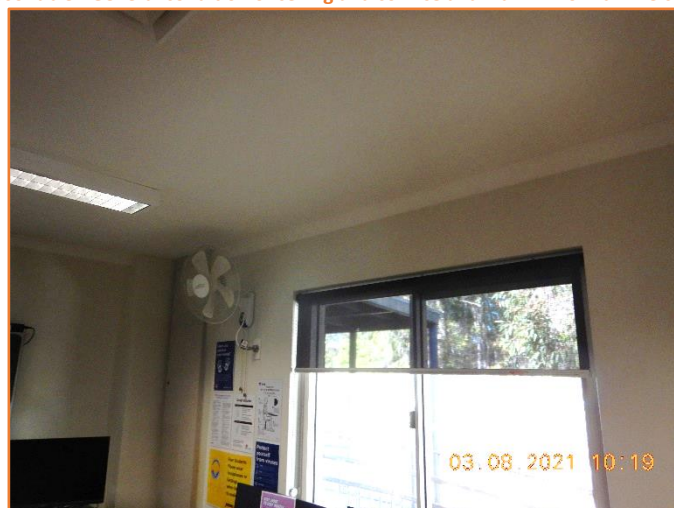


Figure 573: Good - General condition of ceiling and cornice and wall.





Figure 574: Reasonable - General condition of architrave and window. Minor hairline cracking observed.



Figure 575: Reasonable - General condition of ceiling and cornice and wall. Minor hairline cracking observed.



Figure 576: Good - General condition of ceiling and cornice and wall.





Figure 577: Good - General condition of ceiling and cornice and wall.



Figure 578: Reasonable - General condition of ceiling and cornice. Minor water damage observed.



Figure 579: Poor - General condition of ceiling and cornice. Moderate cracking and water damage observed.





Figure 580: Good - General condition of ceiling and cornice and wall.

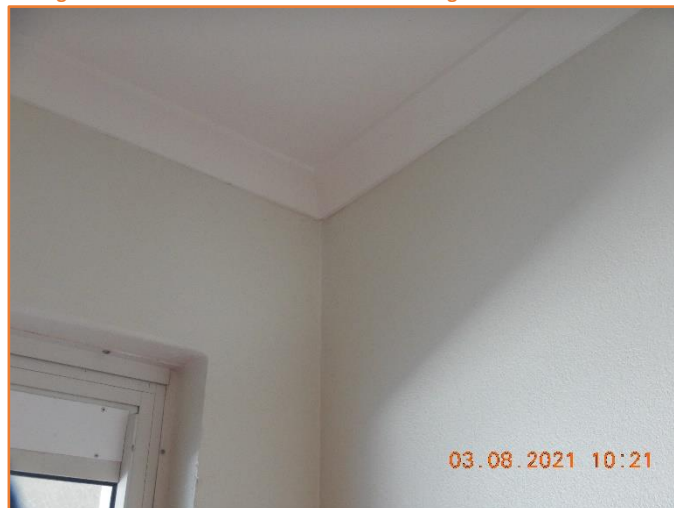


Figure 581: Good - General condition of ceiling and cornice and wall.



Figure 582: Good - General condition of ceiling and cornice and wall.



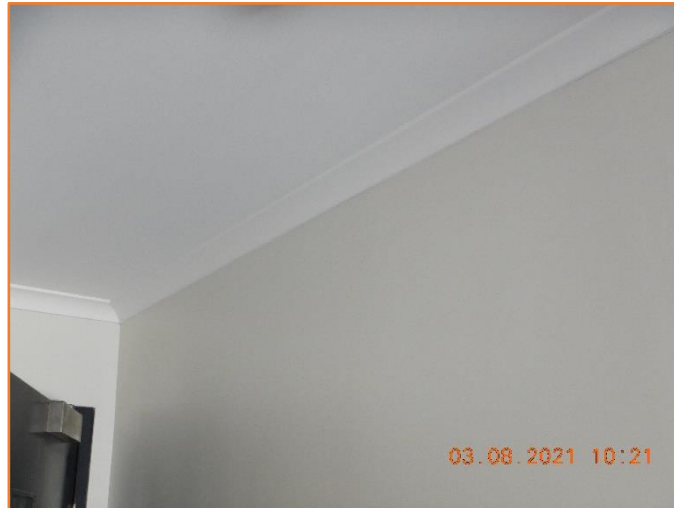


Figure 583: Good - General condition of ceiling and cornice and wall.

