



DILAPIDATION REPORT

Mamre Road, Kemps Creek



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

PO Box 5009, Kingsdene NSW 2118

t: 02 9613 3353 | f: 02 8088 4396

service@effectivebuilding.com.au | www.effectiveconsultancy.com.au

1. Introduction

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

The inspection was carried out on 4 December 2025.

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

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

https://www.dropbox.com/scl/fo/y0kho2bgk4vkbqgvvhc6/AHO60_Is9Nm7_9Mgwbs19YA?rlkey=q3gklsey0witukifq224fr78v&st=wejmzjl2&dl=0

2. The Inspector

The representative for Effective Building & Consultancy is Mr Christoper Nograles. Mr Christoper Nograles has been in the building industry since 2008. His qualifications include – Project Manager in Building Construction, Engineer in Structural Investigation and Diagnostic Testing, Lead Civil Engineer in Civil Works, Bachelor of Science in Civil Engineering. He currently holds the following licenses- Driver's Licence and WHS White Card.

3. Inspection Details

Client Name	ESR Australia
Client Phone	+61 450 399 278
Client Email	Mohanad.Al-Juboori@esr.com
Date of inspection	4 December 2025
Time of inspection	12:19 P.M
Weather at the time of inspection	Fine - no rain

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5. Photos at Mamre Road, Kemps Creek

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

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

<https://www.dropbox.com/scl/fi/iqc60r13cd4blr4vq5q1x/Council-Assets.kmz?rlkey=871knv0c9tjn1r1p7fddgobup&st=9o78daqz&dl=0>



Aerial imagery of the subject site (from SIX Maps)



Figure 1 – General condition of the road.



Figure 2 – General condition of the footpath.



Figure 3 – General condition of the footpath.



Figure 4 – General condition of the road.



Figure 5 – General condition of the road.



Figure 6 – General condition of the footpath.

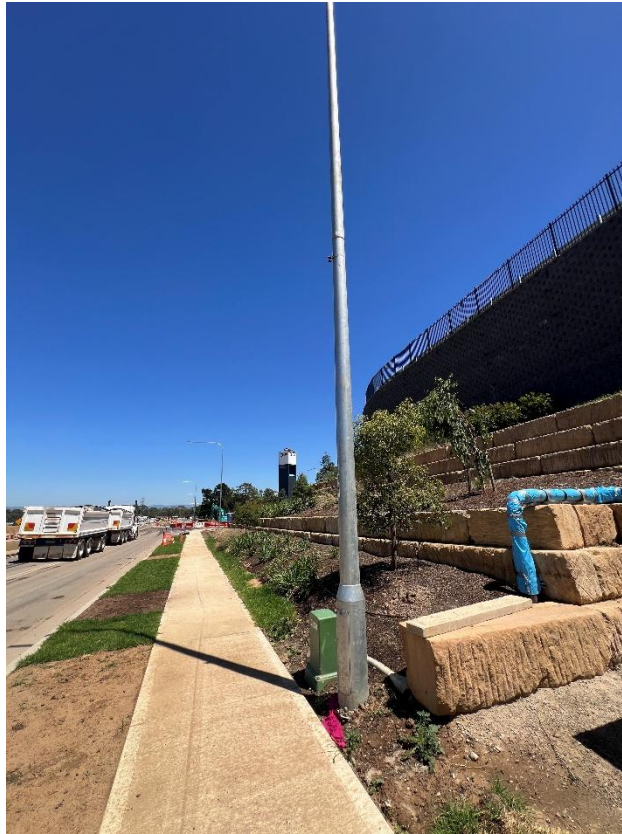


Figure 7 – General condition of the footpath.



Figure 8 – General condition of the electrical box / junction box.



Figure 9 – General condition of the electrical box / junction box.



Figure 10 – General condition of the footpath.



Figure 11 – General condition of the road.



Figure 12 – General condition of the road.



Figure 13 – General condition of the utility lid.



Figure 14 – General condition of the footpath.



Figure 15 – General condition of the road.



Figure 16 – General condition of the footpath.



Figure 17 – General condition of the electrical light post.



Figure 18 – General condition of the ground area.



Figure 19 – General condition of the kerb.



Figure 20 – General condition of the road.



Figure 21 – General condition of the footpath.



Figure 22 – General condition of the footpath.



Figure 23 – General condition of the utility lid.



Figure 24 – General condition of the utility lid.



Figure 25 – General condition of the road.



Figure 26 – General condition of the road.



Figure 27 – General condition of the footpath.



Figure 28 – General condition of the utility lid.

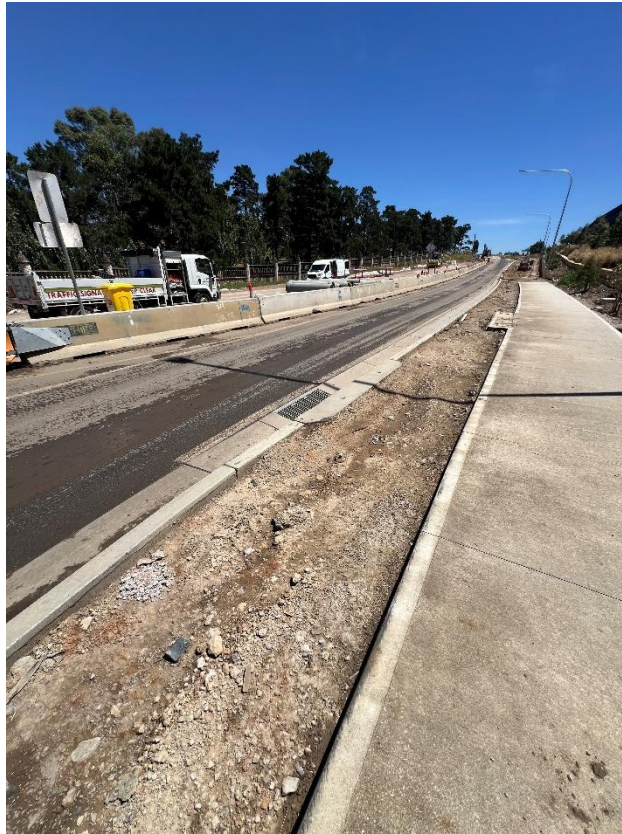


Figure 29 – General condition of the kerb.

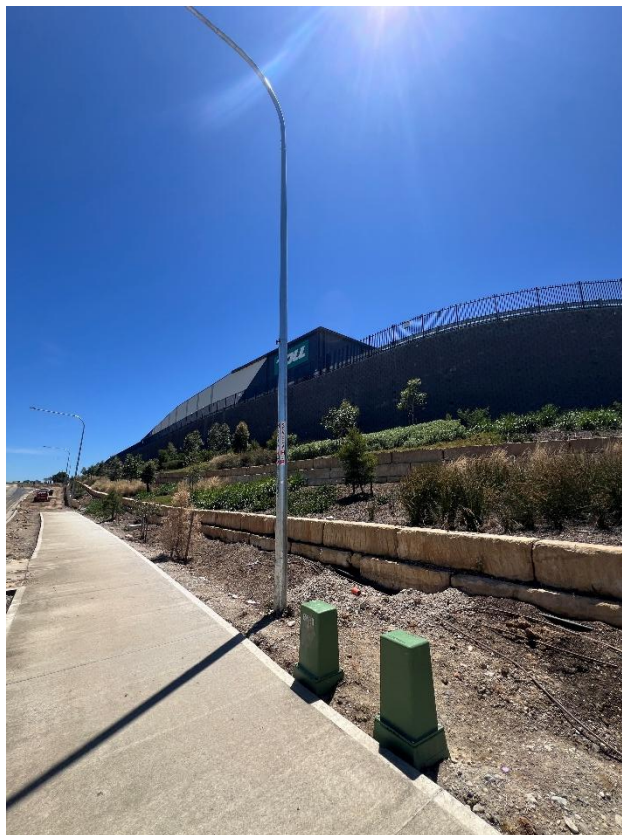


Figure 30 – General condition of the electrical box / junction box.



Figure 31 – General condition of the utility lid.



Figure 32 – General condition of the footpath.

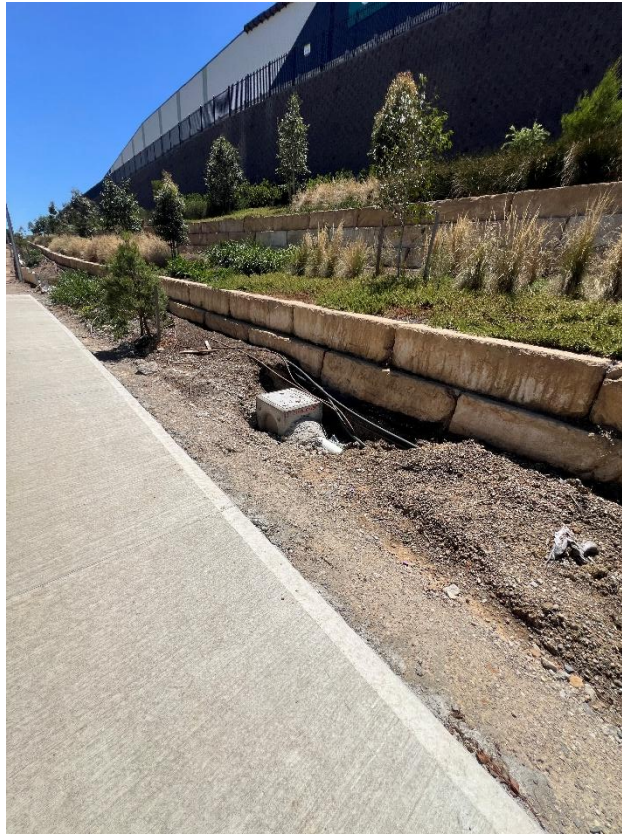


Figure 33 – General condition of the utility lid.



Figure 34 – General condition of the footpath.



Figure 35 – General condition of the road.



Figure 36 – General condition of the landscaping.

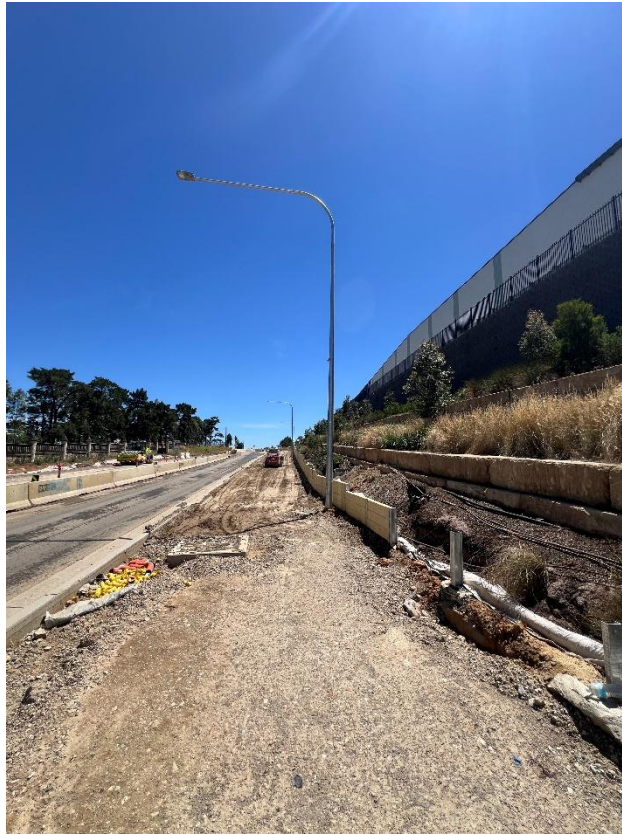


Figure 37 – General condition of the electrical light post.

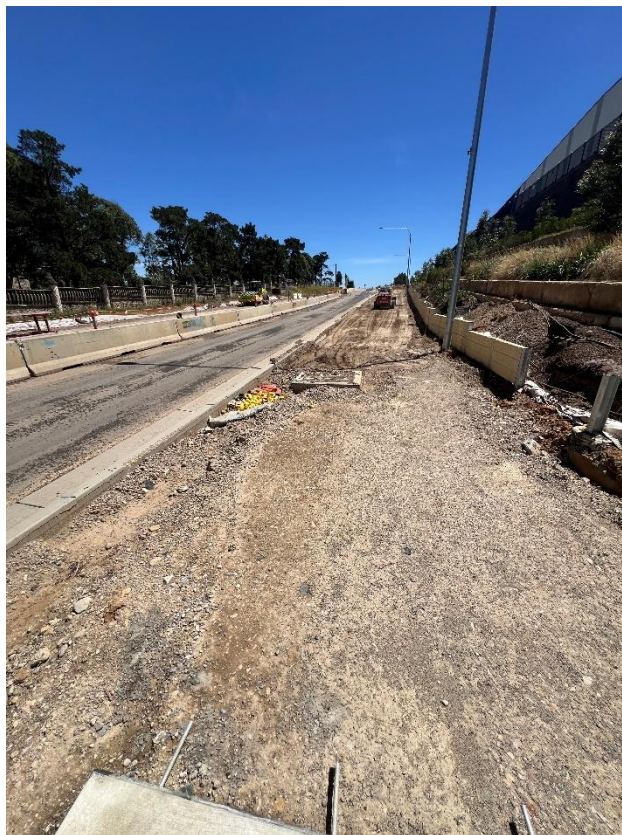


Figure 38 – General condition of the road.



Figure 39 – General condition of the road.



Figure 40 – General condition of the creeks.



Figure 41 – General condition of the creeks.



Figure 42 – General condition of the road.



Figure 43 – General condition of the road.



Figure 44 – General condition of the road.



Figure 45 – General condition of the fence.



Figure 46 – General condition of the road.



Figure 47 – General condition of the footpath.



Figure 48 – General condition of the footpath.



Figure 49 – General condition of the road.



Figure 50 – General condition of the road.



Figure 51 – General condition of the road.



Figure 52 – General condition of the road.

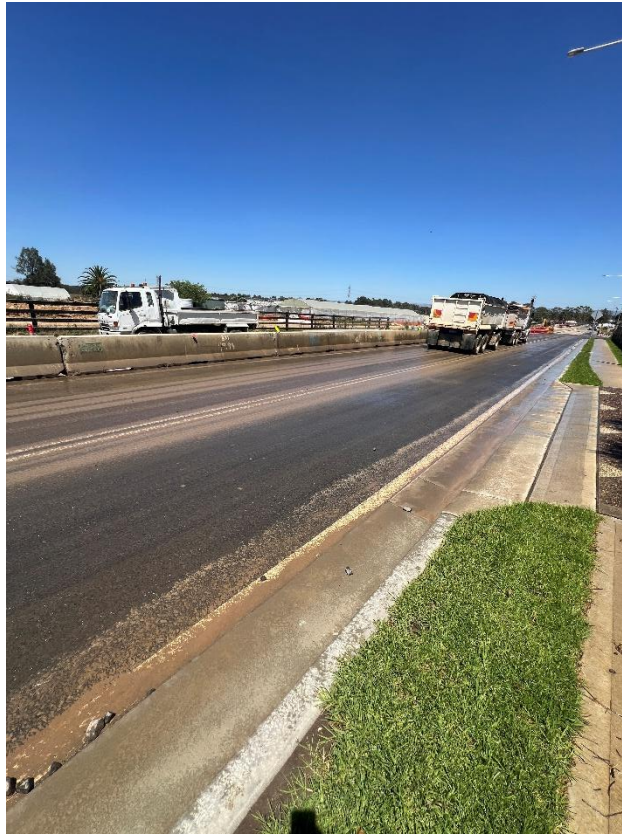


Figure 53 – General condition of the road.



Figure 54 – General condition of the driveway.



Figure 55 – General condition of the driveway.

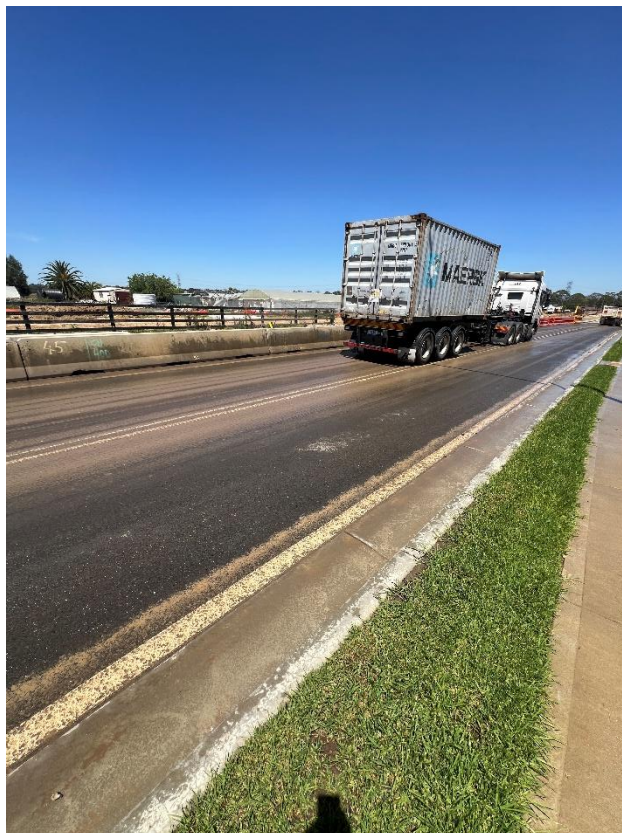


Figure 56 – General condition of the road.



Figure 57 – General condition of the footpath.

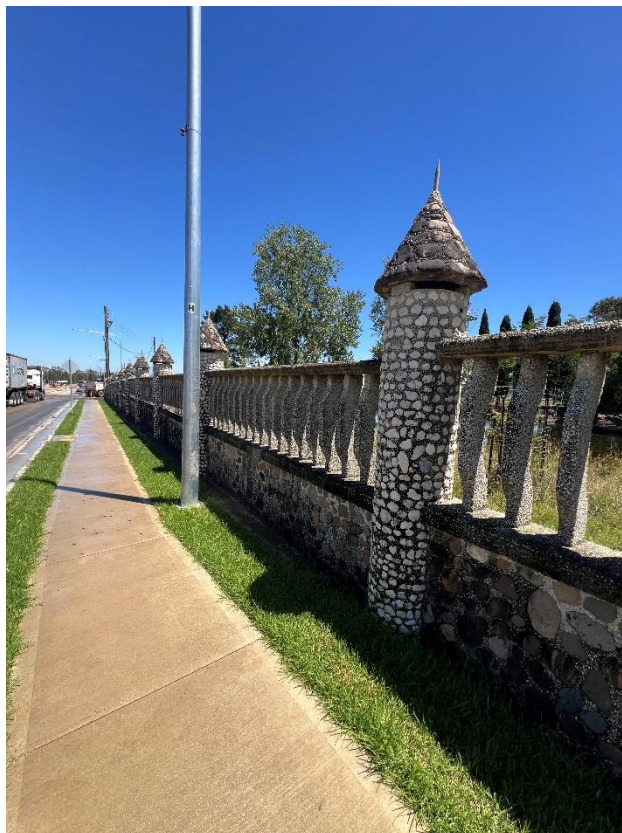


Figure 58 – General condition of the electrical light post.



Figure 59 – General condition of the electrical light post.

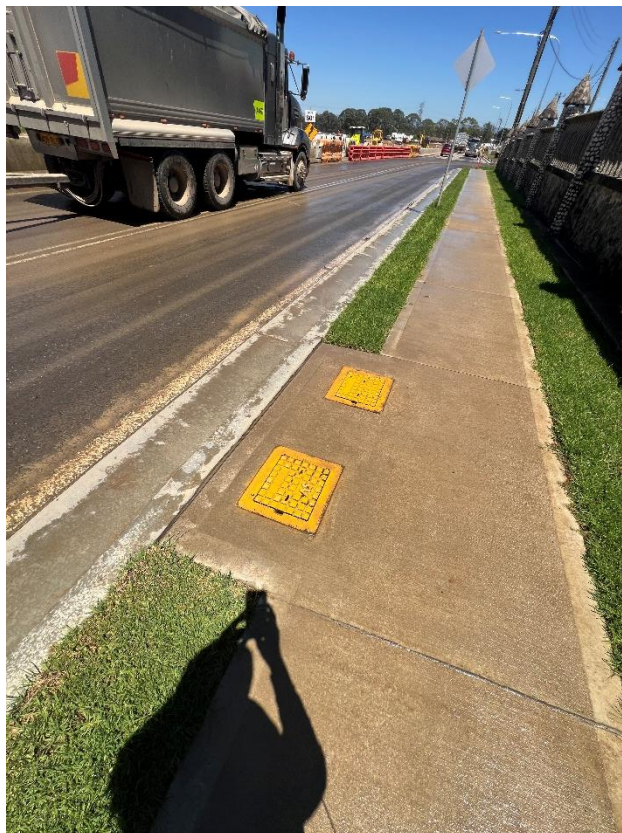


Figure 60 – General condition of the footpath.

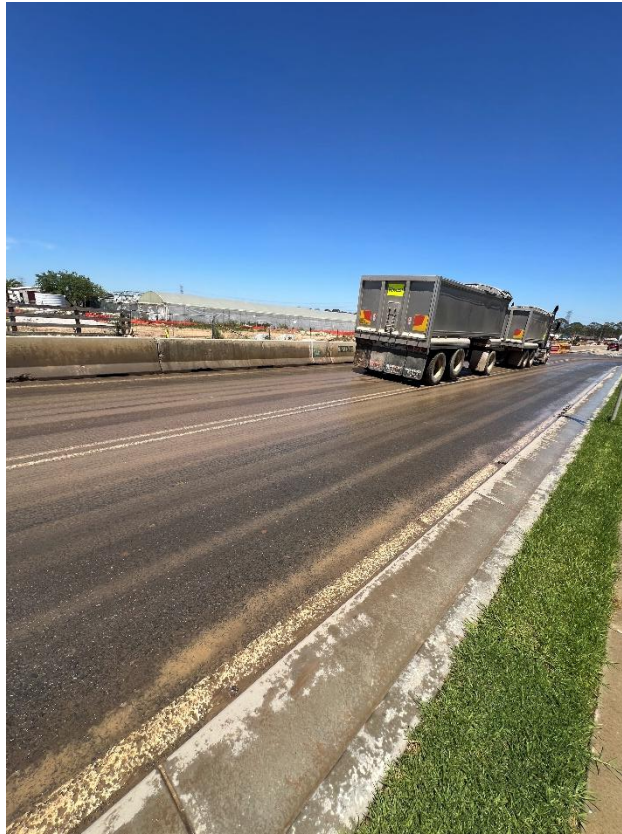


Figure 61 – General condition of the road.



Figure 62 – General condition of the road.



Figure 63 – General condition of the road.



Figure 64 – General condition of the road.



Figure 65 – General condition of the road.

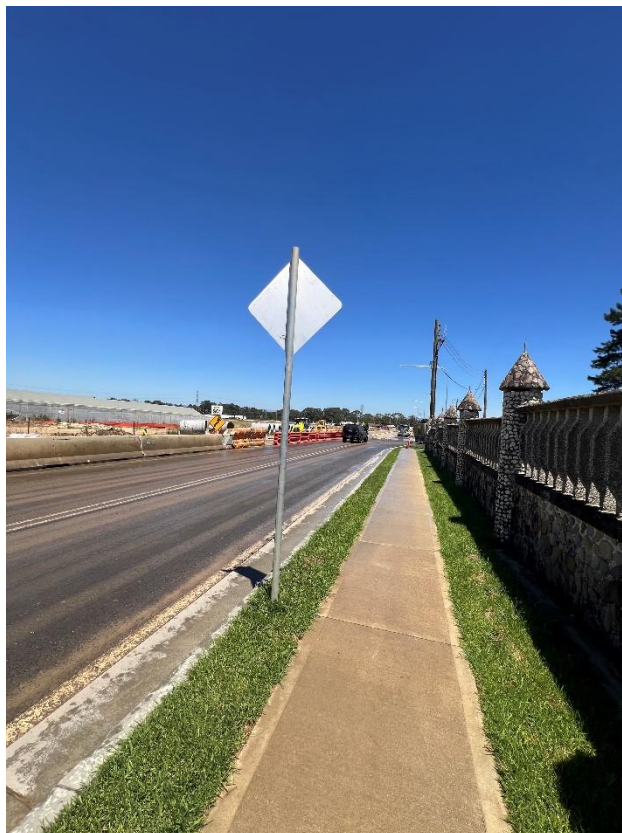


Figure 66 – General condition of the road signpost.

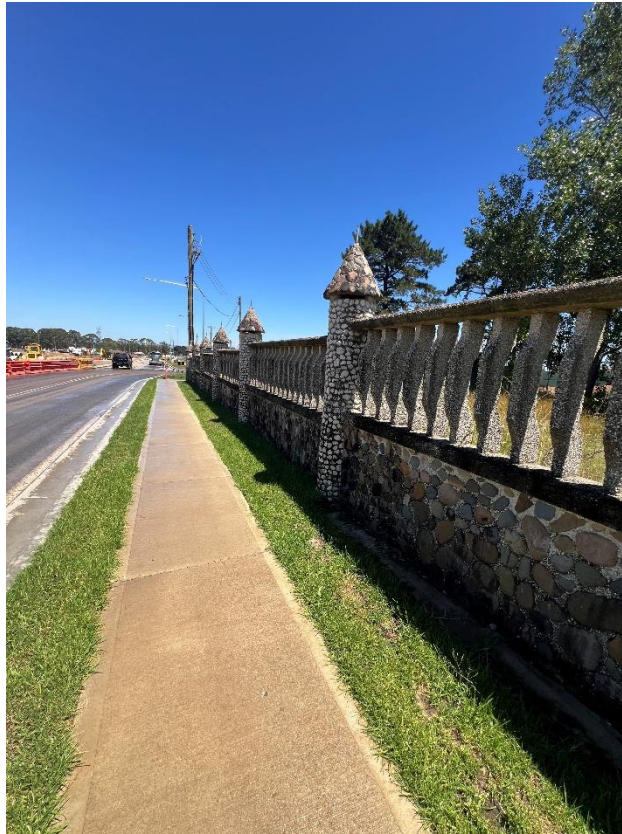


Figure 67 – General condition of the footpath.



Figure 68 – General condition of the road.

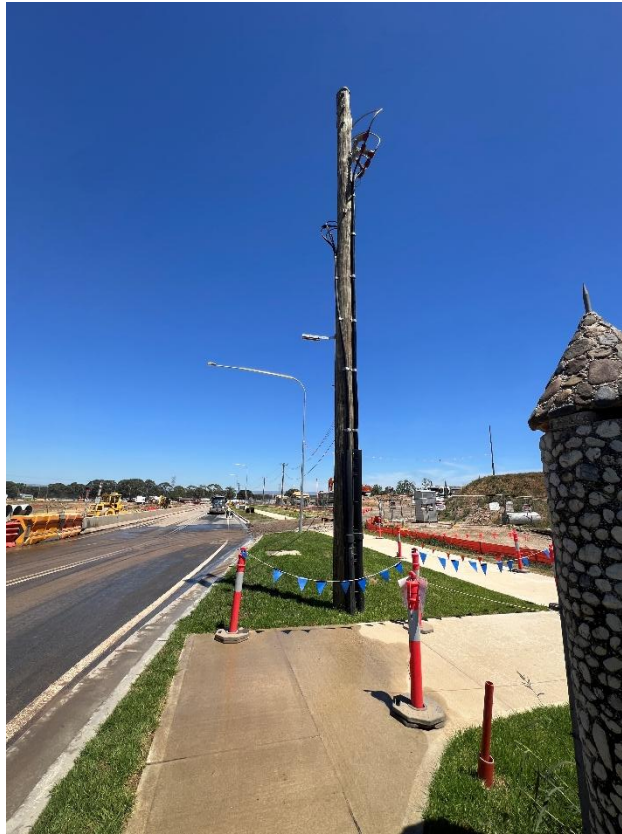


Figure 69 – General condition of the electrical post.



Figure 70 – General condition of the footpath.



Figure 71 – General condition of the fence.



Figure 72 – General condition of the ground area.



Figure 73 – General condition of the utility lid.



Figure 74 – General condition of the road.



Figure 75 – General condition of the road.

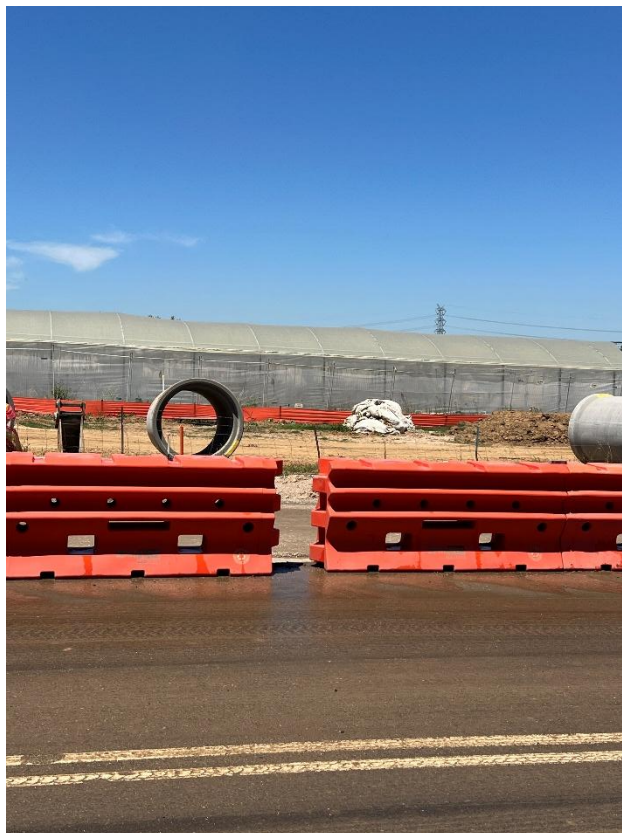


Figure 76 – General condition of the road.



Figure 77 – General condition of the road.



Figure 78 – General condition of the footpath.



Figure 79 – General condition of the footpath.



Figure 80 – General condition of the electrical light post.



Figure 81 – General condition of the road.



Figure 82 – General condition of the driveway.



Figure 83 – General condition of the driveway.



Figure 84 – General condition of the road.



Figure 85 – General condition of the road.



Figure 86 – General condition of the road.



Figure 87 – General condition of the footpath.



Figure 88 – General condition of the utility lid.



Figure 89 – General condition of the road.



Figure 90 – General condition of the footpath.



Figure 91 – General condition of the road signpost.



Figure 92 – General condition of the ground area.



Figure 93 – General condition of the footpath.



Figure 94 – General condition of the electrical post.



Figure 95 – General condition of the electrical light post.



Figure 96 – General condition of the ground area.



Figure 97 – General condition of the footpath.



Figure 98 – General condition of the footpath.

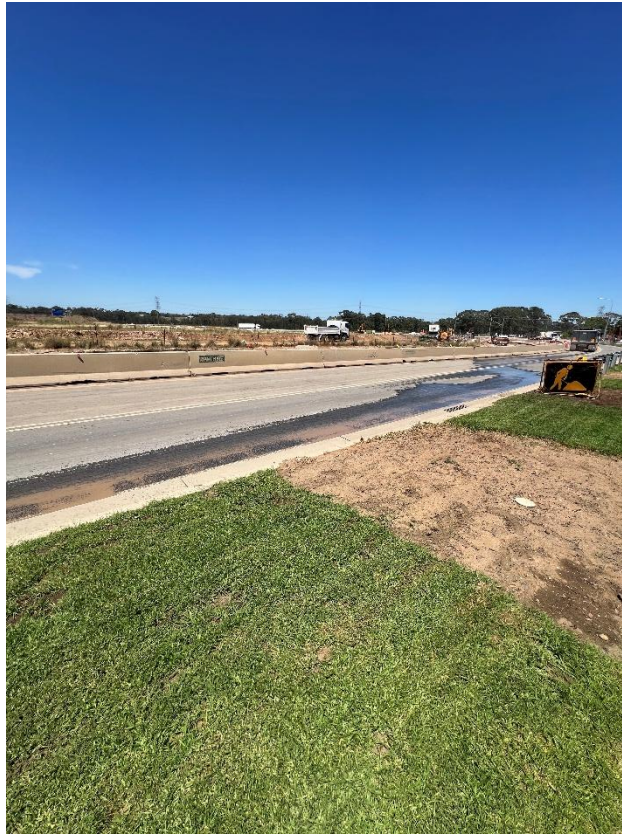


Figure 99 – General condition of the road.



Figure 100 – General condition of the road.



Figure 101 – General condition of the road.



Figure 102 – General condition of the footpath.



Figure 103 – General condition of the ground area.



Figure 104 – General condition of the metal barrier.



Figure 105 – General condition of the road.



Figure 106 – General condition of the road.



Figure 107 – General condition of the road.



Figure 108 – General condition of the road.



Figure 109 – General condition of the footpath.



Figure 110 – General condition of the fence.



Figure 111 – General condition of the ground area.



Figure 112 – General condition of the footpath.



Figure 113 – General condition of the ground area.



Figure 114 – General condition of the road.



Figure 115 – General condition of the road.



Figure 116 – General condition of the road.



Figure 117 – General condition of the road.



Figure 118 – General condition of the footpath.



Figure 119 – General condition of the fence.



Figure 120 – General condition of the ground area.



Figure 121 – General condition of the road.



Figure 122 – General condition of the road.



Figure 123 – General condition of the road.



Figure 124 – General condition of the road barrier.



Figure 125 – General condition of the footpath.



Figure 126 – General condition of the electrical light post.



Figure 127 – General condition of the fence.



Figure 128 – General condition of the ground area.



Figure 129 – General condition of the footpath.



Figure 130 – General condition of the ground area.



Figure 131 – General condition of the road.



Figure 132 – General condition of the road.



Figure 133 – General condition of the road barrier.

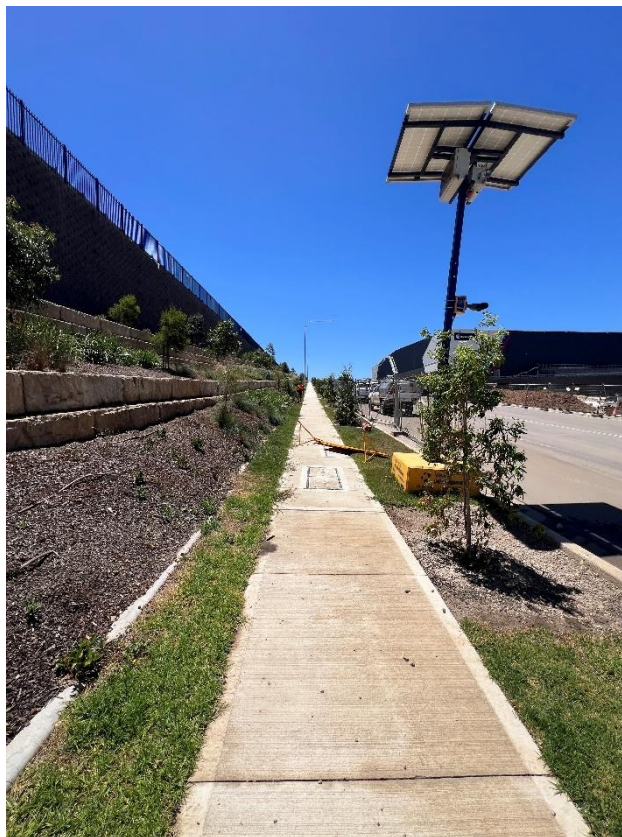


Figure 134 – General condition of the footpath.



Figure 135 – General condition of the utility lid.



Figure 136 – General condition of the fence.



Figure 137 – General condition of the footpath.



Figure 138 – General condition of the footpath.



Figure 139 – General condition of the footpath.



Figure 140 – General condition of the footpath.



Figure 141 – General condition of the fence.

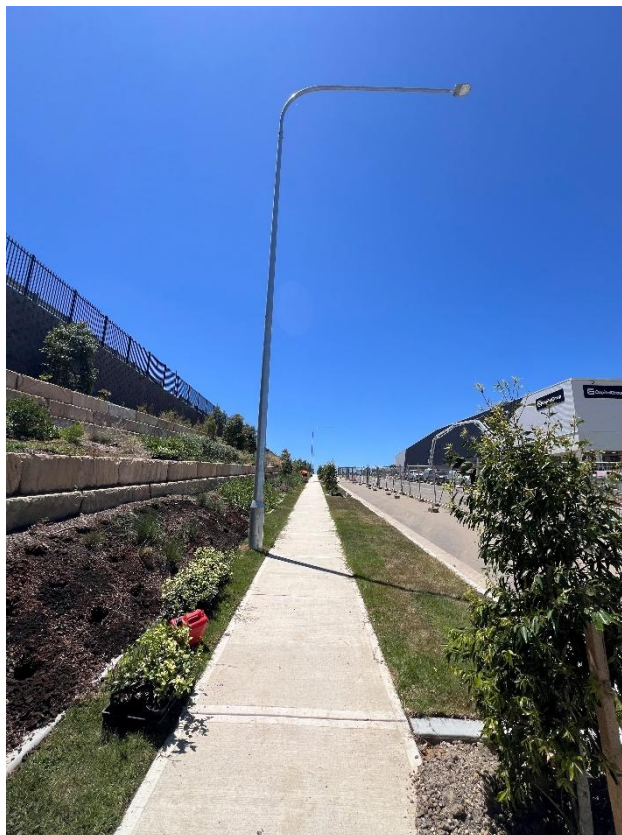


Figure 142 – General condition of the electrical light post.



Figure 143 – General condition of the fence.

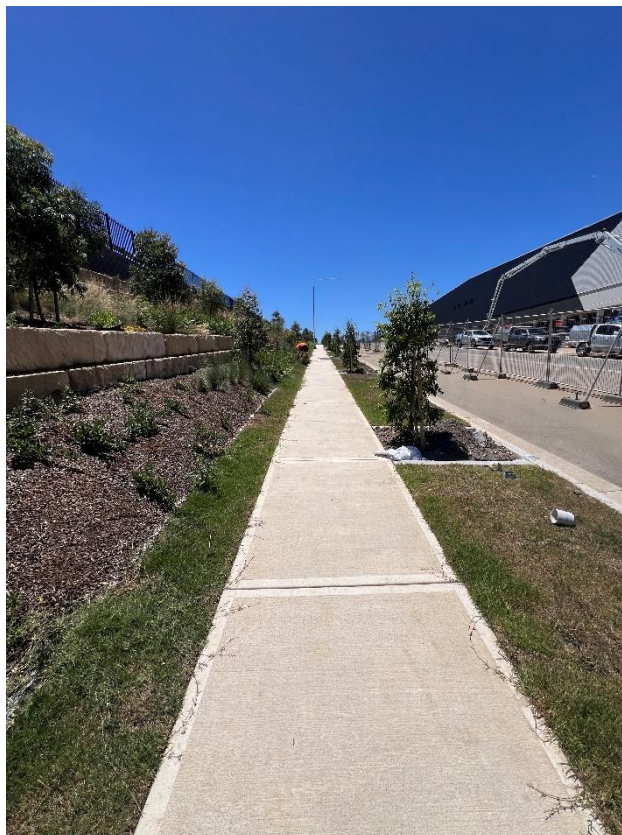


Figure 144 – General condition of the footpath.

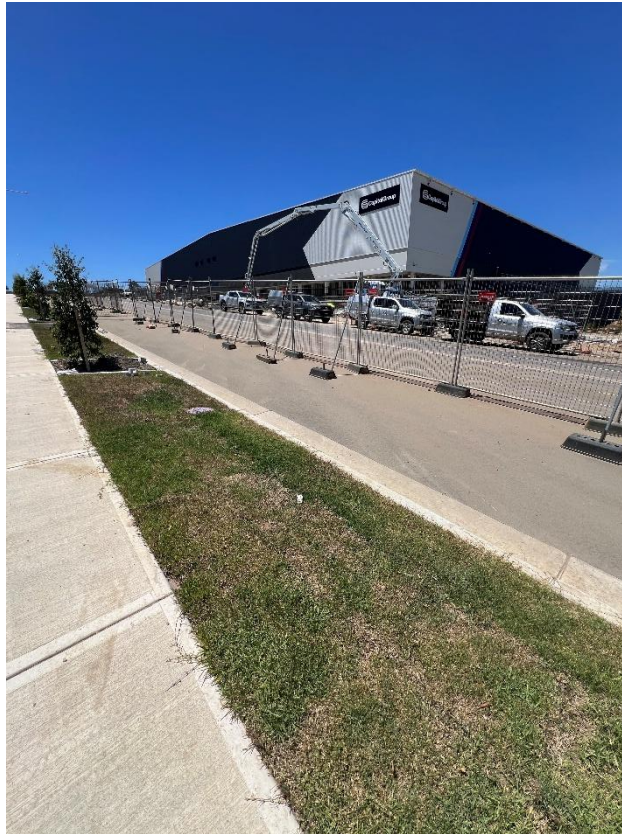


Figure 145 – General condition of the fence.

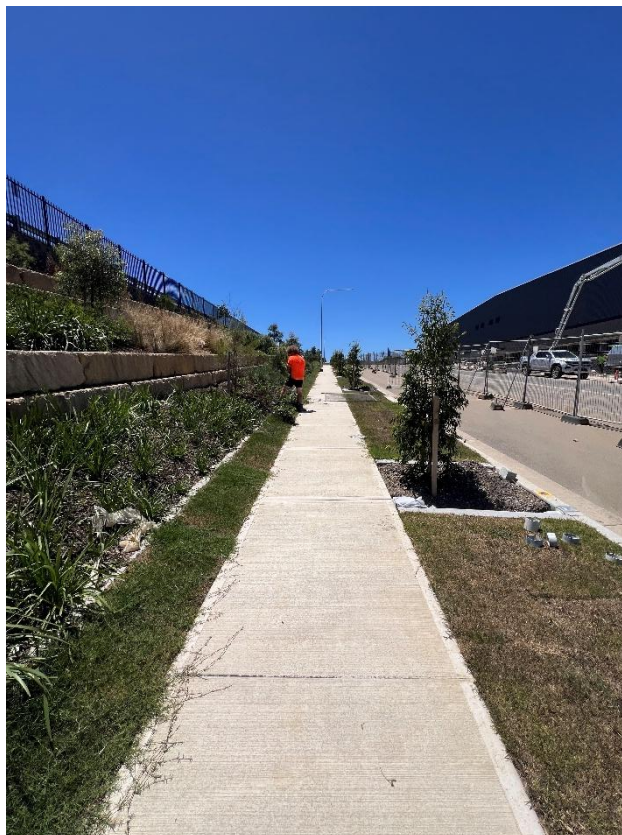


Figure 146 – General condition of the footpath.

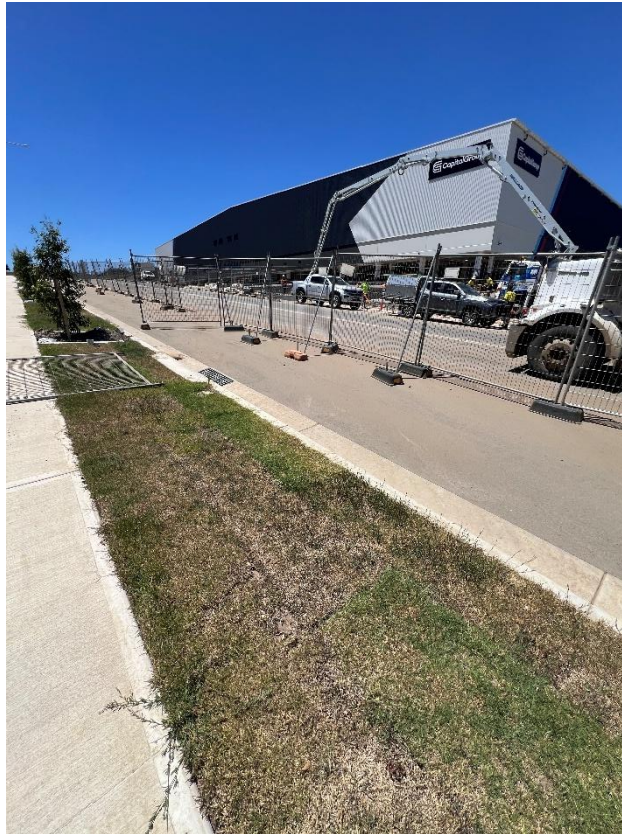


Figure 147 – General condition of the fence.

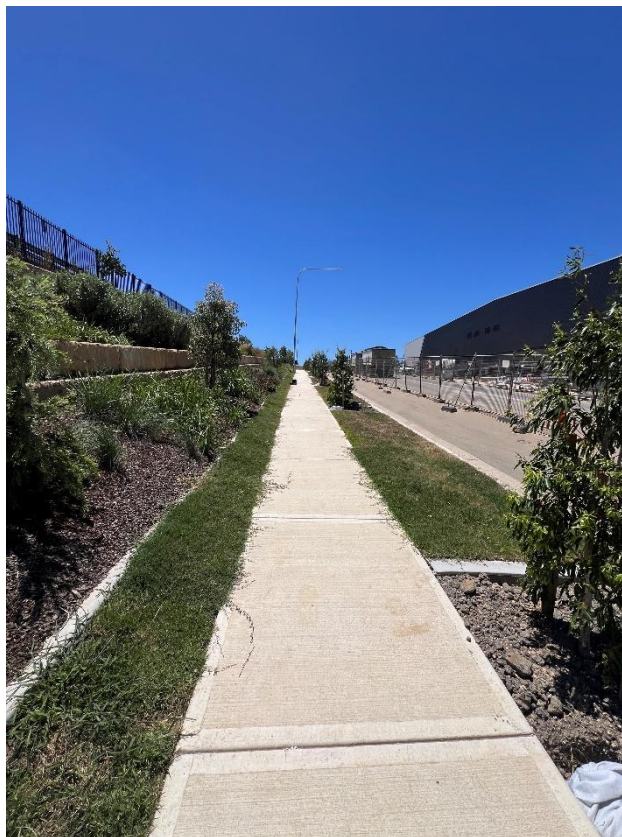


Figure 148 – General condition of the footpath.

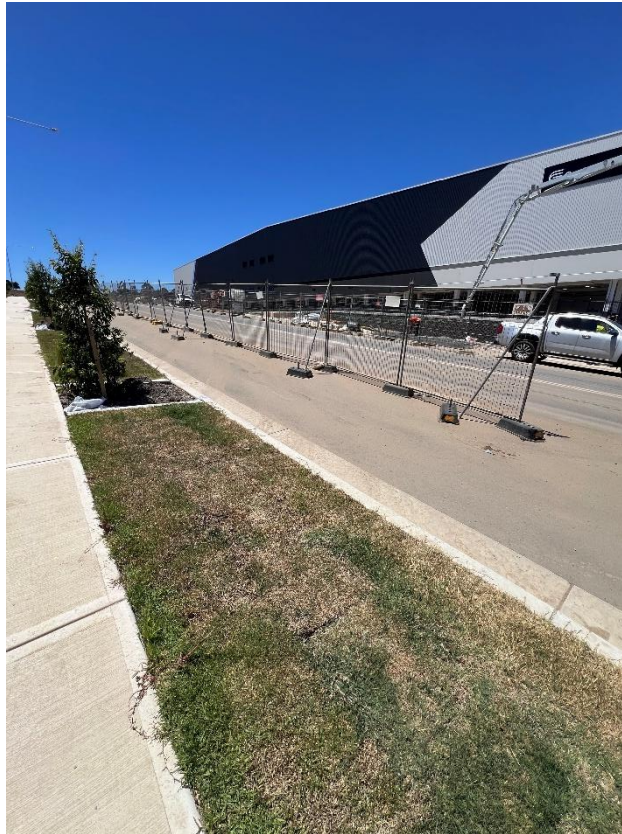


Figure 149 – General condition of the fence.



Figure 150 – General condition of the footpath.



Figure 151 – General condition of the fence.



Figure 152 – General condition of the electrical light post.



Figure 153 – General condition of the fence.



Figure 154 – General condition of the footpath.

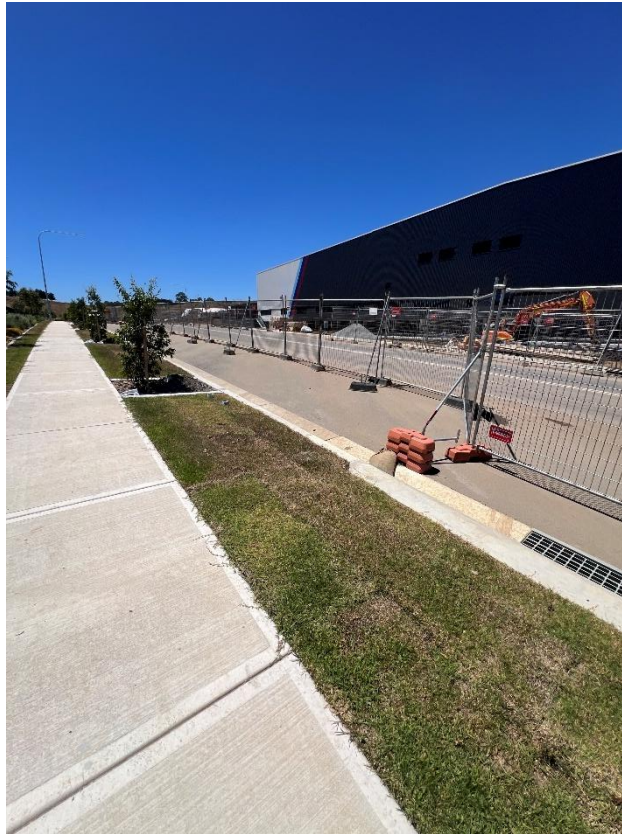


Figure 155 – General condition of the footpath.

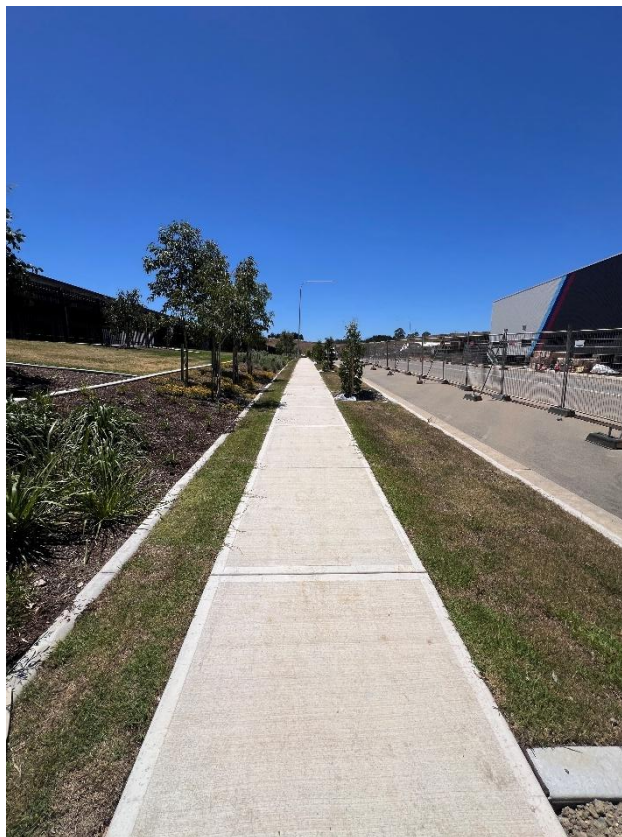


Figure 156 – General condition of the footpath.



Figure 157 – General condition of the footpath.



Figure 158 – General condition of the footpath.

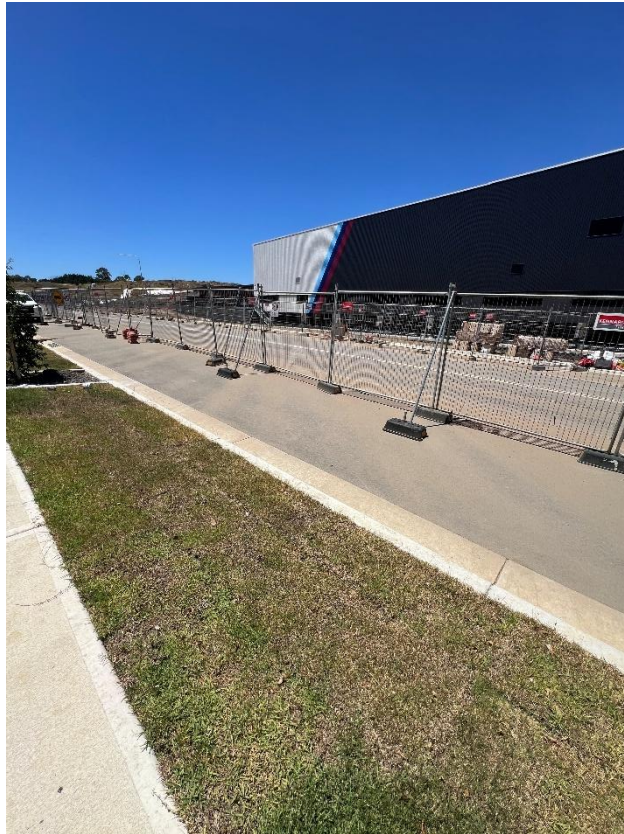


Figure 159 – General condition of the footpath.

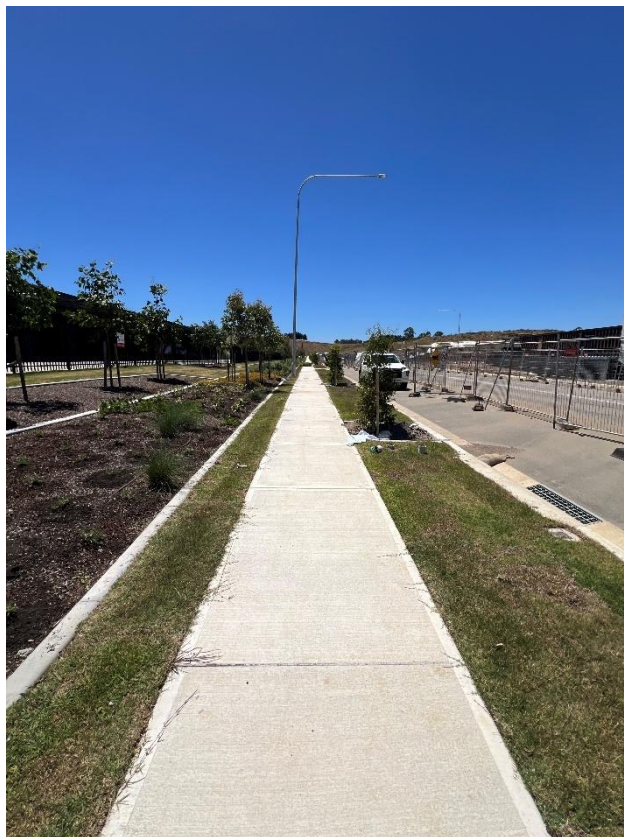


Figure 160 – General condition of the footpath.

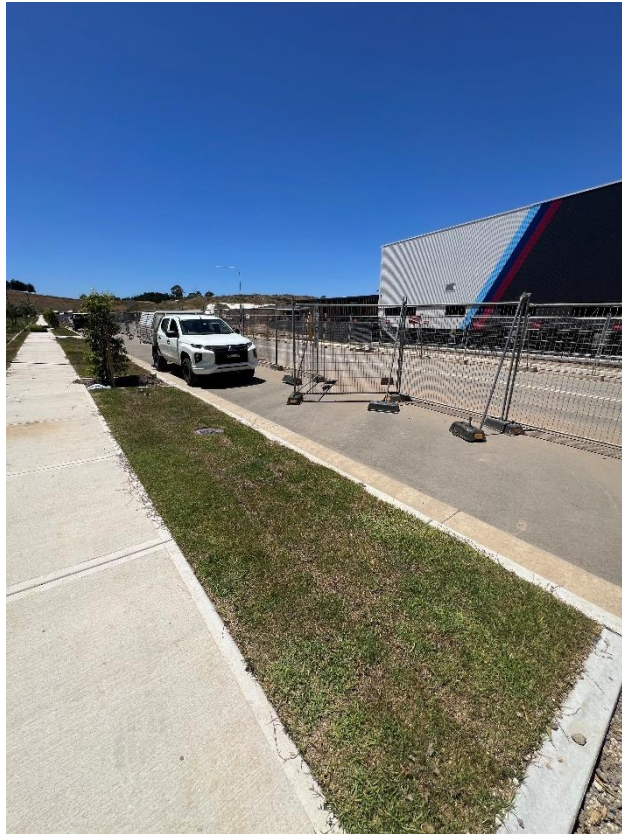


Figure 161 – General condition of the footpath.



Figure 162 – General condition of the electrical light post.



Figure 163 – General condition of the footpath.



Figure 164 – General condition of the footpath.



Figure 165 – General condition of the footpath.

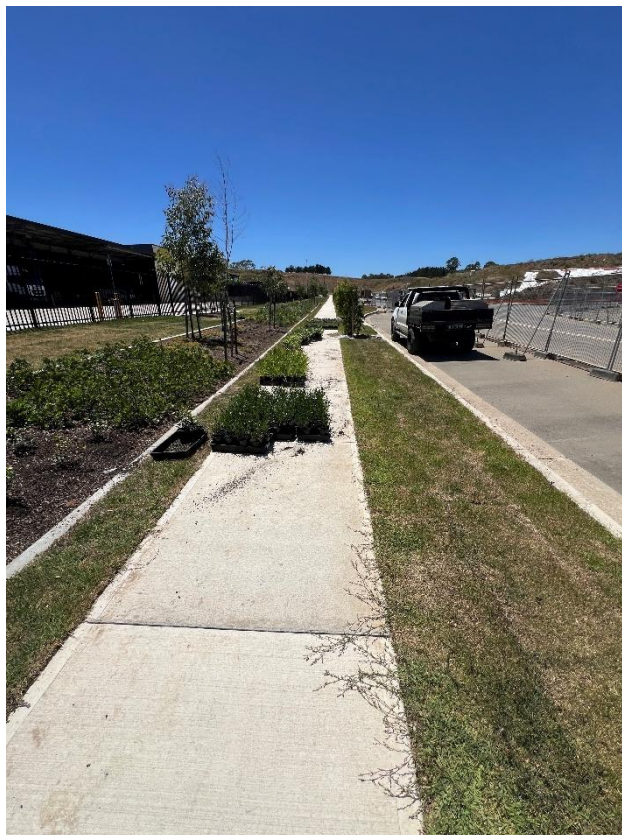


Figure 166 – General condition of the footpath.



Figure 167 – General condition of the utility lid.



Figure 168 – General condition of the road.



Figure 169 – General condition of the footpath.



Figure 170 – General condition of the road.

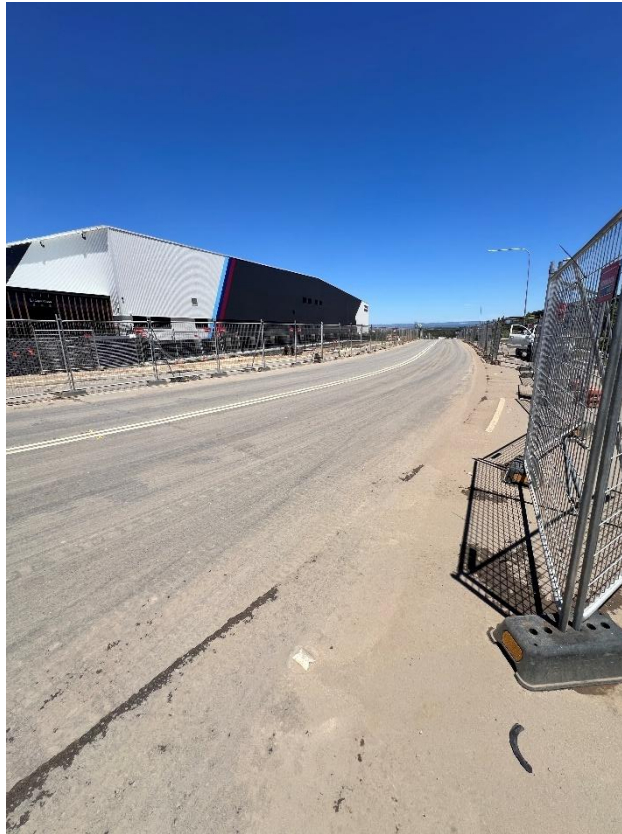


Figure 171 – General condition of the road.



Figure 172 – General condition of the road.



Figure 173 – General condition of the road.



Figure 174 – General condition of the road.

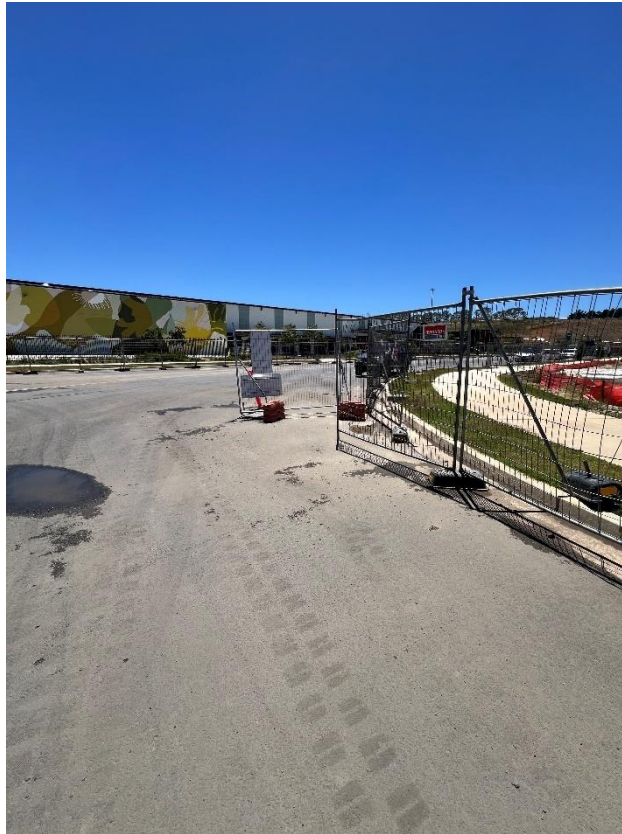


Figure 175 – General condition of the road.



Figure 176 – General condition of the road.



Figure 177 – General condition of the footpath.

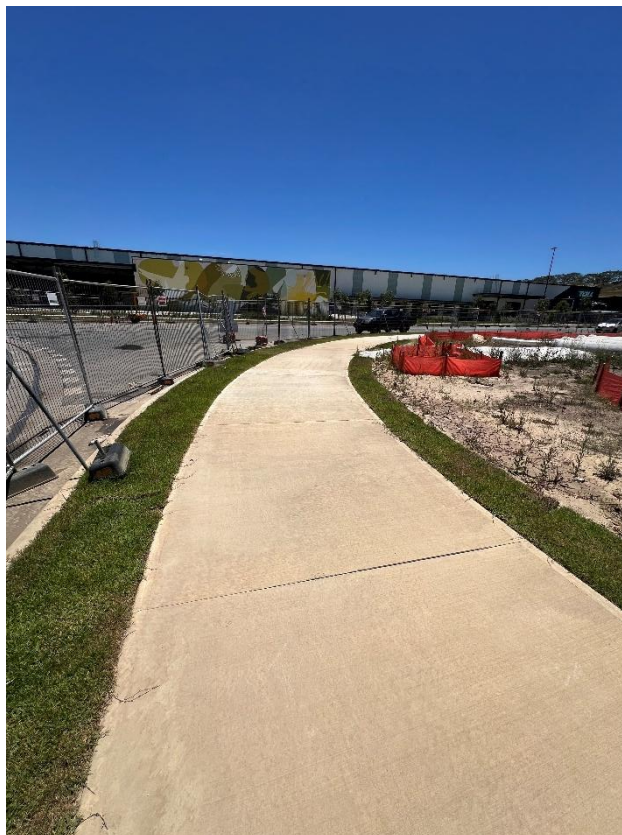


Figure 178 – General condition of the footpath.



Figure 179 – General condition of the footpath.



Figure 180 – General condition of the utility lid.



Figure 181 – General condition of the footpath.



Figure 182 – General condition of the footpath.



Figure 183 – General condition of the footpath.



Figure 184 – General condition of the footpath.



Figure 185 – General condition of the footpath.



Figure 186 – General condition of the footpath.



Figure 187 – General condition of the footpath.



Figure 188 – General condition of the footpath.



Figure 189 – General condition of the road.



Figure 190 – General condition of the road.



Figure 191 – General condition of the footpath.



Figure 192 – General condition of the footpath.



Figure 193 – General condition of the road.



Figure 194 – General condition of the road.



Figure 195 – General condition of the footpath.



Figure 196 – General condition of the utility lid.



Figure 197 – General condition of the footpath.



Figure 198 – General condition of the road.



Figure 199 – General condition of the road.



Figure 200 – General condition of the footpath.



Figure 201 – General condition of the road.



Figure 202 – General condition of the footpath.



Figure 203 – General condition of the utility lid.



Figure 204 – General condition of the footpath.



Figure 205 – General condition of the road.



Figure 206 – General condition of the road.



Figure 207 – General condition of the footpath.



Figure 208 – General condition of the road.



Figure 209 – General condition of the footpath.



Figure 210 – General condition of the road.



Figure 211 – General condition of the footpath.



Figure 212 – General condition of the road.



Figure 213 – General condition of the footpath.



Figure 214 – General condition of the utility lid.



Figure 215 – General condition of the electrical light post.



Figure 216 – General condition of the road.



Figure 217 – General condition of the driveway.

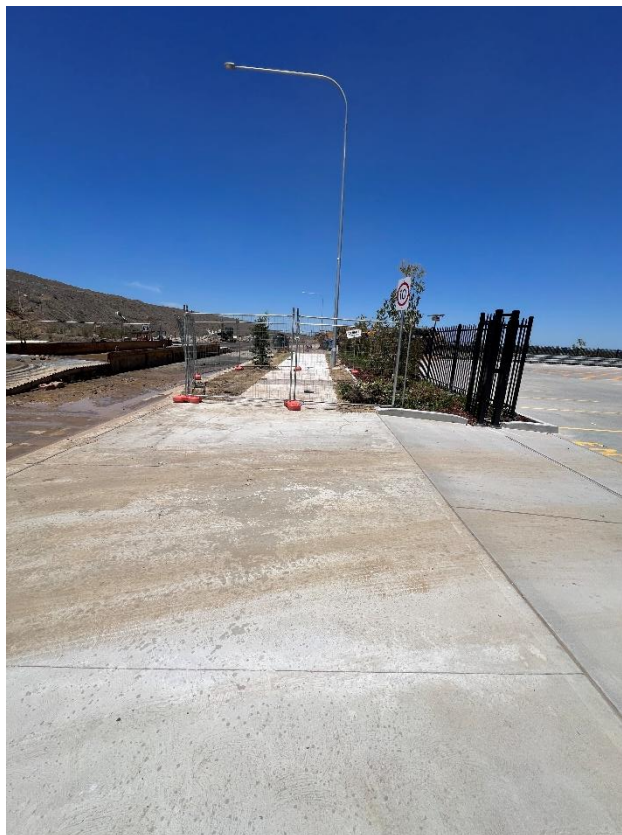


Figure 218 – General condition of the driveway.



Figure 219 – General condition of the road.

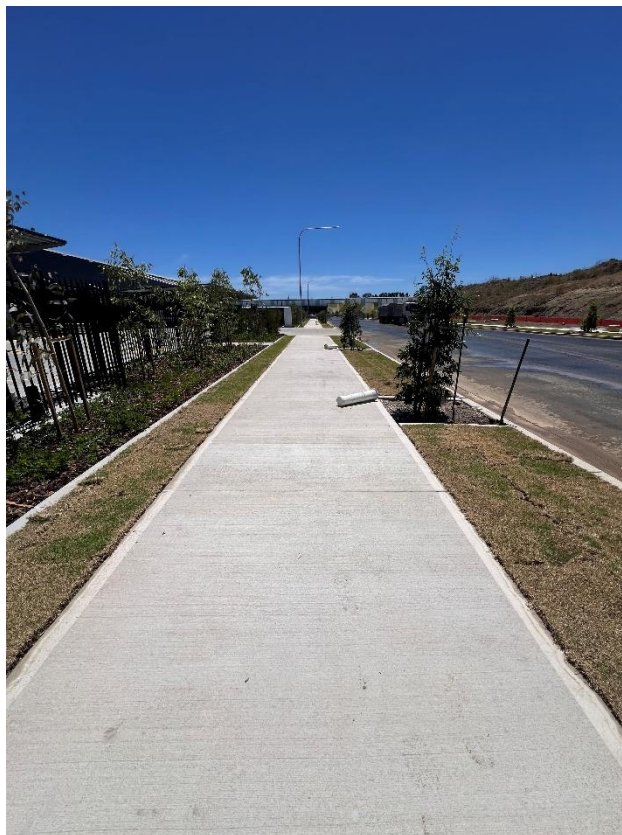


Figure 220 – General condition of the footpath.



Figure 221 – General condition of the road.



Figure 222 – General condition of the footpath.



Figure 223 – General condition of the road.



Figure 224 – General condition of the driveway.



Figure 225 – General condition of the driveway.



Figure 226 – General condition of the electrical light post.



Figure 227 – General condition of the utility lid.



Figure 228 – General condition of the road.

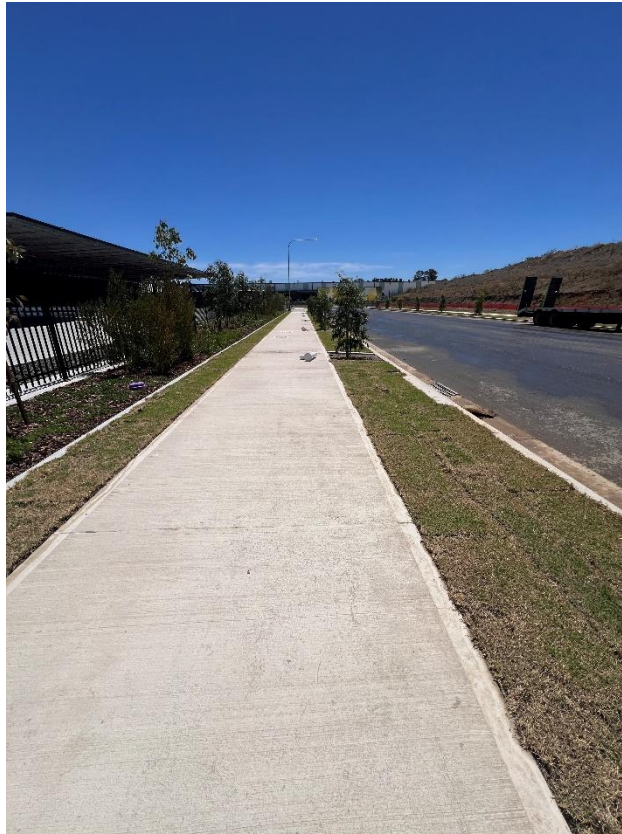


Figure 229 – General condition of the footpath.

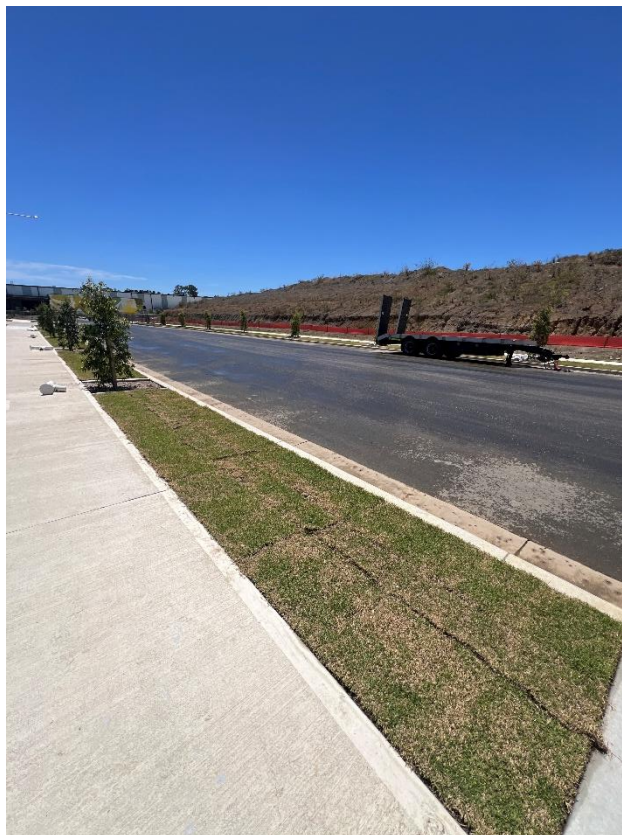


Figure 230 – General condition of the road.

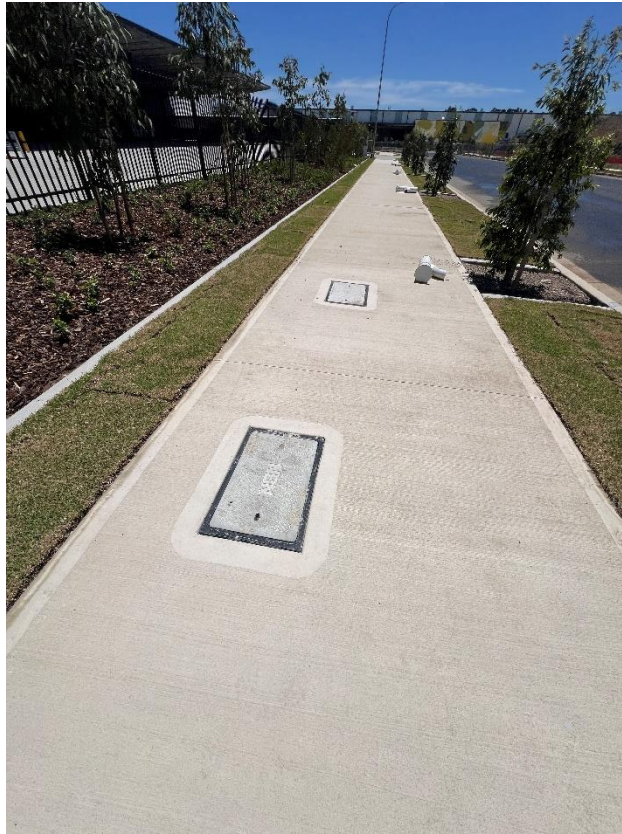


Figure 231 – General condition of the utility lid.



Figure 232 – General condition of the road.



Figure 233 – General condition of the footpath.

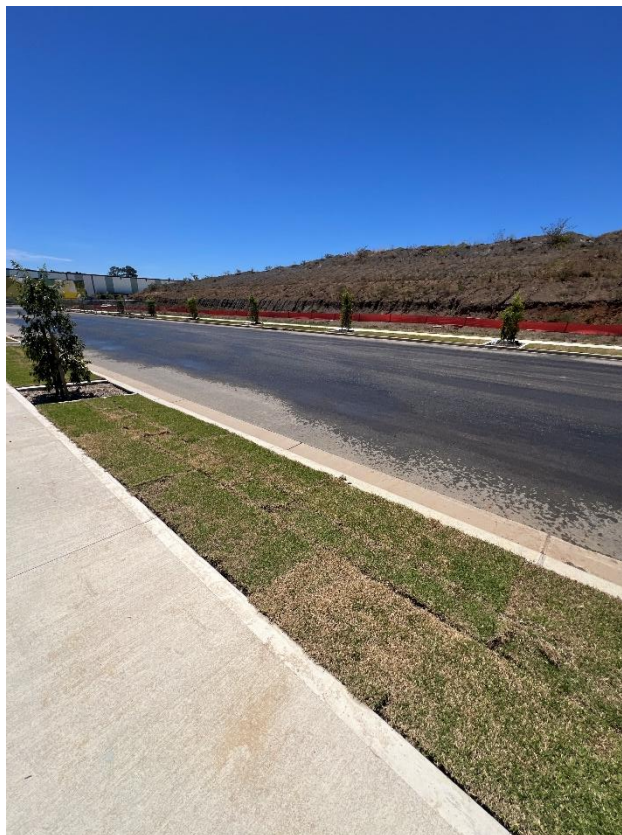


Figure 234 – General condition of the road.

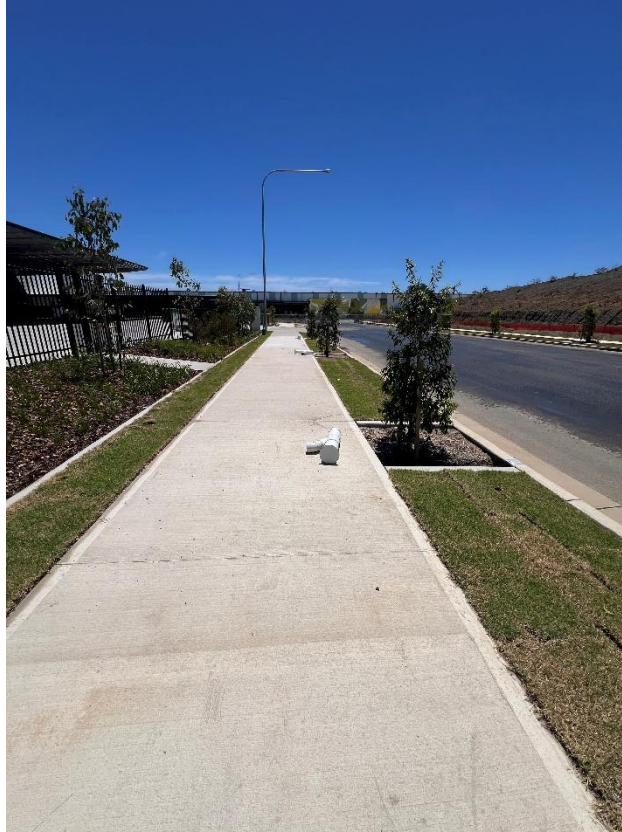


Figure 235 – General condition of the footpath.



Figure 236 – General condition of the road.

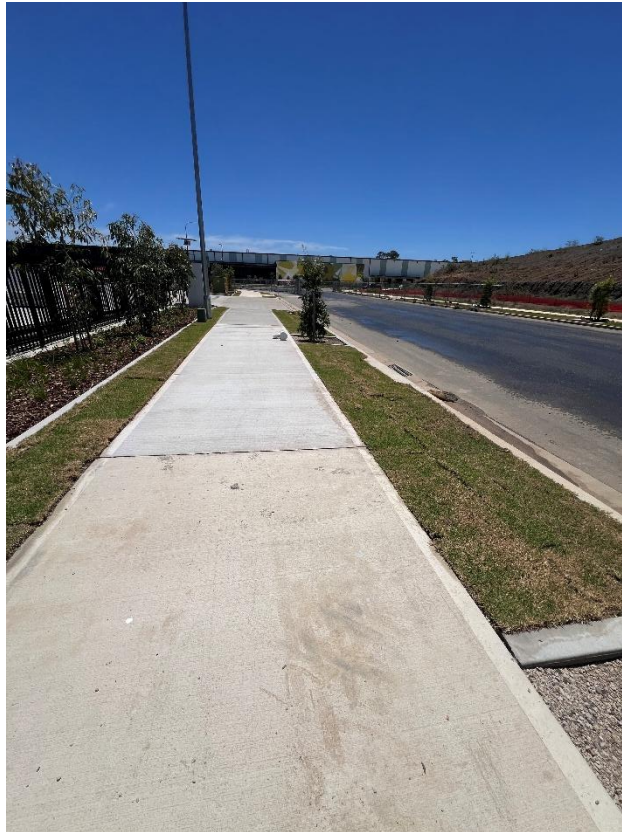


Figure 237 – General condition of the footpath.



Figure 238 – General condition of the road.



Figure 239 – General condition of the electrical light post.



Figure 240 – General condition of the road.



Figure 241 – General condition of the utility lid.



Figure 242 – General condition of the driveway.



Figure 243 – General condition of the driveway.



Figure 244 – General condition of the footpath.

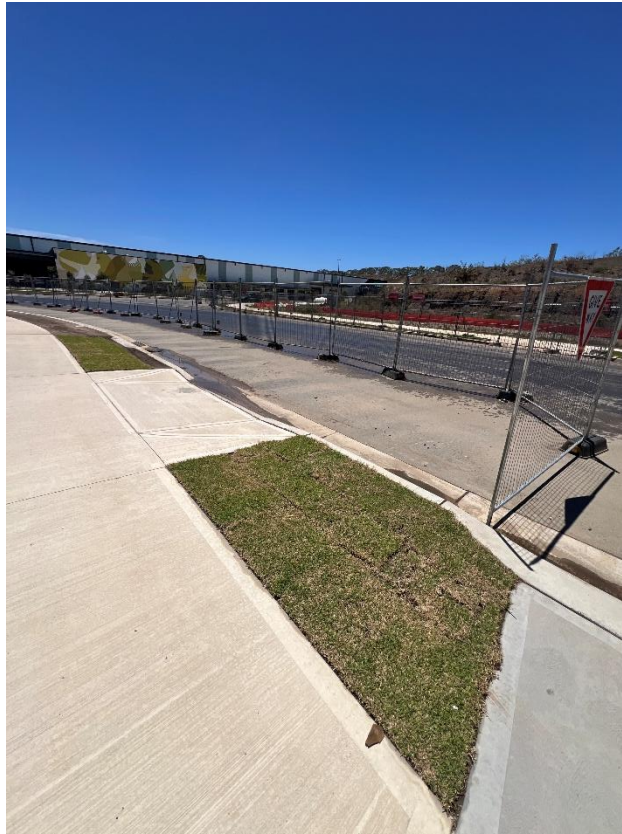


Figure 245 – General condition of the footpath.



Figure 246 – General condition of the electrical box / junction box.



Figure 247 – General condition of the kerb.



Figure 248 – General condition of the footpath.



Figure 249 – General condition of the footpath.



Figure 250 – General condition of the kerb.



Figure 251 – General condition of the footpath.



Figure 252 – Some areas were not inspected due to the presence of stored materials.



Figure 253 – General condition of the electrical light post.



Figure 254 – General condition of the ground area.



Figure 255 – General condition of the kerb.



Figure 256 – General condition of the kerb.



Figure 257 – General condition of the kerb.



Figure 258 – General condition of the kerb.



Figure 259 – General condition of the road.



Figure 260 – General condition of the fence.

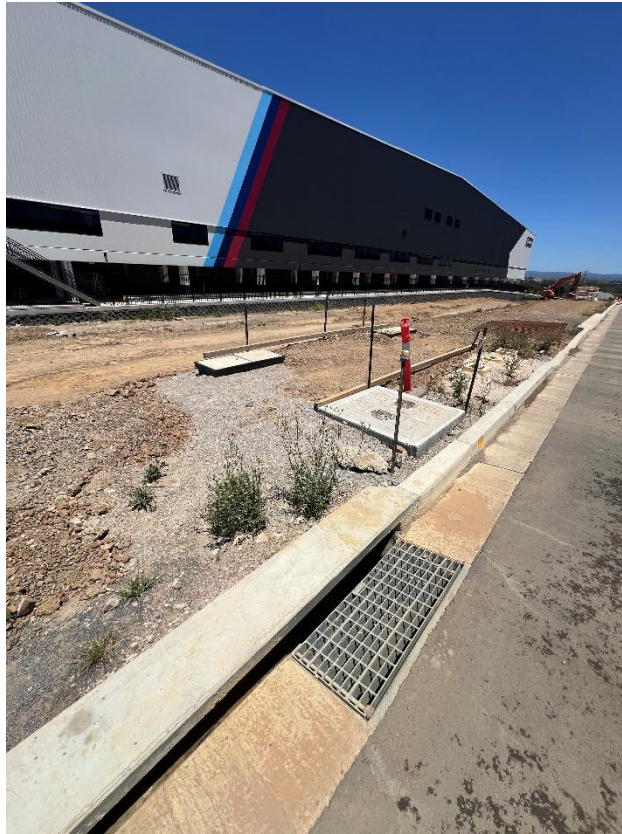


Figure 261 – General condition of the drain.



Figure 262 – General condition of the road.



Figure 263 – General condition of the road.



Figure 264 – General condition of the fence.



Figure 265 – General condition of the road.



Figure 266 – General condition of the road.



Figure 267 – General condition of the kerb.



Figure 268 – General condition of the drain.



Figure 269 – General condition of the road.



Figure 270 – General condition of the road.



Figure 271 – General condition of the road.



Figure 272 – General condition of the road.



Figure 273 – General condition of the road.



Figure 274 – General condition of the road.



Figure 275 – General condition of the road.



Figure 276 – General condition of the road.



Figure 277 – General condition of the road.



Figure 278 – General condition of the road.



Figure 279 – General condition of the road.



Figure 280 – General condition of the road.



Figure 281 – General condition of the road.



Figure 282 – General condition of the road.



Figure 283 – General condition of the road.



Figure 284 – General condition of the road signpost.

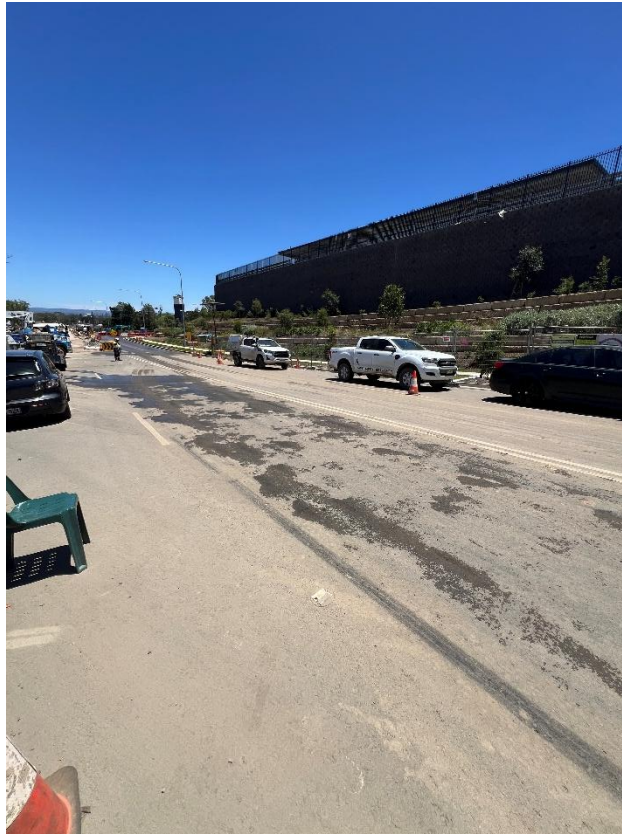


Figure 285 – General condition of the road.



Figure 286 – General condition of the road.



Figure 287 – General condition of the road.

6. Comments

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

The council assets was found to be in a fair condition. Some areas were not inspected due to the presence of stored materials.

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

7. Report Disclaimer

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

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