

Dilapidation Report



930-966 Mamre Road, Kemps Creek
Survey: Dwellings, Meat Market & Boundary
Fencing

Prepared by Opal Dilapidations

for



Private and Confidential

11th March 2024

Ref: OD3598

Rev 01





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1. Report Introduction

1.1 General

Opal Dilapidations have been engaged by Burton Contractors Pty Ltd to undertake dilapidation / condition surveying of the dwellings and structures located at 930-966 Mamre Rd, Kemps Creek NSW 2178. This report covers the condition surveying of the three dwellings, sheep sheds and feed shed, the meat market building and the boundary fence line to the future development works site.

This report follows a visual inspection of observable defects along the nominated scope areas provided by Burton Contractors, and contains high-resolution photographic records of all existing conditions accessible at the time of inspection. Prior to commencement and during the dilapidation survey inspection, a walkthrough of the scope areas was conducted with the property owner and Opal Dilapidations surveyor, all agreed areas have been surveyed and compiled within this report, subject to our exclusions.

The site survey was carried out on the 1st of March 2024 commencing at 9:45am, the weather at the time was partly cloudy and 26 degrees. The report was compiled on the 2nd of March 2024.

1.2 Description

The survey has divided into eight areas and multiple sub areas on one site map for the purpose of navigating through the volume of photos taken and ease of identification of the infrastructure surveyed. These areas are listed and depicted in a table and mud map in **Appendix A: Dilapidation Survey Map**. The location numbers identified on the survey map correlates with the location number table adjacent to the map. Generally, landmarks are used to understand the direction and location of structures / infrastructure taken during the inspection. The sequence of works is commencing in location number 1.1 and ending in location number 8.2 in that respective order.

The photographic survey commenced to the meat market building (internal and external) followed by the northern section of the boundary fence line, the sheep sheds and the feed storage shed. The next areas surveyed was the south boundary fence line and unsealed driveway, the internal and external of the main two storey brick dwelling (nearest to boundary of development) followed by the external of the central dwelling including surrounding hardstands and pool area and finally the external of the third dwelling including adjoining carport and sheds. The dilapidation survey captures the current condition of the nominated infrastructure prior commencement of development works. Existing surface damages have been photographed and summarised below in table format.

1.3 General Condition

Various surface defects have been encountered during the survey, a summary of these defects and their locations have been provided in Section 2 of this report.





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1.4 Reporting Methodology

Surface defects identified during the inspection have been populated in our photographic schedule which contains information such as the image number, the location of the defect and a detailed description of the dilapidated area. Our reporting methodology aims to capture the existing condition of all infrastructure located within the battery limits of the site survey. All remaining images that have not been commented on are considered for general condition and have been provided in **Appendix B: Dilapidation Survey Photo Gallery**.

1.5 Exclusions

The inspection was carried out by an experienced condition surveyor present in the way of a walk through and visual examination only. Areas covered up by parked cars, vegetation, street furniture and loose and fixed furnishings or otherwise inaccessible due to access restrictions have not been surveyed. This report is a photographic record of the main condition and defects visible at the time of the survey. All effort has been taken to identify all existing signs of dilapidation/defects; the report only covers areas that are readily visible and unobscured at the time of survey. Photo quality may be impacted due to lack of or too much sunlight, however we have still included all photos taken on the day whether the photo quality is compromised or not. The internal of the sheep sheds were not surveyed as they were in a dilapidated condition, the property owner permitted for an external survey to be undertaken from the perimeter of the sheds. Dwellings B & C were external only surveys as permitted by the property owner.

1.6 How to Use This Report

This report contains a list of the date stamped images, their locations and comments. In the photographic reports section, there are four date stamped images per page. Once you have found the image(s) you require then use the thumb drive or share link to open the Hi-Resolution image giving you full zoom in capability to look at the areas in detail. Photographs that have been included in this report were taken on the day of the inspection using Canon EOS 80D DSLR Camera with an 18-55mm lens.

1.7 Disclaimer of Liability

This report is not an all-encompassing report dealing with the infrastructure 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 infrastructure inspected. 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.

THIS IS A VISUAL NON-INVASIVE INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection.





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The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion 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.

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

No liability shall be accepted on account of failure of the report to notify any problems in any area/s or section/s of the subject, physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to any 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 kind arising out of the inspection services provided by the consultants' negligence or in any way whatsoever.

It is the responsibility of the client to review this report to their satisfaction and ensure all affected areas have been captured in this report prior distribution. Review of the high-resolution images takes precedence over the surveyor's comments.

1.8 Internal Image Locations for Area's 1, 6, 7 & 8

The following is a specific breakdown of Area's 1 - Meat Market Building (Internal & External), 6 - Dwelling A (Internal & External), 7 - Dwelling B (External Only) & 8 - Dwelling C (External Only):

Location No.	Area	Image Numbers		
1	Meat Market Building (Internal & External)			
1.1	Cold Room & Elevated Loading Dock	IMG_0001	-	IMG_0012
1.2	Office	IMG_0013	-	IMG_0024
1.3	Entrance Corridor	IMG_0025	-	IMG_0052
1.4	Toilet	IMG_0053	-	IMG_0060
1.5	External Facades	IMG_0061	-	IMG_0112
1.6	Concrete Hardstand / Loading Area	IMG_0113	-	IMG_0124





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Location No.	Area	Image Numbers		
6	Dwelling A (Internal & External)			
6.1	External Facades	IMG_0313	-	IMG_0440
6.2	Ground Floor - Garage	IMG_0441	-	IMG_0456
6.3	Ground Floor - Laundry & Toilet	IMG_0457	-	IMG_0472
6.4	Ground Floor - Storage Room	IMG_0473	-	IMG_0476
6.5	Ground Floor - Corridor	IMG_0477	-	IMG_0484
6.6	Ground Floor - Bar Room	IMG_0485	-	IMG_0512
6.7	Ground Floor - Office	IMG_0513	-	IMG_0522
6.8	Ground Floor - Living Room	IMG_0523	-	IMG_0554
6.9	Ground Floor - Bathroom	IMG_0555	-	IMG_0564
6.10	Ground Floor - Bedroom 1	IMG_0565	-	IMG_0573
6.11	Ground Floor - Bedroom 2	IMG_0574	-	IMG_0580
6.12	First Floor - Stair & Entrance	IMG_0581	-	IMG_0594
6.13	First Floor - Corridor	IMG_0595	-	IMG_0624
6.14	First Floor - Bedroom 1	IMG_0625	-	IMG_0644
6.15	First Floor - Bedroom 2	IMG_0645	-	IMG_0670
6.16	First Floor - Living & Dining Room	IMG_0671	-	IMG_0714
6.17	First Floor - Balcony	IMG_0715	-	IMG_0744
6.18	First Floor - Kitchen	IMG_0745	-	IMG_0772
6.19	First Floor - Bedroom 3	IMG_0773	-	IMG_0790
6.20	First Floor - Bathroom	IMG_0791	-	IMG_0808
6.21	First Floor - Bedroom 4	IMG_0809	-	IMG_0824

Location No.	Area	Image Numbers		
7	Dwelling B (External Only)			
7.1	External Facades	IMG_0825	-	IMG_0960
7.2	Concrete Hardstands	IMG_0961	-	IMG_1040
7.3	Pool Area	IMG_1041	-	IMG_1060

Location No.	Area	Image Numbers		
8	Dwelling C (External Only)			
8.1	Adjoining Sheds	IMG_1061	-	IMG_1080
8.2	External Facades	IMG_1081	-	IMG_1136



2. Photographic Schedule

This section contains the image numbers and their location within the property or area surveyed and descriptions of what the images depict.

Table 1 - Defects List

IMG No.	Location	Description
IMG_0001	Cold Room & Elevated Loading Dock	Cracking to concrete slab
IMG_0010	Cold Room & Elevated Loading Dock	Cracking to concrete slab
IMG_0015	Office	Cracking to ceiling lining
IMG_0021	Office	Cracking to ceiling lining
IMG_0031	Entrance Corridor	Cracking to concrete flooring
IMG_0050	Entrance Corridor	Cracking to concrete flooring
IMG_0055	Toilet	Cracking to ceiling lining
IMG_0058	Toilet	Cracking to ceiling lining
IMG_0147	Boundary Fence Line	Boundary fencing noted to be in a dilapidated condition
IMG_0166	Sheep Sheds - External	Shed columns and roof structure leaning to east
IMG_0185	Sheep Sheds - External	Shed noted to be in a dilapidated condition
IMG_0217	Feed Storage Shed - External	Cracking to shed concrete slab
IMG_0226	Feed Storage Shed - External	Cracking to shed concrete slab
IMG_0268	Boundary Fence Line / Driveway	Fence timber posts leaning to west
IMG_0274	Boundary Fence Line / Driveway	Fence timber posts leaning to west
IMG_0325	External Facades	Cracking to concrete footpath
IMG_0330	External Facades	Cracking to concrete carport slab
IMG_0337	External Facades	Cracking to concrete carport slab
IMG_0340	External Facades	Cracking to concrete carport slab
IMG_0341	External Facades	Cracking to concrete carport slab
IMG_0355	External Facades	Cracking to concrete hardstand
IMG_0357	External Facades	Cracking to concrete hardstand
IMG_0358	External Facades	Cracking to concrete hardstand
IMG_0371	External Facades	Cracking to concrete hardstand
IMG_0397	External Facades	Sealed cracking to brick mortar
IMG_0400	External Facades	Cracking to balcony edge tile
IMG_0404	External Facades	Cracking to concrete hardstand / footpath
IMG_0406	External Facades	Cracking to step tiles
IMG_0413	External Facades	Cracking to concrete hardstand / footpath
IMG_0440	External Facades	Cracking to / loose step tiles





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IMG No.	Location	Description
IMG_0449	Ground Floor - Garage	Cracking to concrete slab
IMG_0451	Ground Floor - Garage	Cracking to concrete slab
IMG_0452	Ground Floor - Garage	Cracking to concrete slab
IMG_0454	Ground Floor - Garage	Cracking to concrete slab
IMG_0475	Ground Floor - Storage Room	Cracking to rendered wall adjacent door frame
IMG_0479	Ground Floor - Corridor	Cracking to rendered wall
IMG_0480	Ground Floor - Corridor	Cracking to rendered wall adjacent door frame
IMG_0491	Ground Floor - Bar Room	Patch repaired cracking to rendered wall adjacent door frame
IMG_0493	Ground Floor - Bar Room	Patch repaired cracking to rendered wall
IMG_0516	Ground Floor - Office	Patch repaired cracking to rendered wall adjacent door frame
IMG_0530	Ground Floor - Living Room	Patch repaired cracking to rendered wall below window sill
IMG_0531	Ground Floor - Living Room	Cracking to rendered wall below window sill
IMG_0532	Ground Floor - Living Room	Patch repaired cracking to rendered wall
IMG_0535	Ground Floor - Living Room	Patch repaired cracking to rendered wall
IMG_0540	Ground Floor - Living Room	Cracking to wall above window and kitchen cupboards
IMG_0541	Ground Floor - Living Room	Separation crack between cornice and ceiling
IMG_0555	Ground Floor - Bathroom	Cracking to bathroom wall tile
IMG_0558	Ground Floor - Bathroom	Cracking to bathroom floor tile
IMG_0583	First Floor - Stair & Entrance	Patch repaired separation cracking between cornice and wall
IMG_0584	First Floor - Stair & Entrance	Patch repaired separation cracking between cornice and wall
IMG_0587	First Floor - Stair & Entrance	Cracking to rendered wall
IMG_0589	First Floor - Stair & Entrance	Cracking to rendered wall
IMG_0599	First Floor - Corridor	Cracking to rendered wall
IMG_0601	First Floor - Corridor	Cracking to rendered wall
IMG_0602	First Floor - Corridor	Cracking to rendered wall
IMG_0603	First Floor - Corridor	Cracking to rendered wall
IMG_0604	First Floor - Corridor	Patch repaired cracking to ceiling lining
IMG_0611	First Floor - Corridor	Cracking to rendered wall above door frame
IMG_0624	First Floor - Corridor	Patch repaired cracking to ceiling lining
IMG_0625	First Floor - Bedroom 1	Patch repaired cracking to rendered wall adjacent window
IMG_0628	First Floor - Bedroom 1	Cracking to rendered wall adjacent window
IMG_0630	First Floor - Bedroom 1	Cracking to rendered wall below window sill
IMG_0631	First Floor - Bedroom 1	Cracking to rendered wall below window sill
IMG_0638	First Floor - Bedroom 1	Cracking to rendered wall below ceiling cornice
IMG_0647	First Floor - Bedroom 2	Cracking to rendered wall





IMG No.	Location	Description
IMG_0651	First Floor - Bedroom 2	Large crack in rendered wall
IMG_0655	First Floor - Bedroom 2	Cracking to rendered wall below window sill
IMG_0657	First Floor - Bedroom 2	Cracking to rendered wall below window sill
IMG_0659	First Floor - Bedroom 2	Cracking to rendered wall below window sill
IMG_0660	First Floor - Bedroom 2	Cracking to rendered wall below window sill
IMG_0665	First Floor - Bedroom 2	Cracking to rendered wall
IMG_0672	First Floor - Living & Dining Room	Cracking to rendered wall adjacent window
IMG_0673	First Floor - Living & Dining Room	Cracking to rendered wall adjacent window
IMG_0678	First Floor - Living & Dining Room	Sealed cracking to wall above brick arch
IMG_0683	First Floor - Living & Dining Room	Cracking to rendered wall
IMG_0688	First Floor - Living & Dining Room	Cracking to rendered wall adjacent door frame
IMG_0707	First Floor - Living & Dining Room	Sealed cracking to wall above brick arch
IMG_0709	First Floor - Living & Dining Room	Cracking to rendered wall
IMG_0710	First Floor - Living & Dining Room	Cracking to rendered wall
IMG_0711	First Floor - Living & Dining Room	Cracking to rendered wall
IMG_0771	First Floor - Kitchen	Cracking to rendered wall above kitchen cupboards
IMG_0773	First Floor - Bedroom 3	Cracking to ceiling lining and cornices
IMG_0776	First Floor - Bedroom 3	Cracking to rendered wall
IMG_0780	First Floor - Bedroom 3	Patch repaired cracking to rendered wall
IMG_0781	First Floor - Bedroom 3	Patch repaired cracking to rendered wall
IMG_0782	First Floor - Bedroom 3	Patch repaired cracking to rendered wall
IMG_0787	First Floor - Bedroom 3	Patch repaired cracking to rendered wall
IMG_0796	First Floor - Bathroom	Cracking to bathroom wall tile
IMG_0810	First Floor - Bedroom 4	Patch repaired cracking to rendered wall
IMG_0812	First Floor - Bedroom 4	Patch repaired cracking to rendered wall
IMG_0814	First Floor - Bedroom 4	Cracking to rendered wall
IMG_0825	External Facades	Cracking to base of rendered facade
IMG_0829	External Facades	Cracking to base of rendered facade
IMG_0831	External Facades	Cracking to base of rendered facade
IMG_0839	External Facades	Cracking to base of rendered facade
IMG_0873	External Facades	Cracking to base of rendered facade
IMG_0897	External Facades	Cracking to base of rendered column
IMG_0898	External Facades	Cracking to base of rendered garage wall
IMG_0911	External Facades	Separation gap between footpath and garage wall
IMG_0919	External Facades	Cracking to rendered facade





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IMG No.	Location	Description
IMG_0924	External Facades	Cracking to base of rendered facade
IMG_0925	External Facades	Cracking to base of rendered facade
IMG_0939	External Facades	Cracking to rendered columns
IMG_0946	External Facades	Cracking to rendered balcony wall
IMG_0950	External Facades	Cracking to rendered balcony wall
IMG_0955	External Facades	Cracking to base of rendered facade
IMG_0957	External Facades	Cracking to base of rendered facade
IMG_0972	Concrete Hardstands	Cracking to concrete hardstand
IMG_0978	Concrete Hardstands	Cracking to concrete hardstand
IMG_0993	Concrete Hardstands	Cracking to concrete hardstand
IMG_0994	Concrete Hardstands	Cracking to concrete hardstand
IMG_0996	Concrete Hardstands	Cracking to concrete hardstand
IMG_1004	Concrete Hardstands	Cracking to concrete hardstand
IMG_1009	Concrete Hardstands	Cracking to concrete hardstand
IMG_1065	Adjoining Sheds	Cracking to carport concrete slab
IMG_1069	Adjoining Sheds	Cracking to carport concrete slab
IMG_1075	Adjoining Sheds	Cracking to carport concrete slab
IMG_1084	External Facades	Cracking to concrete footpath
IMG_1122	External Facades	Cracking to concrete steps





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Appendix A - Dilapidation Survey Map



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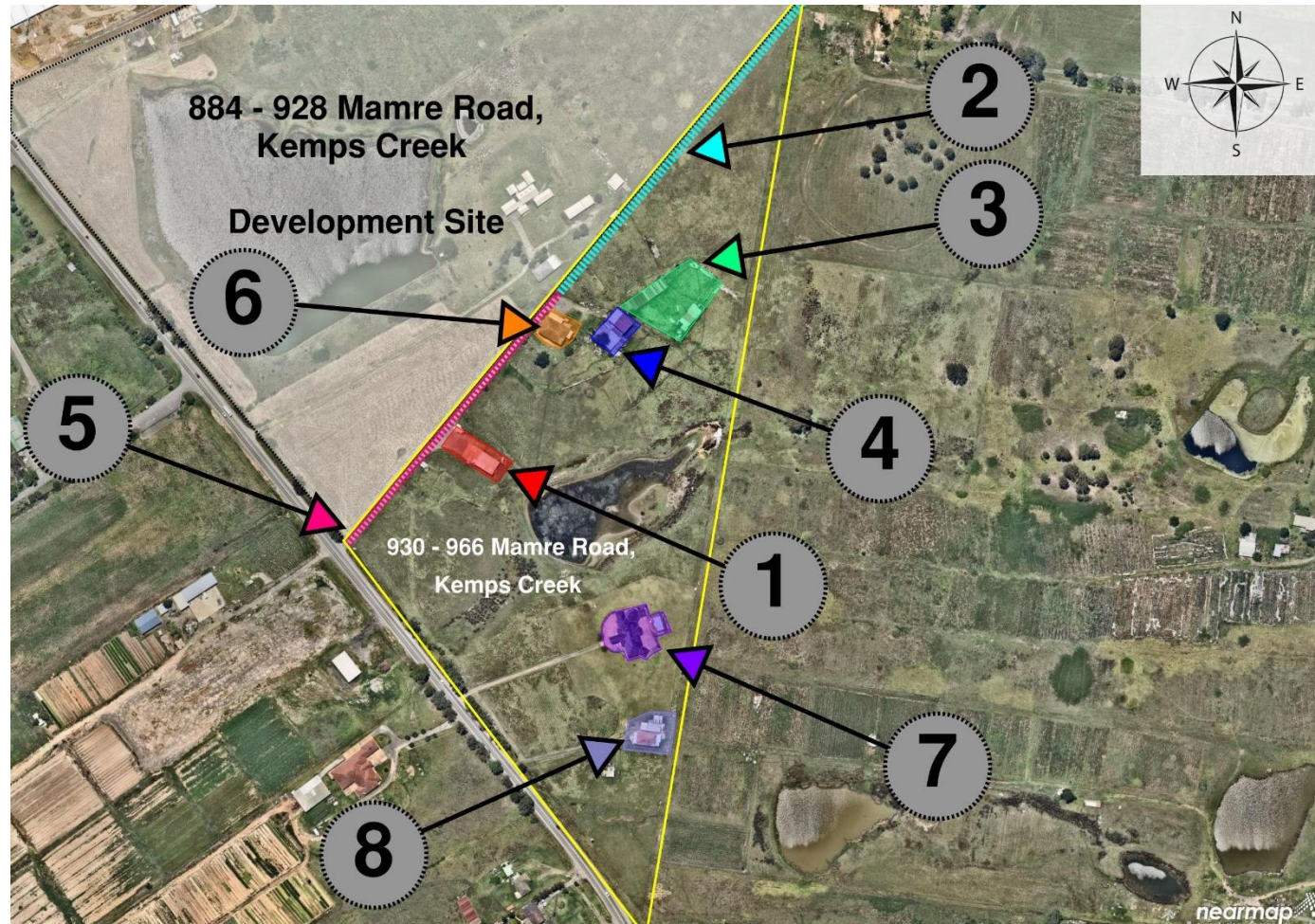
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Table 2 - Dilapidation Survey Locations



Location No.	Area	Image Numbers		
1	Meat Market Building (Internal & External)	IMG_0001	-	IMG_0124
2	Boundary Fence Line	IMG_0125	-	IMG_0160
3	Sheep Sheds - External	IMG_0161	-	IMG_0190
4	Feed Storage Shed - External	IMG_0191	-	IMG_0244
5	Boundary Fence Line / Driveway	IMG_0245	-	IMG_0312
6	Dwelling A (Internal & External)	IMG_0313	-	IMG_0824
7	Dwelling B (External)	IMG_0825	-	IMG_1060
8	Dwelling C (External)	IMG_1061	-	IMG_1136

Refer to Section 1.8 for Breakdown of Location No's. 1 Meat Market Building, No.6 Dwelling A, No.7 Dwelling B & No.8 Dwelling C

No. Revisions 00			Copyright "This document is and shall remain the property of Opal Dilapidations Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of the document in any way is prohibited." ©		Drawn / Designed	SH	Project: 930-966 Mamre Road, Kemps Creek		
					Drawn / Designed Check	SH	Title: Dilapidation Survey Map – Dwellings, Meat Market & Boundary Fencing		
					Approved	JR	REV: 00	A4	NOT TO SCALE
Approved JR			Date 2/03/2024						



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Appendix B - Dilapidation Survey Photo Gallery



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