
Council Assets Dilapidation Report

Address: 6-20 Hinkler Ave, Caringbah

Project No: 7235

DATE: 1st July, 2025

Introduction

The Site

This report details the results of a dilapidation investigation carried out on the council assets adjacent to the premises known as 6-20 Hinkler Ave, Caringbah. The work was commissioned on behalf of the owner of the site known as 6-20 Hinkler Ave, Caringbah subject to Council requirements as part of the conditions of consent.

The investigation was comprised of a site inspection on the 27th June, 2025. Details are given below of the defects observed during this investigation.

This report does not endeavour to provide comment or advice on the structural adequacy of the site.

Report

Attached is the record of defects with a brief description of the observation with photos contained behind this description.

We point out that this report is not a structural engineer's report, and serves only to record the observed defects. The report is limited to areas accessible under a normal walk-through visual inspection.

Signed: _____



Name: Shane Fernando

Date: 1st July, 2025

Shane Fernando
BE Civil (Hons)
Structural Engineer
MANCE ARR AJ ENGINEERING PTY LTD

Section

3

Dilapidation Photographs and Description

PHOTO

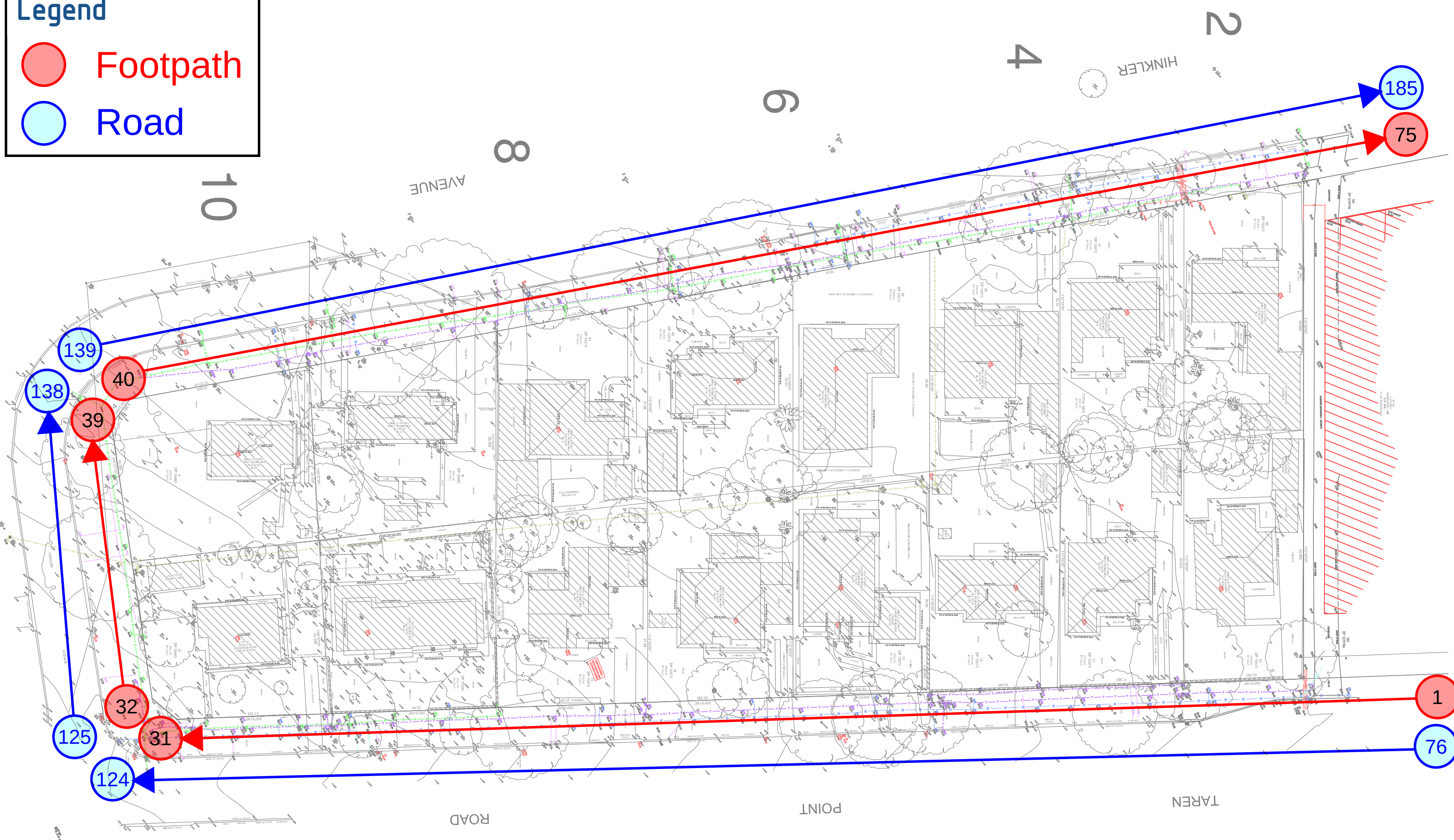
Description of Defect or Photo

1 – 75	Existing condition of nature strip on Taren Point Road and Hinkler Avenue including footpaths, driveways, kerb ramps, trees and telegraph poles. Defects observed in: • Photos 13, 16, 17, 43, 46, 51, 59, 73 – Cracks in driveway • Photo 72 – Cracks in Footpath
76 – 185	Existing condition of kerbs and gutters, laybacks and stormwater drains. Existing condition of asphalt on Taren Point Road and Hinkler Avenue. Defects observed in: • Photos 79, 81, 132, 146, 148, 152, 154, 158, 164, 166, 172, 176, 182 – Cracks in kerb and gutter • Photos 82, 91, 92, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 127, 129, 131, 137, 138, 139, 140, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185 – Cracks/Potholes in asphalt • Photos 123, 125, 135 – Gouges in asphalt

Legend

Footpath

Road



Project: 7235-Hinkler Ave

MA Inspection

2025-06-27



MANCEARRAJ



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



16



17



18



19



20



21



22



23



24



25



26



27



28



29



30



31



32



33



34



35



36



37



38



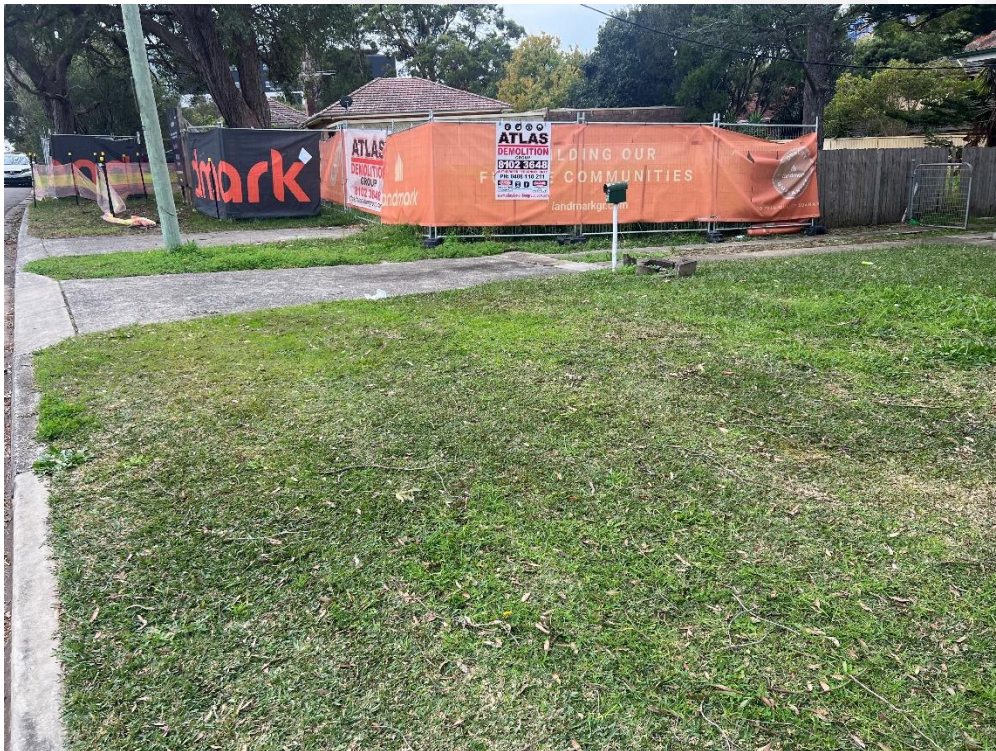
39



40



41



42



43



44



45



46



47



48



49



50



51



52



53



54



55



56



57



58



59



60



61



62



63



64



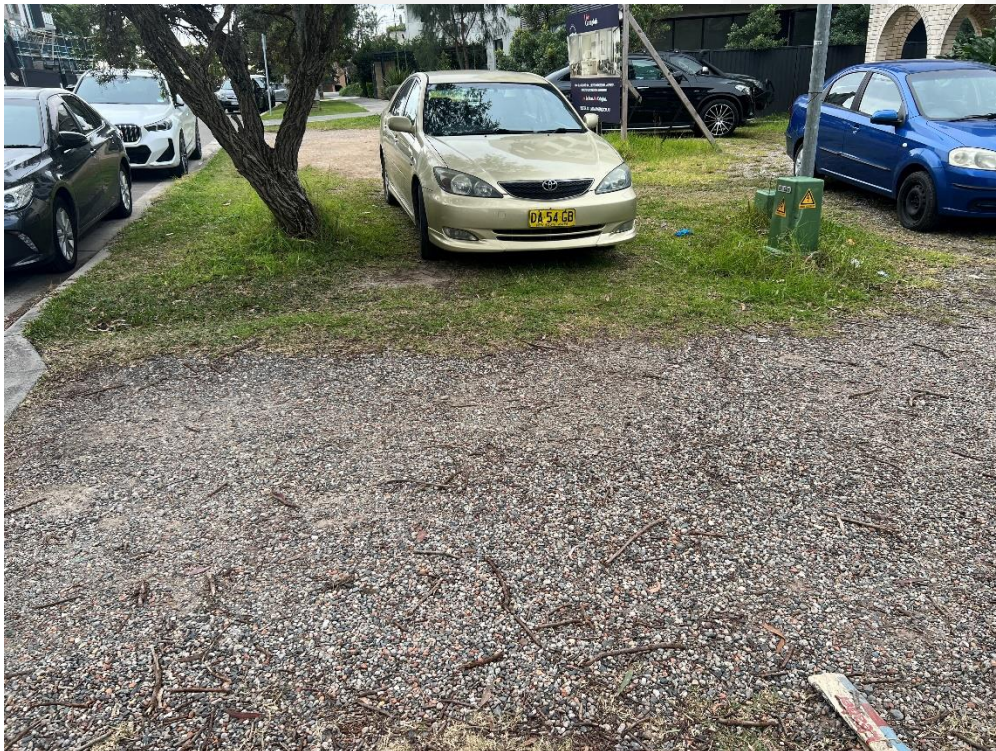
65



66



67



68



69



70



71



72



73



74



75



76



77



78



79



80



81



82



83



84



85



86



87



88



89



90



91



92



93



94



95



96



97



98



99



100



101



102



103



104



105



106



107



108



109



110



111



112



113



114



115



116



117



118



119



120



121



122



123



124



125



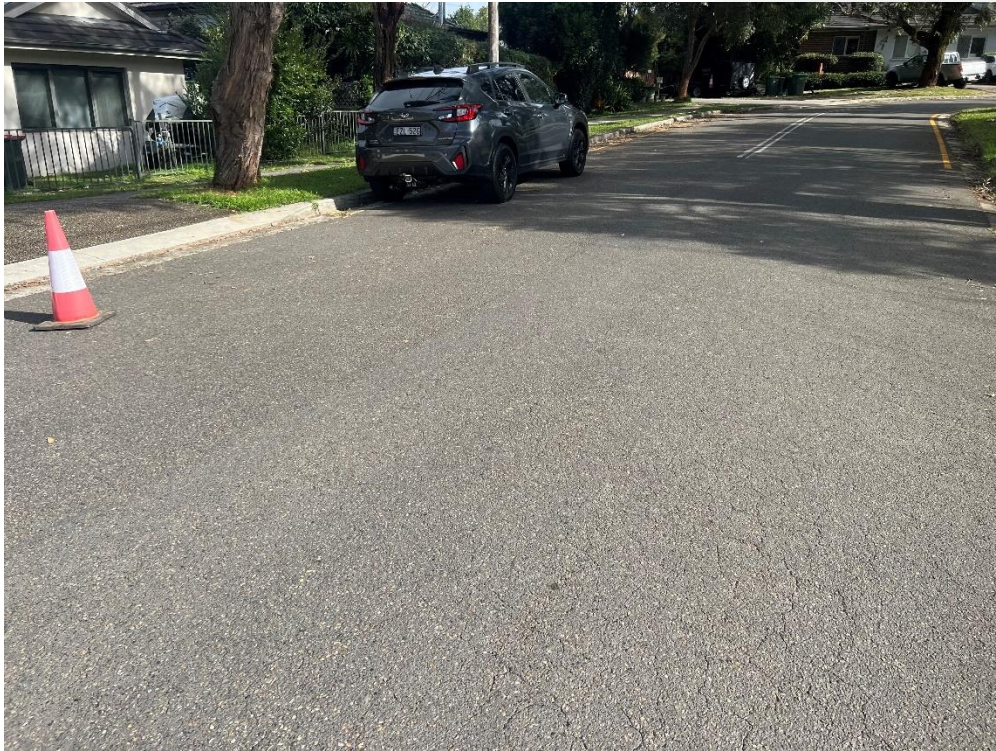
126



127



128



129



130



131



132



133



134



135



136



137



138



139



140



141



142



143



144



145



146



147



148



149



150



151



152



153



154



155



156



157



158



159



160



161



162



163



164



165



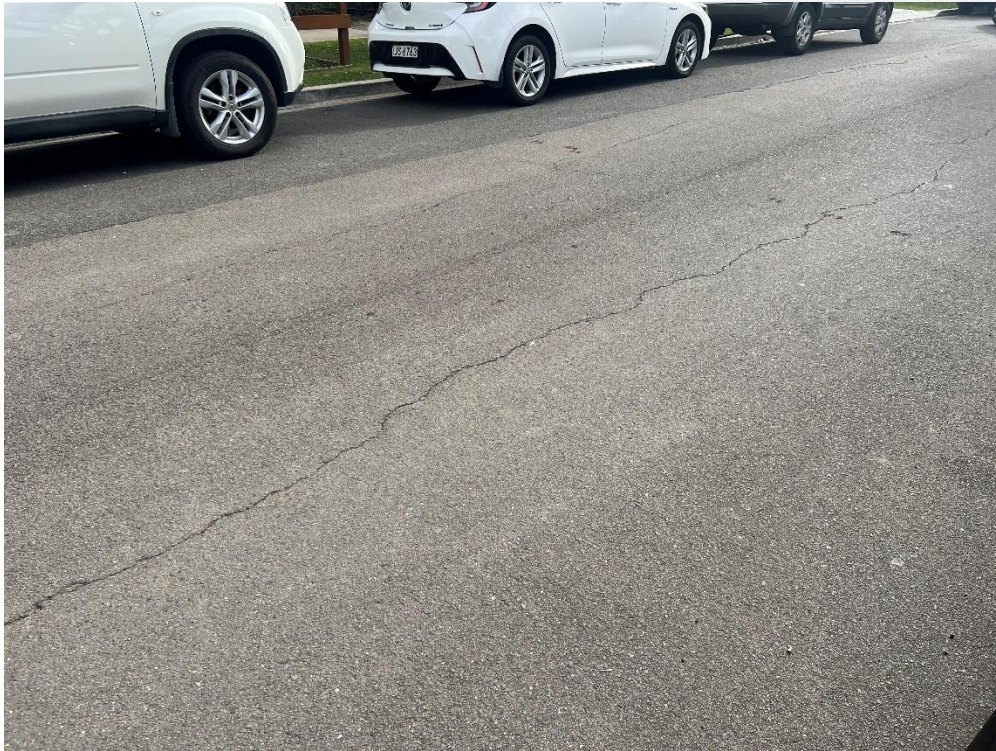
166



167



168



169



170



171



172



173



174



175



176



177



178



179



180



181



182



183



184



185