



20240111 25-27 Leeds Street, Rhodes - Pre-Demolition Dilapidation Survey of External Elevations and Common Areas at 21 Leeds Street, Rhodes

MAJ-20240111-DS-REP-001-2D-R01

Complete

Job Reference Number	20240111
Doc Reference	MAJ-20240111-DS-REP-001-2D-R01
Conducted on	08.04.2025
Prepared by	Mahta Keyhane
Reviewed by	Lucia Doyle Zavatti

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Consulting Structural & Civil Engineers and Project Managers



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Job Ref: 20240111

11/04/2025

Billbergia Building Pty. Ltd.
Suite 101,
25 Angas Street, Meadowbank
NSW 2114

Attention: Thomas Nader

Re: 25-27 LEEDS STREET, RHODES
PRE-CONSTRUCTION DILAPIDATION SURVEY OF EXTERNAL ELEVATIONS AND COMMON AREAS
AT 21 LEEDS STREET, RHODES

1.0 Introduction

1.1 General

MAJ Consulting Pty Ltd was engaged by Billbergia Building Pty. Ltd. to provide a Dilapidation Survey of the conditions of the External Elevations and Common Areas at 21 Leeds Street, Rhodes. This survey is in advance of any demolition works being carried out adjacent to the site located at 25-27 Leeds Street, Rhodes.

This survey and report are based upon observations of conditions photographed and recorded by MAJCON survey team on 08/04/2025.

1.2 Limitations of survey

This survey was limited to visible damage only. No attempt was made to assess the structural adequacy of members showing signs of deterioration. General orientation photographs were also produced to assist in identifying features. The area was surveyed during daylight hours.

2.0 Photographs and Defects Records

The photographs contained in this report are indicative of the condition of the elements surveyed, and are not intended to document every crack or fault to the areas surveyed. However, every effort was made to photograph and log each visible defect.

The photographs and description of found defects in each inspected area are located in the **Defect Record Sheets** and a duplicate enlarged photograph is listed at the rear of this report in the **Media Summary** section.

The cracks are categorised according to AS2870 as below:

# OTHER DEFECTS	DAMAGE CLASSIFICATION IN ACCORDANCE WITH AS2870	
	* WALLS/CEILINGS	* FLOORS/ROADS/HORIZONTAL SURFACES
C – Corrosion M – Movement E – Evidence of Previous Repair D – Differential Movement O – Out of Plane F – Failed Finishes R – Rising Damp S – Spalling	0 = $\alpha < 0.1\text{mm}$ 1 = $0.1 < \alpha < 1.0\text{mm}$ 2 = $1.0 < \alpha < 5.0\text{mm}$ 3 = $5.0 < \alpha < 15.0\text{mm}$ 4 = $15.0 < \alpha < 25.0\text{mm}$	0 = $\alpha < 0.3\text{mm}$ 1 = $0.3 < \alpha < 1.0\text{mm}$ 2 = $1.0 < \alpha < 2.0\text{mm}$ 3 = $2.0 < \alpha < 4.0\text{mm}$ 4 = $4.0 < \alpha < 10.0\text{mm}$ 5 = $\alpha > 10.0\text{mm}$

3.0 Brief Description

The range of defects observed include,  not limited to:

- i. Cracks on external brick wall (Example photos 49-52 - Category 1)
- ii. Typical cracks on coffee shop entry area floor (Example photos 94 – Category 1; photos 69, 85-90 – Category 2; photo 118 – Category 3)
- iii. Movement of floor slab (Example photo 72)
- iv. Movement at planter box (Example photo 77)

The above are only a brief selection of defects observed the remainder of defects found are listed in this report with associated photographs and should be read in conjunction with the defects record sheets for completeness.

4.0 Structural Assessment to defects in Section 3.0

The structural assessment statement below of the found defects of Crack Categories are in accordance with AS 2870 -2011 Residential Slab and Footings Table C1 and Table C2

The found Crack Categories to walls, ceilings, floor were generally:

- A. Damage Category 0 (Negligible)
- B. Damage Category 1 (Very slight)
- C. Damage Category 2 (Slight)
- D. Damage Category 3 (Moderate)



We trust this report is satisfactory for your requirements. Please do not hesitate to contact the undersigned should you have any further requirements.

Yours sincerely,
MAJ Consulting Pty Ltd



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BEng (Civil)



Michael Jaroszewicz, Managing Director
BSc FICE FIE(Aust) CPEng NER (Structural and Civil)
APEC Engineer Int PE (Aust)
DEP (NSW – Structural, Civil, Façade, Drainage)
PE (VIC) RPEQ

Pre-Demolition Dilapidation Survey

Area 1

Type of Photo

General



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

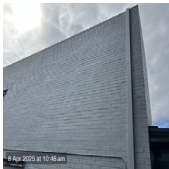


Photo 7



Photo 8

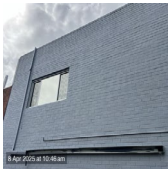


Photo 9

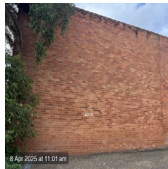


Photo 10

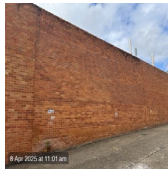


Photo 11

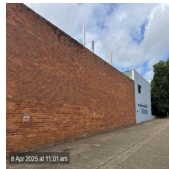


Photo 12



Photo 13

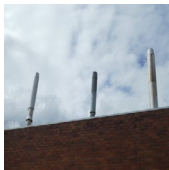


Photo 14

Details

West elevations

Area 2

Type of Photo

General



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

Details

General conditions of pipes on rooftop

Area 3

Type of Photo

General



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

Details

South elevations

Area 4

Type of Photo

General

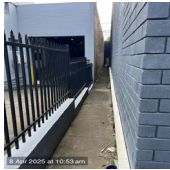


Photo 26



Photo 27



Photo 28



Photo 29

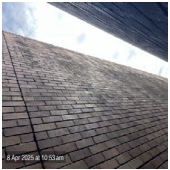


Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

Details

East elevations

Area 5

Type of Photo

Crack



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

Location

Other

Number of Cracks

Typical

Average Length of Crack

400 mm

Width of Crack

Category 0; $a < 0.3 \text{ mm}$

Other Details

Hairline cracks on architrave

Area 6

Type of Photo

General



Photo 42



Photo 43



Photo 44

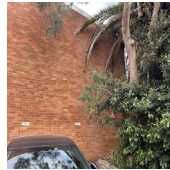


Photo 45

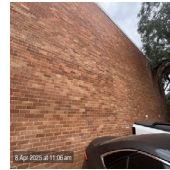


Photo 46

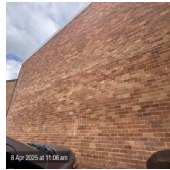


Photo 47

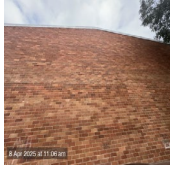


Photo 48

Details

North elevations

Area 7

Type of Photo

Crack

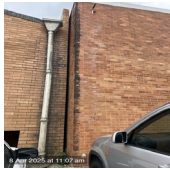


Photo 49



Photo 50



Photo 51



Photo 52

Location

Wall

Number of Cracks

1

Average Length of Crack

1500 mm

Width of Crack

Category 1; $0.1 \text{ mm} < \alpha < 1.0 \text{ mm}$

Other Details

Area 8

Type of Photo

General

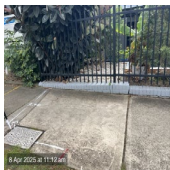


Photo 53

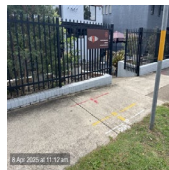


Photo 54



Photo 55

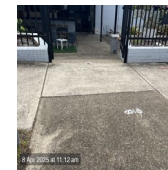


Photo 56



Photo 57



Photo 58

Details

General views of building frontage

Area 9

Type of Photo

Crack



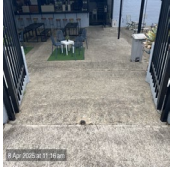
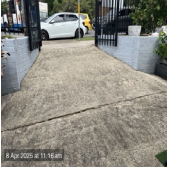
Photo 59



Photo 60

Location

Boundary wall

Number of Cracks	1
Average Length of Crack	90 mm
Width of Crack	Category 4; $4.0 < a < 10.0$ mm
Other Details	
Area 10	
Type of Photo	General
    Photo 61 Photo 62 Photo 63 Photo 64	
Details	General views of coffee shop entry area
Area 11	
Type of Photo	Crack
 Photo 65	
Location	Other
Number of Cracks	1
Average Length of Crack	200 mm
Width of Crack	Category 3; $2.0 < a < 4.0$ mm
Other Details	
Area 12	
Type of Photo	Damage
 Photo 66	
Location	Floor

Other Details

Area 13

Type of Photo

Crack

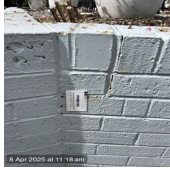


Photo 67

Location

Other

Number of Cracks

1

Average Length of Crack

360 mm

Width of Crack

Category 2; $1.0 < a < 2.0$ mm

Other Details

Area 14

Type of Photo

Crack



Photo 68



Photo 69

Location

Floor

Number of Cracks

1

Average Length of Crack

3000 mm

Width of Crack

Category 2; $1.0 < a < 2.0$ mm

Other Details

Area 15

Type of Photo

Movement



Photo 70

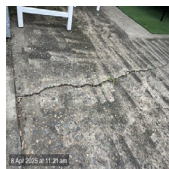
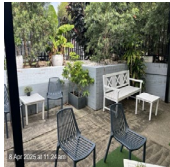
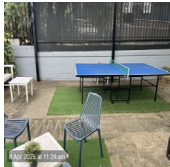
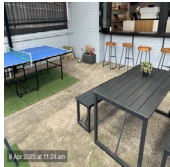


Photo 71



Photo 72

Location	Floor
Distance (mm)	10
Other Details	
Area 16	
Type of Photo	General
 Photo 73  Photo 74  Photo 75	
Details	General views of coffee shop entry area
Area 17	
Type of Photo	Movement
 Photo 76  Photo 77	
Location	Other
Details	Movement at planter box
Distance (mm)	30
Other Details	
Area 18	
Type of Photo	Stain
 Photo 78	
Location	Other
Details	Stain on planter box
Type of Stain	Water

Other Details

Area 19

Type of Photo

General



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84

Details

General views of coffee shop entry area and loading dock driveway

Area 20

Type of Photo

Crack

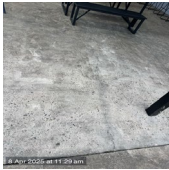


Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90

Location

Floor

Number of Cracks

Typical

Average Length of Crack

3000 mm

Width of Crack

Category 2; 1.0 < a < 2.0 mm

Other Details

Area 21

Type of Photo

Crack



Photo 91



Photo 92

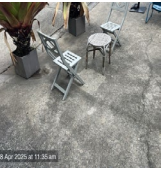


Photo 93



Photo 94

Location

Floor

Number of Cracks

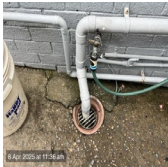
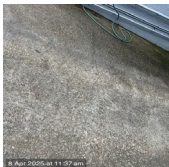
2

Average Length of Crack 1

5000 mm

Width of Crack 1

Category 2; 1.0 < a < 2.0 mm

Average Length of Crack 2	3000 mm
Width of Crack 2	Category 1; $0.3 < a < 1.0$ mm
Other Details	
Area 22	
Type of Photo	Damage
	
Photo 95	
Location	Floor
Other Details	
Damage on the external floor	
Area 23	
Type of Photo	Damage
 	
Photo 96 Photo 97	
Location	Other
Other Details	
Damage on driveway	
Area 24	
Type of Photo	Crack
 	
Photo 98 Photo 99	
Location	Other
Number of Cracks	1
Average Length of Crack	3000 mm
Width of Crack	Category 2; $1.0 < a < 2.0$ mm

Other Details

Cracks on driveway

Area 25

Type of PhotoGeneral

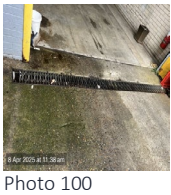


Photo 100

DetailsGeneral view of surface drain

Area 26

Type of PhotoGeneral

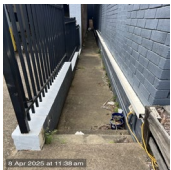


Photo 101



Photo 102

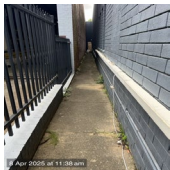


Photo 103

DetailsGeneral views of external walkway

Area 27

Type of PhotoCrack



Photo 104



Photo 105



Photo 106

LocationOther

Number of Cracks1

Average Length of Crack500 mm

Width of CrackCategory 1; 0.3 < a < 1.0 mm

Other Details

Area 28

Type of PhotoCrack



Photo 107



Photo 108

Location	Other
Number of Cracks	1
Average Length of Crack	600 mm
Width of Crack	Category 3; $2.0 < a < 4.0$ mm
Other Details	

Area 29

Type of Photo

Crack

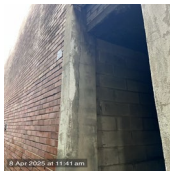


Photo 109



Photo 110

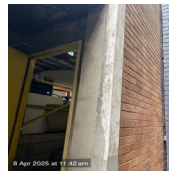


Photo 111



Photo 112

Location	Other
Number of Cracks	2
Average Length of Crack 1	4000 mm
Width of Crack 1	Category 2; $1.0 < a < 2.0$ mm
Average Length of Crack 2	4000 mm
Width of Crack 2	Category 1; $0.3 < a < 1.0$ mm
Other Details	Cracks on architrave render

Area 30

Type of Photo

Corrosion



Photo 113

Location	Other
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Details

Corrosion on architrave lintel

Other Details

Area 31

Type of Photo

General



Photo 114

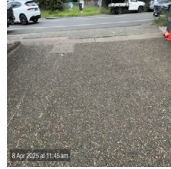


Photo 115

Details

General views of common driveway

Area 32

Type of Photo

Crack



Photo 116



Photo 117



Photo 118

Location

Other

Number of Cracks

1

Average Length of Crack

60000 mm

Width of Crack

Category 3; $2.0 < a < 4.0$ mm

Other Details

Cracks on common driveway

Area 33

Type of Photo

Crack



Photo 119



Photo 120



Photo 121



Photo 122

Location

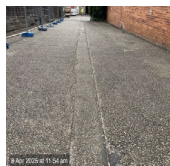
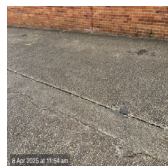
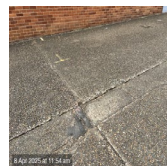
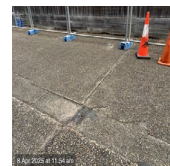
Other

Number of Cracks

Typical

Average Length of Crack

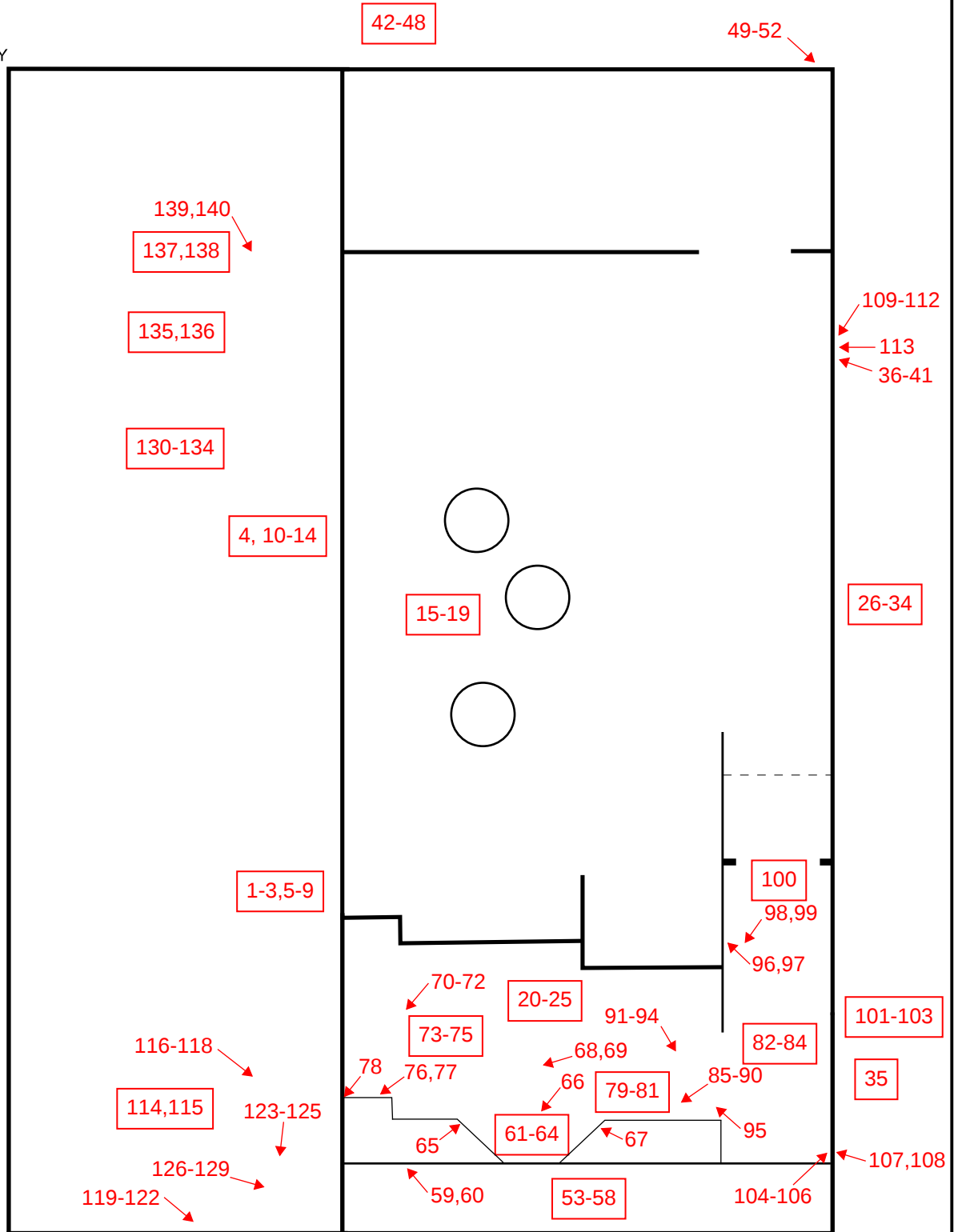
3000 mm

Width of Crack	Category 3; 2.0 < a < 4.0 mm			
Other Details	Cracks on common driveway			
Area 34				
Type of Photo	Movement			
				
Photo 123	Photo 124	Photo 125		
Location	Other			
Details	Movement on the common driveway			
Distance (mm)	20			
Area 35				
Type of Photo	Crack			
				
Photo 126	Photo 127	Photo 128	Photo 129	
Location	Other			
Number of Cracks	Typical			
Average Length of Crack	200 mm			
Width of Crack	Category 1; 0.3 < a < 1.0 mm			
Other Details	Typical cracks on kerb			
Area 36				
Type of Photo	General			
				
Photo 130	Photo 131	Photo 132	Photo 133	Photo 134
Details	General views of common driveway			

Area 37	
Type of Photo	General
 Photo 135	 Photo 136
Details	General views of common driveway
Area 38	
Type of Photo	General
 Photo 137	 Photo 138
Details	General views of the surface drain
Area 39	
Type of Photo	Damage
 Photo 139	 Photo 140
Location	Other
Other Details	Damage on common driveway



NOT TO SCALE
 INDICATIVE ONLY



GROUND FLOOR

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

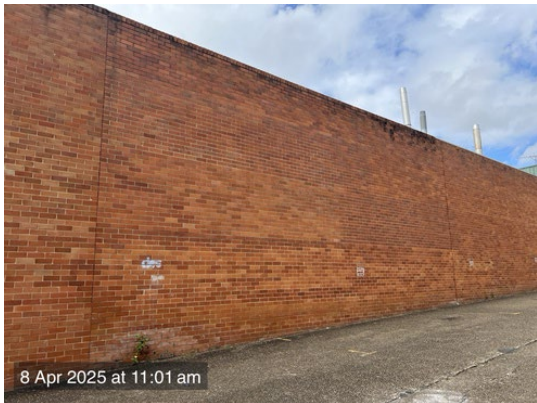


Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

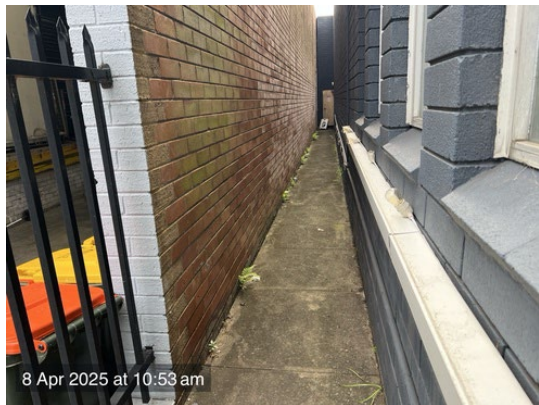


Photo 27

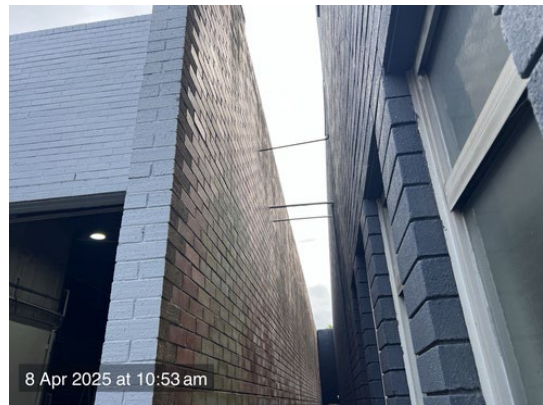


Photo 28

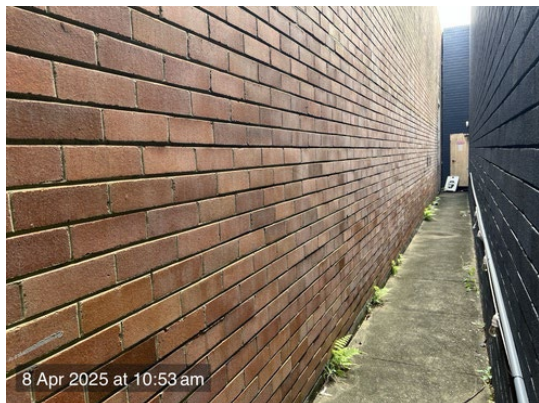


Photo 29

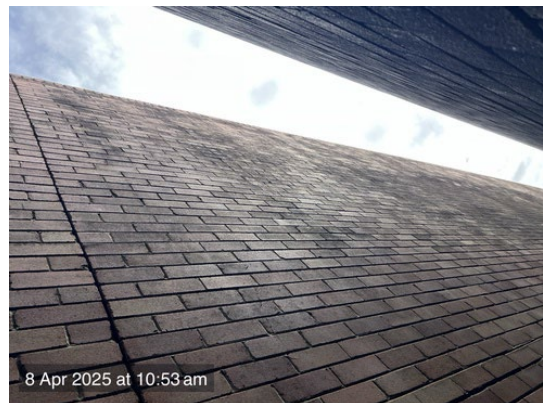


Photo 30



Photo 31



Photo 32



Photo 33

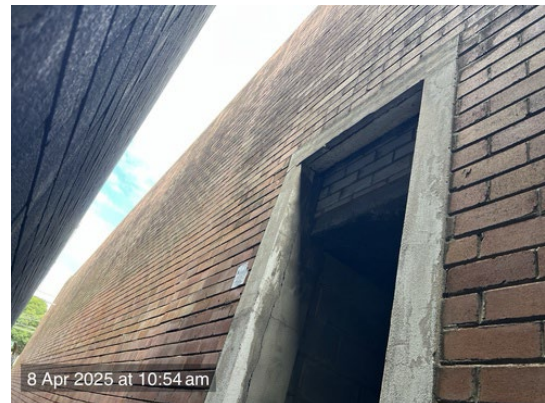


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

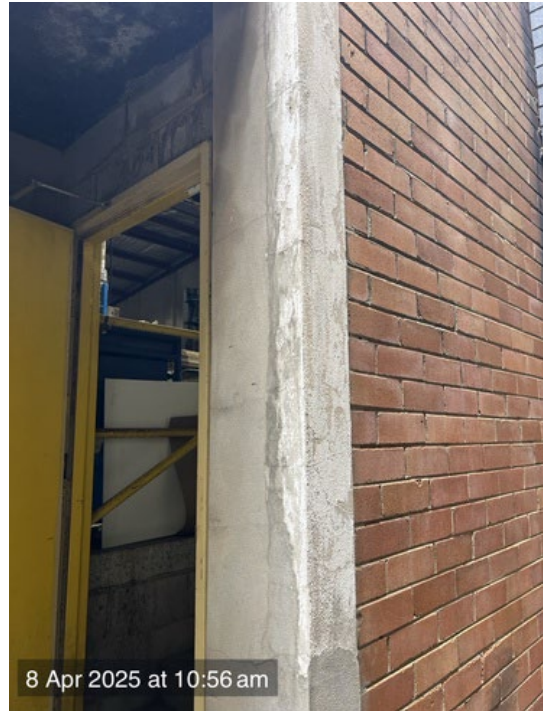


Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63

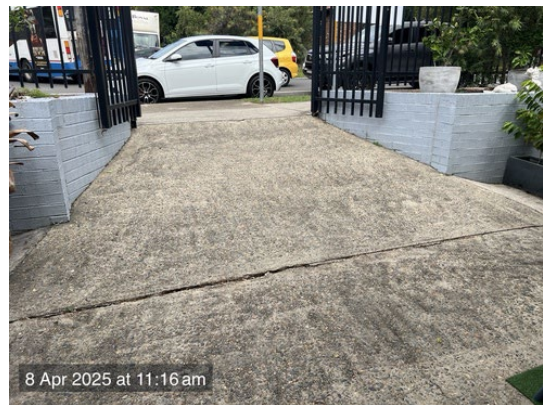


Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72

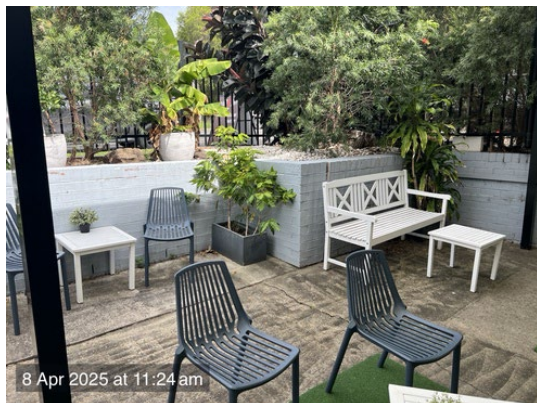


Photo 73



Photo 74

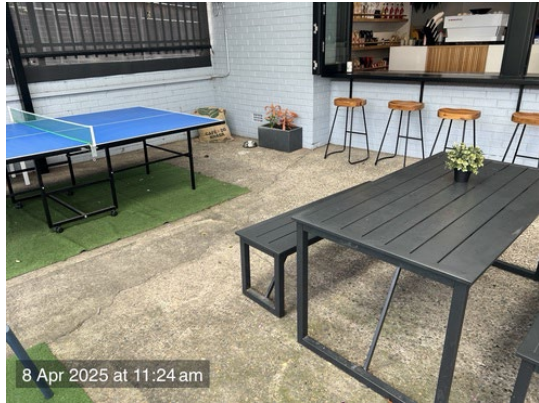


Photo 75



Photo 76



Photo 77



Photo 78



Photo 79

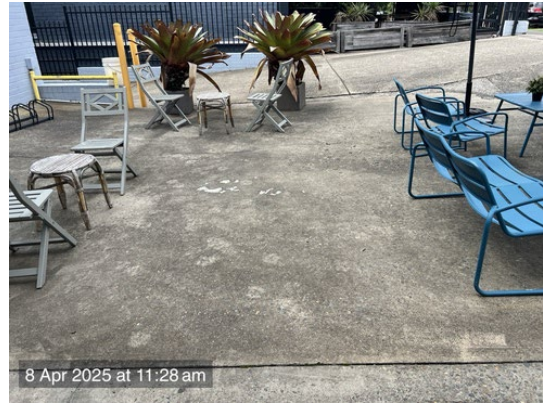


Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92

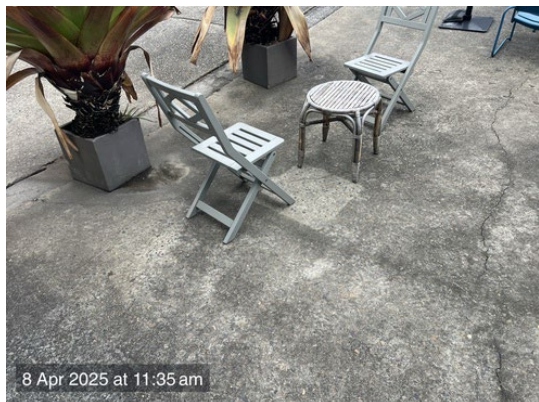


Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100

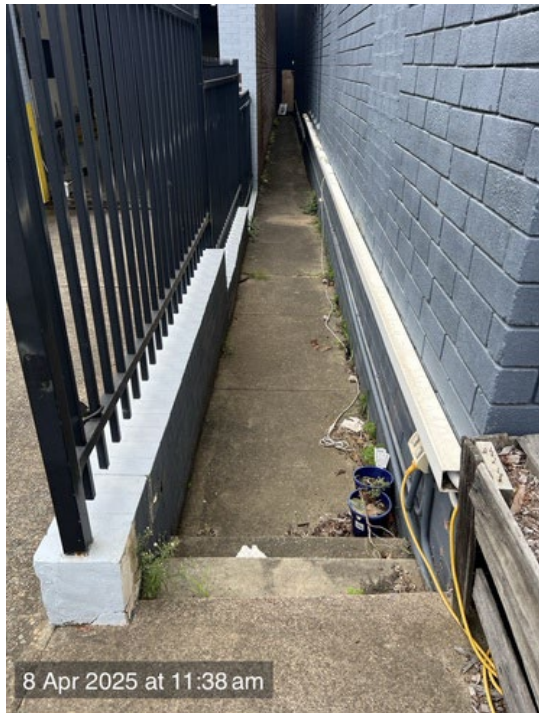


Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110

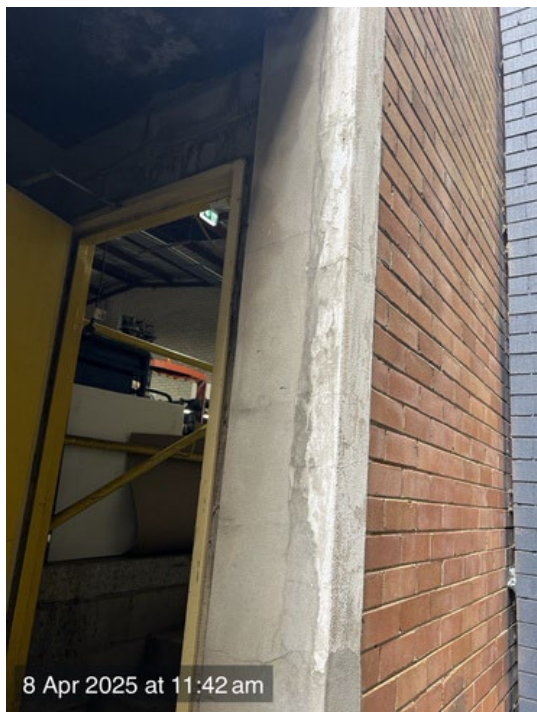


Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133

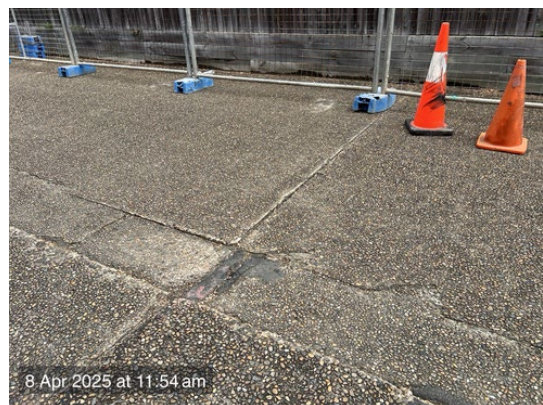


Photo 134



Photo 135



Photo 136

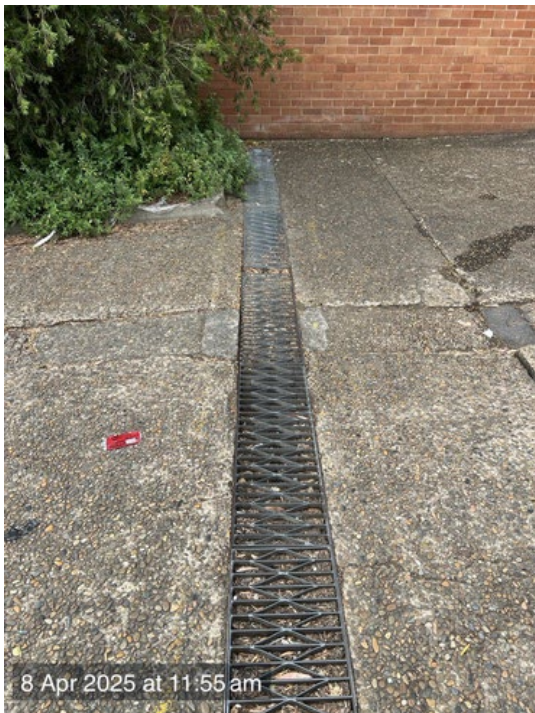


Photo 137



Photo 138



Photo 139



Photo 140