



**HHC ENGINEERS**

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# **Pre-Dilapidation Report**

**19 GEORGE STREET**

**FRONT BUILDING (UNITS 1-19)**

**21 GEORGE STREET,**

**BURWOOD, NSW 2134**

**P&N SLEIMAN GROUP**

Project Reference: 20250047.19G.2

17/04/2026





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# Introduction

## 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) or item(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.



## Description of Assessment Terms

- **Good** Indicates that there are no defects evident, and the items described are in good condition for their age.
- **Reasonable** Indicates the item may have minor defects that should be noted but not significant enough to need immediate rectification
- **Poor** Indicates that general maintenance or minor repair may be warranted
- **Defective** Indicates there is a significant fault that should be rectified.



## Classification of Damage in Accordance with AS2870:2011

Table C1 shows the classification of damage with reference to wall in accordance with AS2870:2011

| Description of typical damage and required repair                                                                                                                                                                                               | Approximate crack width limit (see Note 1)                      | Damage category  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------|
| Hairline cracks                                                                                                                                                                                                                                 | <0.1 mm                                                         | 0<br>Negligible  |
| Fine cracks that do not need repair                                                                                                                                                                                                             | <1 mm                                                           | 1<br>Very slight |
| Cracks noticeable but easily filled. Doors and windows stick slightly                                                                                                                                                                           | <5 mm                                                           | 2<br>Slight      |
| Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired.                                                                     | 5 mm to 15 mm (or a number of cracks 3 mm or more in one group) | 3<br>Moderate    |
| Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted. | 15 mm to 25 mm but also depends on number of cracks             | 4<br>Severe      |

### NOTES:

- 1 Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
- 2 Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
- 3 In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.



**Table C2 shows the classification of damage with reference to concrete floors in accordance with AS2870:2011**

| <b>Description of typical damage</b>                        | <b>Approx. crack width limit in floor</b> | <b>Change in offset from a 3 m straightedge centered over defect (see Note 1)</b> | <b>Damage category</b> |
|-------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------|------------------------|
| Hairline cracks, insignificant movement of slab from level  | <0.3 mm                                   | <8 mm                                                                             | 0<br>Negligible        |
| Fine but noticeable cracks. Slab reasonably level.          | <1.0 mm                                   | <10 mm                                                                            | 1<br>Very slight       |
| Distinct cracks. Slab noticeably curved or changed in level | <2.0 mm                                   | <15 mm                                                                            | 2<br>Slight            |
| Wide cracks. Obvious curvature or change in level           | 2 mm to 4 mm                              | 15 mm to 25 mm                                                                    | 3<br>Moderate          |
| Gaps in slab. Disturbing curvature or change in level       | 4 mm to 10 mm                             | >25 mm                                                                            | 4<br>Severe            |

**NOTES:**

- 1 The straightedge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straightedge, which is not necessarily horizontal.
- 2 Local deviation of slope, from the horizontal or vertical, of more than 1:100 will normally be clearly visible. Overall deviations in excess of 1:150 is undesirable.
- 3 Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.



## Inspected Areas

**The Area\*(s) inspected were:**

The front building Units 1-19 of 19 George Street.

**The Area\*(s) NOT Accessible for any Inspection and the Reason(s) why were:**

No inspection was made of concealed frame timbers, or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/pots or any other obstructions to visual inspection.

The internal areas of all neighbouring properties

Further than **20m** from the said sight unless otherwise stated.

**The Area\*(s) in which Visual Inspection was obstructed and the reason(s) why were:**

Floor coverings and furnishings

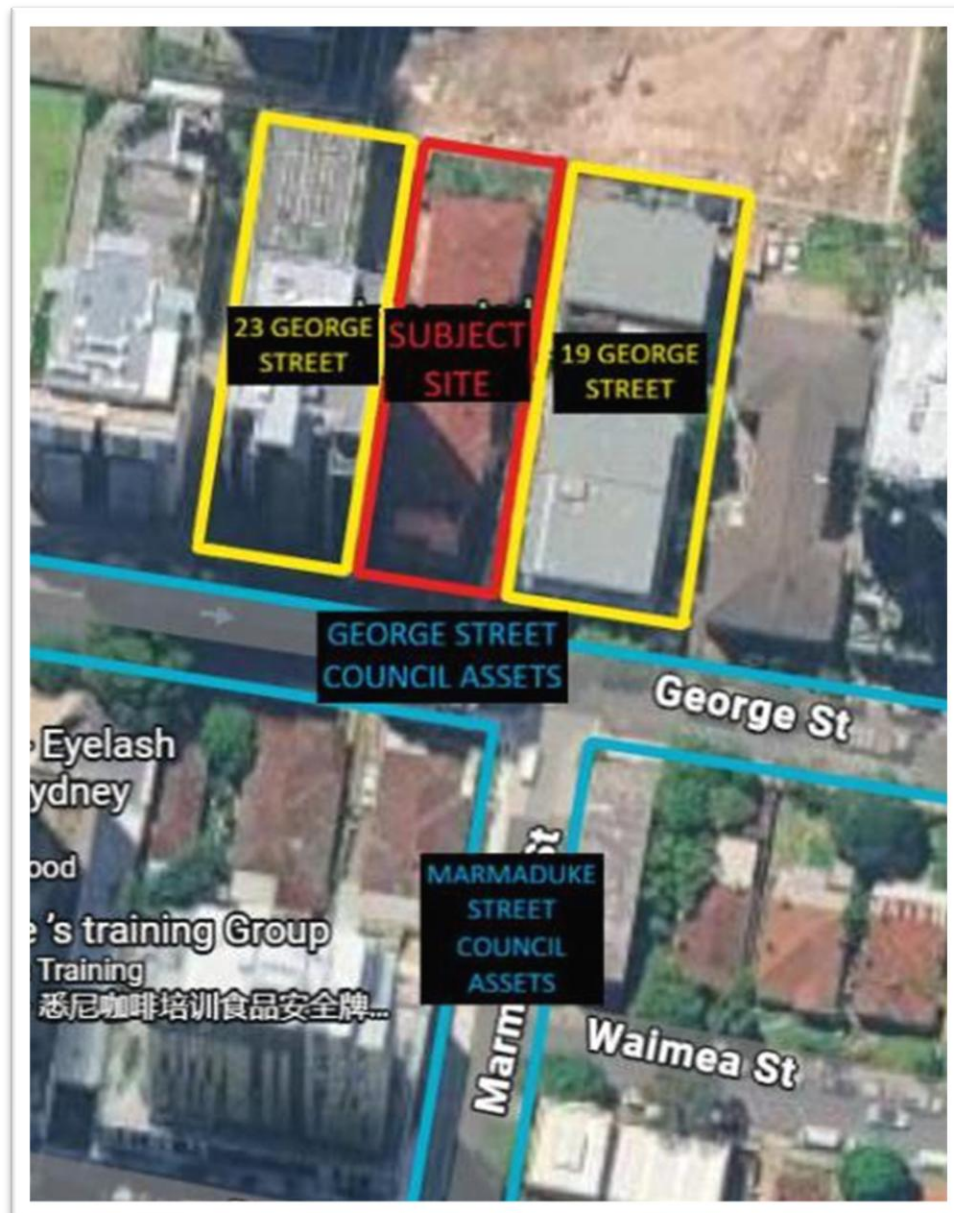
Vegetation growth

Stored boxes etc...

\* No comment is made on these concealed areas.



## Dilapidation Survey Areas



- ❖ The map is taken from the Google Maps website that holds copyright to this content. Google's attribution for this map states: Map data ©2026 Google



## **Appendix A**

### 19 George Street Front Building Common Areas

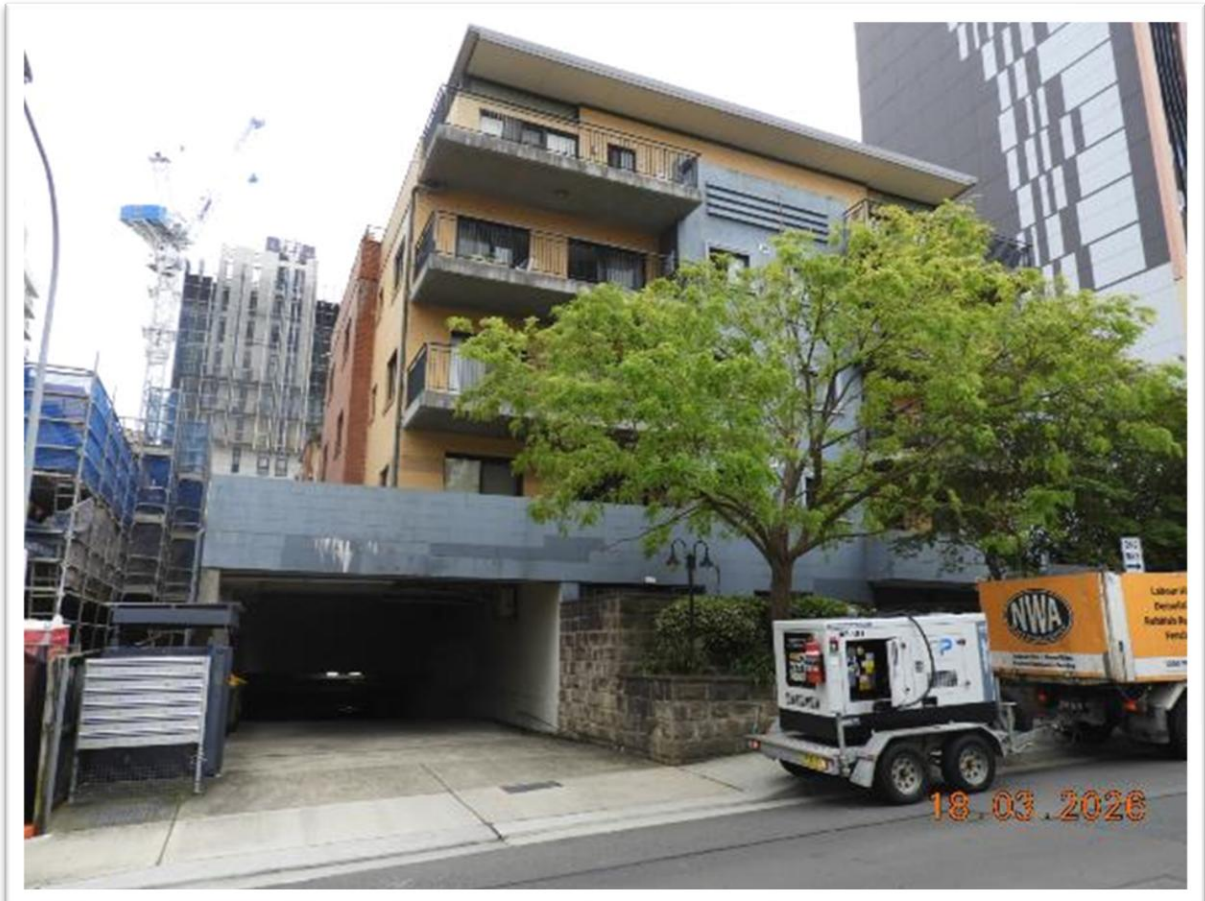




Figure 1 - The following images display the condition of Level 1 Common Area



Figure 2 - General condition of level 1 common area floor tiles



Figure 3 - General condition of level 1 common area floor tiles



Figure 4 - General condition of level 1 common area floor tiles



Figure 5 - General condition of level 1 common area floor tiles



Figure 6 - General condition of level 1 common area floor tiles



Figure 7 - General condition of level 1 common area internal wall



Figure 8 - General condition of level 1 common area internal wall



Figure 9 - General condition of level 1 common area internal wall



Figure 10 - General condition of level 1 common area internal wall



Figure 11 - Crack propagation through level 1 common area internal wall

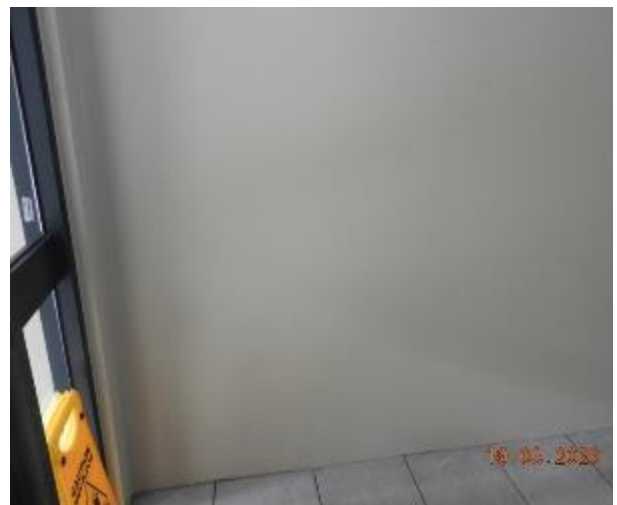


Figure 12 - General condition of level 1 common area internal wall



Figure 13 - General condition of level 1 common area internal wall



Figure 14 - General condition of level 1 common area internal wall



Figure 15 - General condition of level 1 common area internal wall



Figure 16 - Crack propagation through level 1 common area internal wall



Figure 17 - Crack propagation through level 1 common area internal wall

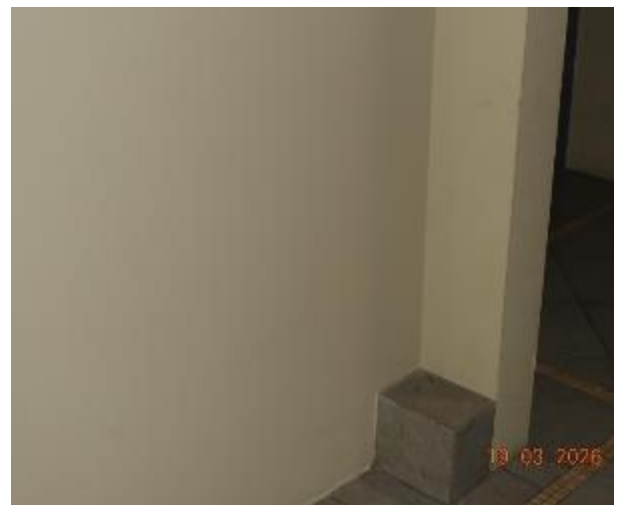


Figure 18 - General condition of level 1 common area internal wall



Figure 19 - General condition of level 1 common area internal wall



Figure 20 - General condition of level 1 common area internal wall



Figure 21 - General condition of level 1 common area internal wall



Figure 22 - General condition of level 1 common area internal wall



Figure 23 - Crack propagation through level 1 common area internal wall

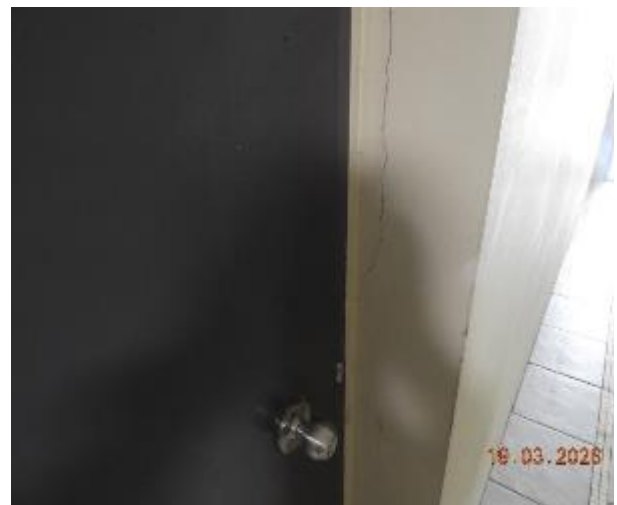


Figure 24 - Crack propagation through level 1 common area internal wall



Figure 25 - Crack propagation through level 1 common area internal wall



Figure 26 - Crack propagation through level 1 common area internal wall



Figure 27 - General condition of level 1 common area internal wall



Figure 28 - Crack propagation through level 1 common area internal wall



Figure 29 - Crack propagation through level 1 common area internal wall



Figure 30 - Crack propagation through level 1 common area internal wall



Figure 31 - General condition of level 1 common area internal wall



Figure 32 - General condition of level 1 common area internal wall



Figure 33 - General condition of level 1 common area internal wall

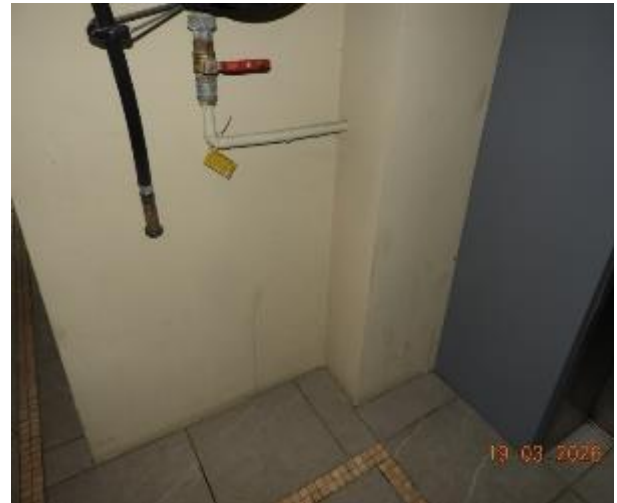


Figure 34 - General condition of level 1 common area internal wall

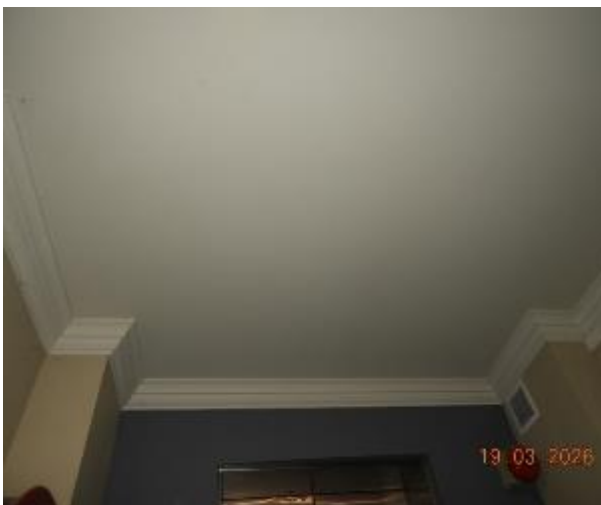


Figure 35 - General condition of level 1 common area ceiling



Figure 36 - General condition of level 1 common area ceiling



Figure 37 - General condition of level 1 common area ceiling



Figure 38 - General condition of level 1 common area ceiling



Figure 39 - General condition of level 1 common area ceiling



Figure 40 - General condition of level 1 common area ceiling

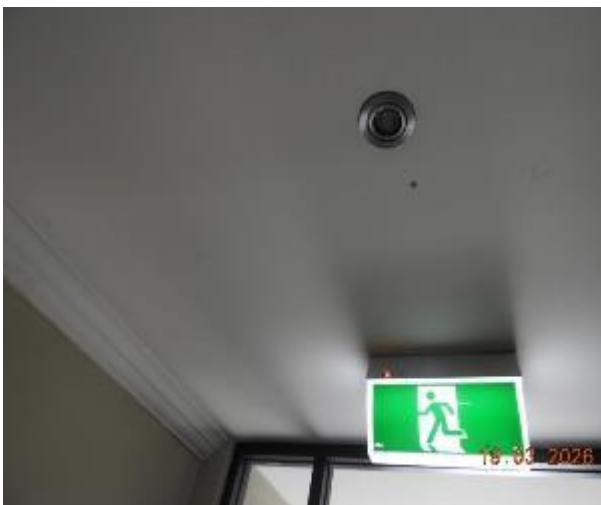


Figure 41 - General condition of level 1 common area ceiling



Figure 42 - General condition of level 1 common area ceiling



Figure 43 - The following images display the condition of Level 2 Common Area



Figure 44 - General condition of level 2 common area floor tiles



Figure 45 - General condition of level 2 common area floor tiles



Figure 46 - General condition of level 2 common area floor tiles

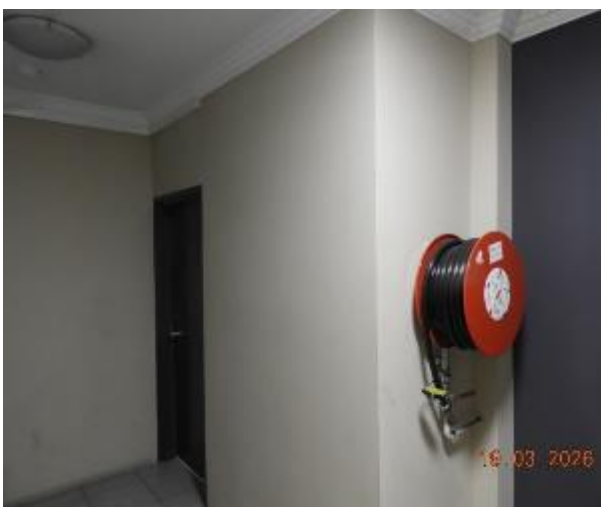


Figure 47 - General condition of level 2 common area internal wall



Figure 48 - General condition of level 2 common area internal wall



Figure 49 - Crack propagation through level 2 common area internal wall



Figure 50 - Crack propagation through level 2 common area internal wall



Figure 51 - General condition of level 2 common area internal wall



Figure 52 - Crack propagation through level 2 common area internal wall



Figure 53 - Crack propagation through level 2 common area internal wall



Figure 54 - General condition of level 2 common area internal wall



Figure 55 - Crack propagation through level 2 common area internal wall



Figure 56 - Crack propagation through level 2 common area internal wall



Figure 57 - Crack propagation through level 2 common area internal wall



Figure 58 - General condition of level 2 common area internal wall

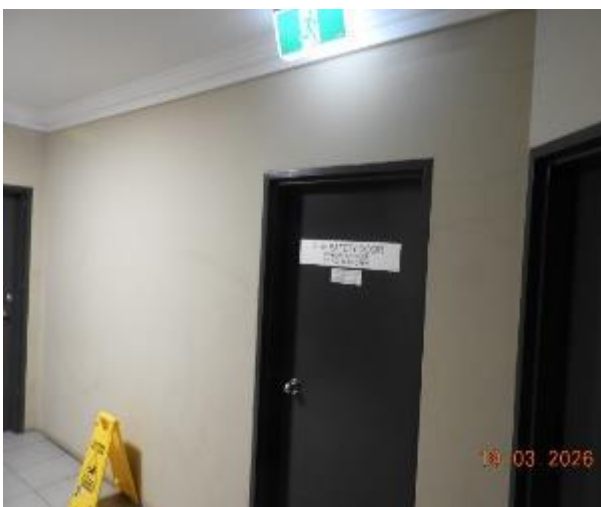


Figure 59 - General condition of level 2 common area internal wall

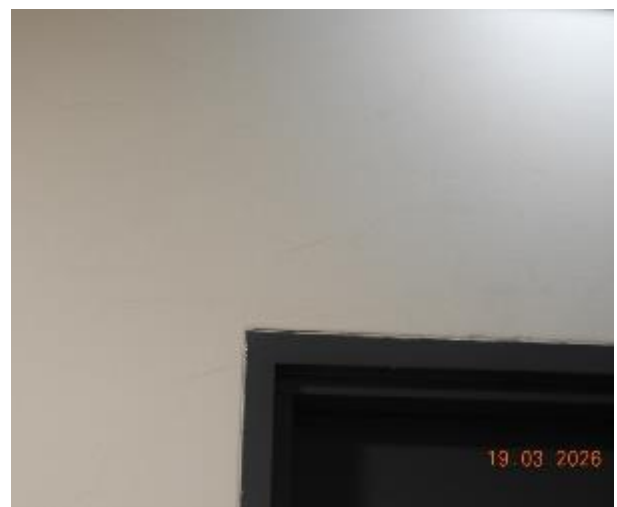


Figure 60 - Crack propagation through level 2 common area internal wall



Figure 61 - Crack propagation through level 2 common area internal wall



Figure 62 - General condition of level 2 common area internal wall



Figure 63 - Crack propagation through level 2 common area internal wall



Figure 64 - General condition of level 2 common area internal wall



Figure 65 - General condition of level 2 common area internal wall



Figure 66 - Crack propagation through level 2 common area internal wall



Figure 67 - Crack propagation through level 2 common area internal wall



Figure 68 - Crack propagation through level 2 common area internal wall



Figure 69 - General condition of level 2 common area internal wall



Figure 70 - General condition of level 2 common area internal wall



Figure 71 - General condition of level 2 common area internal wall



Figure 72 - General condition of level 2 common area ceiling



Figure 73 - General condition of level 2 common area ceiling



Figure 74 - General condition of level 2 common area ceiling



Figure 75 - The following images display the condition of Level 3 Common Area



Figure 76 - General condition of level 3 common area floor tiles



Figure 77 - General condition of level 3 common area floor tiles

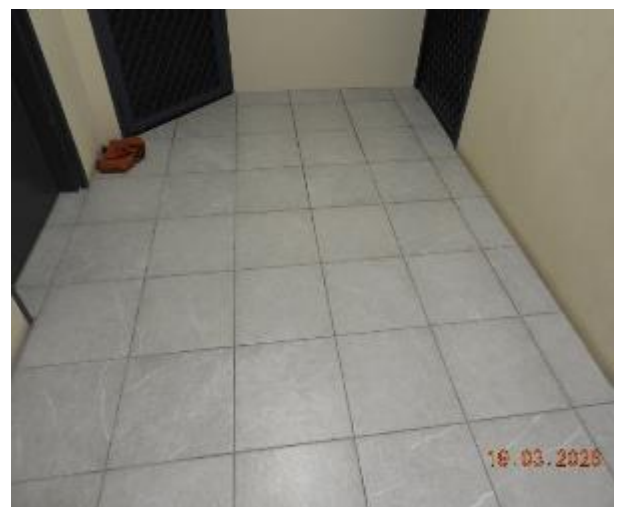


Figure 78 - General condition of level 3 common area floor tiles



Figure 79 - General condition of level 3 common area internal wall



Figure 80 - General condition of level 3 common area internal wall



Figure 81 - General condition of level 3 common area internal wall



Figure 82 - Crack propagation through level 3 common area internal wall



Figure 83 - Crack propagation through level 3 common area internal wall



Figure 84 - Crack propagation through level 3 common area internal wall



Figure 85 - General condition of level 3 common area internal wall



Figure 86 - Crack propagation through level 3 common area internal wall



Figure 87 - Crack propagation through level 3 common area internal wall



Figure 88 - General condition of level 3 common area internal wall



Figure 89 - General condition of level 3 common area internal wall

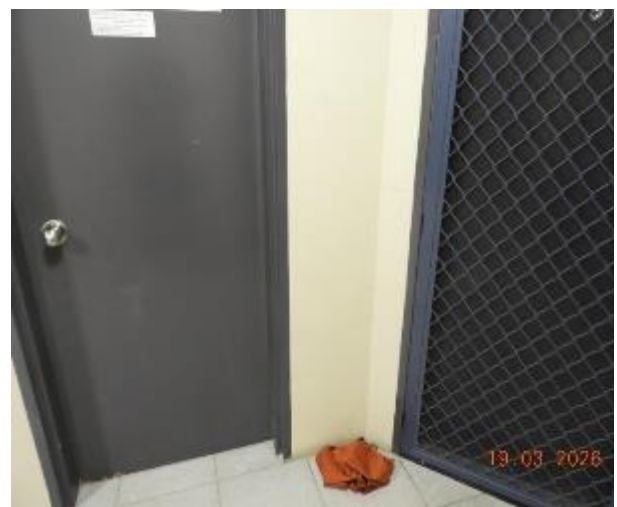


Figure 90 - General condition of level 3 common area internal wall



Figure 91 - Crack propagation through level 3 common area internal wall



Figure 92 - Crack propagation through level 3 common area internal wall



Figure 93 - General condition of level 3 common area internal wall



Figure 94 - General condition of level 3 common area internal wall

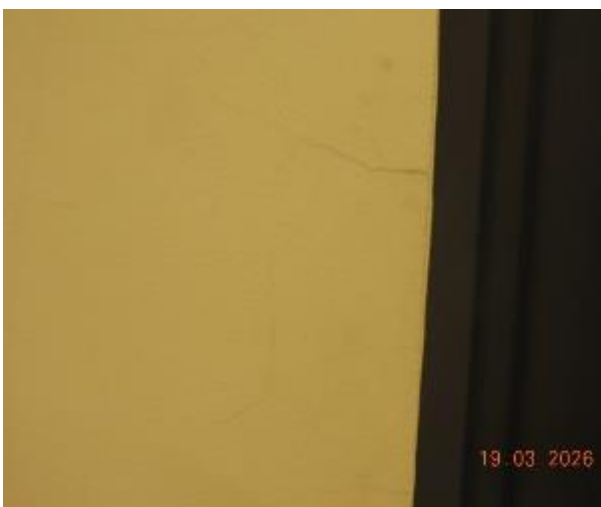


Figure 95 - Crack propagation through level 3 common area internal wall



Figure 96 - Crack propagation through level 3 common area internal wall



Figure 97 - General condition of level 3 common area internal wall



Figure 98 - General condition of level 3 common area internal wall



Figure 99 - Crack propagation through level 3 common area internal wall

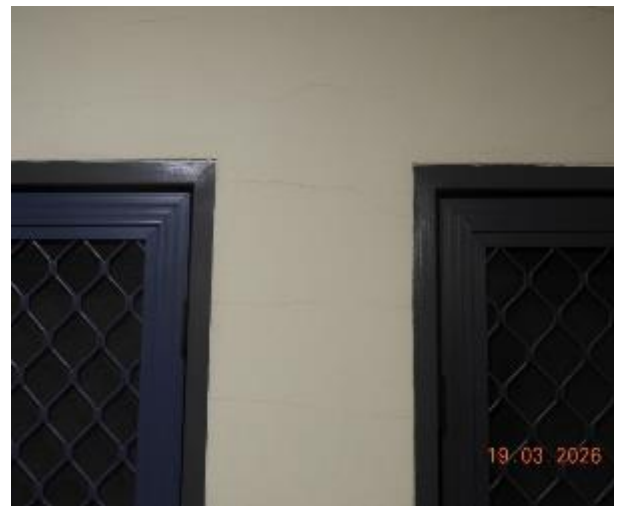


Figure 100 - Crack propagation through level 3 common area internal wall



Figure 101 - General condition of level 3 common area internal wall



Figure 102 - General condition of level 3 common area internal wall



Figure 103 - General condition of level 3 common area internal wall



Figure 104 - General condition of level 3 common area internal wall



Figure 105 - General condition of level 3 common area internal wall



Figure 106 - General condition of level 3 common area internal wall

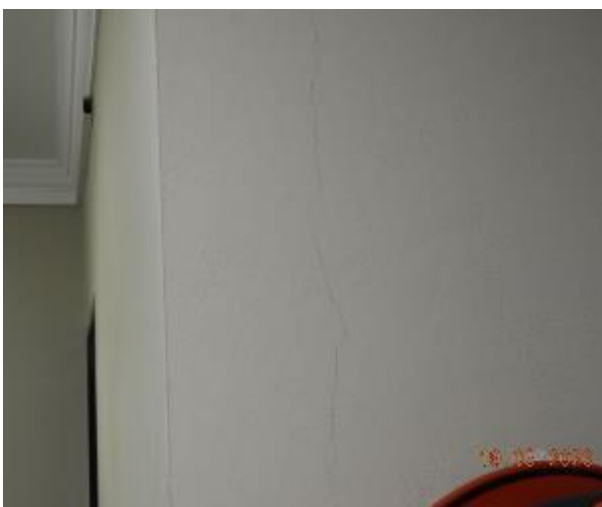


Figure 107 - Crack propagation through level 3 common area internal wall



Figure 108 - Crack propagation through level 3 common area internal wall

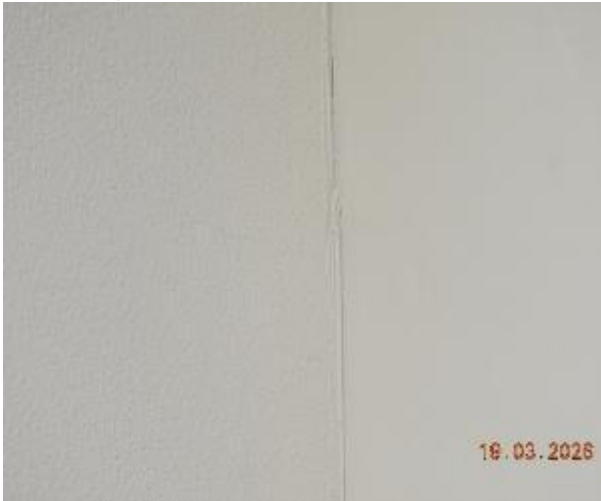


Figure 109 - Crack propagation through level 3 common area internal wall



Figure 110 - General condition of level 3 common area internal wall



Figure 111 - General condition of level 3 common area internal wall



Figure 112 - General condition of level 3 common area ceiling



Figure 113 - General condition of level 3 common area ceiling



Figure 114 - General condition of level 3 common area ceiling



Figure 115 - General condition of level 3 common area ceiling



Figure 116 - The following images display the condition of Level 4 Common Area



Figure 117 - General condition of level 4 common area floor tiles



Figure 118 - General condition of level 4 common area floor tiles



Figure 119 - General condition of level 4 common area floor tiles



Figure 120 - General condition of level 4 common area internal wall



Figure 121 - Crack propagation through level 4 common area internal wall



Figure 122 - General condition of level 4 common area internal wall



Figure 123 - Crack propagation through level 4 common area internal wall



Figure 124 - General condition of level 4 common area internal wall



Figure 125 - General condition of level 4 common area internal wall



Figure 126 - Crack propagation through level 4 common area internal wall



Figure 127 - Crack propagation through level 4 common area internal wall



Figure 128 - General condition of level 4 common area internal wall

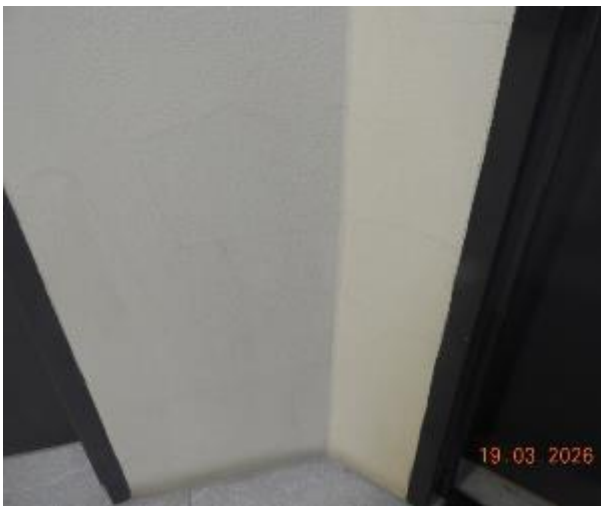


Figure 129 - General condition of level 4 common area internal wall



Figure 130 - Crack propagation through level 4 common area internal wall



Figure 131 - Crack propagation through level 4 common area internal wall

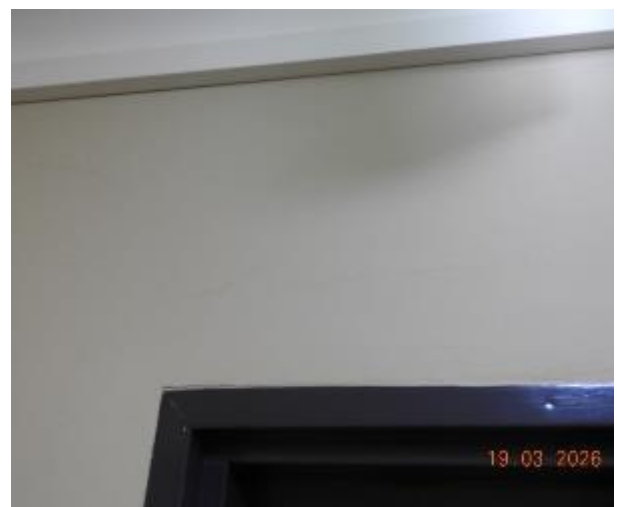


Figure 132 - Crack propagation through level 4 common area internal wall



Figure 133 - General condition of level 4 common area internal wall



Figure 134 - General condition of level 4 common area internal wall



Figure 135 - Crack propagation through level 4 common area internal wall



Figure 136 - Crack propagation through level 4 common area internal wall



Figure 137 - Crack propagation through level 4 common area internal wall



Figure 138 - Crack propagation through level 4 common area internal wall



Figure 139 - Crack propagation through level 4 common area internal wall



Figure 140 - General condition of level 4 common area internal wall



Figure 141 - General condition of level 4 common area internal wall



Figure 142 - General condition of level 4 common area ceiling



Figure 143 - General condition of level 4 common area ceiling



Figure 144 - General condition of level 4 common area ceiling



Figure 145 - Crack propagation through level 4 common area ceiling



Figure 146 -The following images display the condition of Level 5 Common Area



Figure 147 - General condition of level 5 common area floor tiles



Figure 148 - General condition of level 5 common area floor tiles

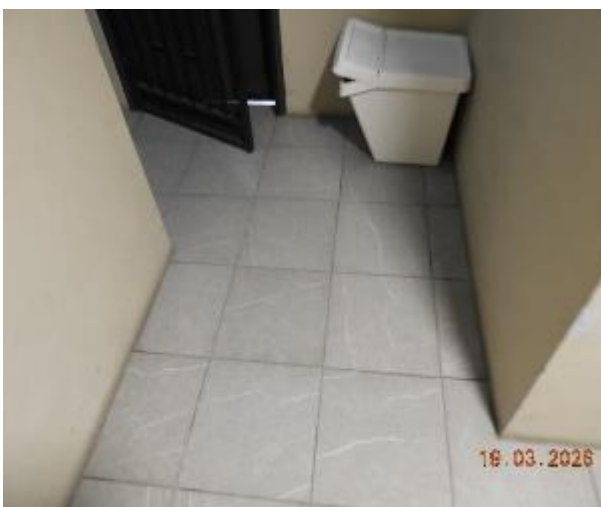


Figure 149 - General condition of level 5 common area floor tiles

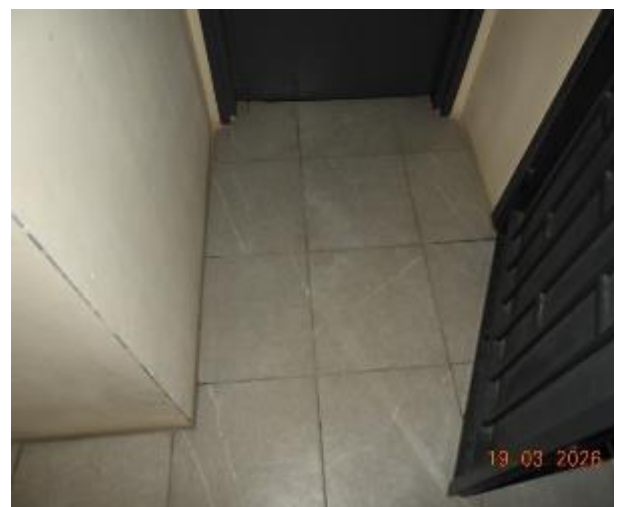


Figure 150 - General condition of level 5 common area floor tiles



Figure 151 - General condition of level 5 common area internal wall



Figure 152 - General condition of level 5 common area internal wall



Figure 153 - Crack propagation through level 5 common area internal wall

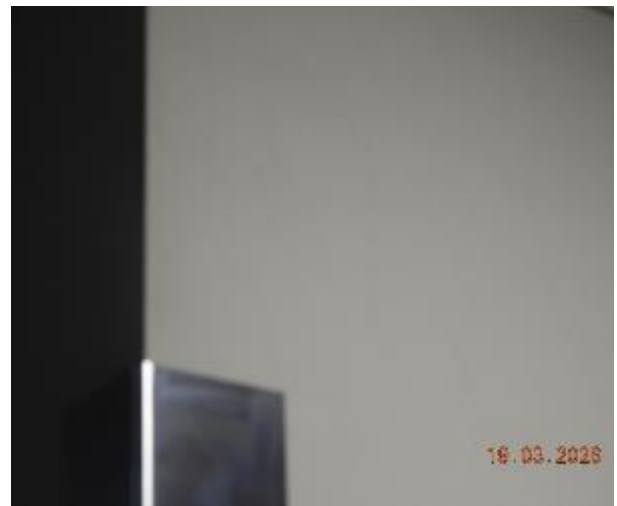


Figure 154 - Crack propagation through level 5 common area internal wall



Figure 155 - General condition of level 5 common area internal wall

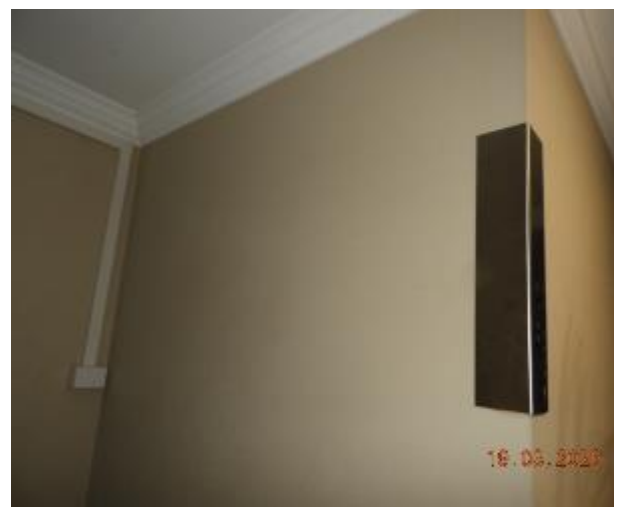


Figure 156 - General condition of level 5 common area internal wall



Figure 157 - General condition of level 5 common area internal wall



Figure 158 - General condition of level 5 common area internal wall



Figure 159 - Crack propagation through level 5 common area internal wall



Figure 160 - Crack propagation through level 5 common area internal wall

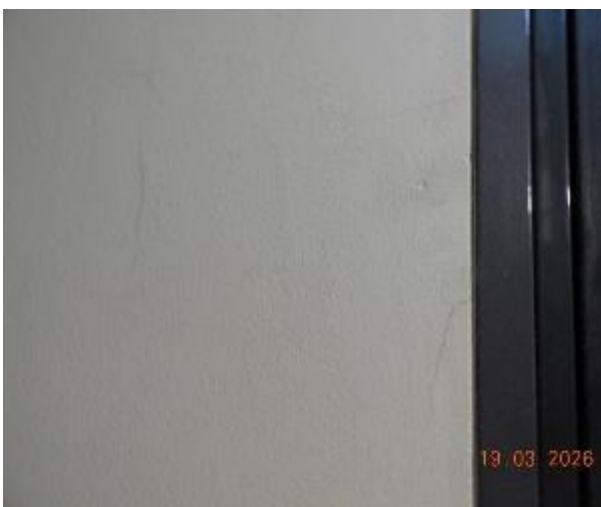


Figure 161 - Crack propagation through level 5 common area internal wall



Figure 162 - Crack propagation through level 5 common area internal wall



Figure 163 - General condition of level 5 common area internal wall



Figure 164 - General condition of level 5 common area internal wall



Figure 165 - Crack propagation through level 5 common area internal wall



Figure 166 - General condition of level 5 common area internal wall



Figure 167 - General condition of level 5 common area internal wall



Figure 168 - General condition of level 5 common area internal wall



Figure 169 - Crack propagation through level 5 common area internal wall



Figure 170 - Crack propagation through level 5 common area internal wall



Figure 171 - Crack propagation through level 5 common area internal wall



Figure 172 - General condition of level 5 common area internal wall



Figure 173 - Crack propagation through level 5 common area internal wall



Figure 174 - Crack propagation through level 5 common area internal wall



Figure 175 - Crack propagation through level 5 common area internal wall



Figure 176 - Crack propagation through level 5 common area internal wall



Figure 177 - Crack propagation through level 5 common area internal wall



Figure 178 - General condition of level 5 common area internal wall



Figure 179 - Crack propagation through level 5 common area internal wall



Figure 180 - General condition of level 5 common area internal wall



Figure 181 - General condition of level 5 common area ceiling



Figure 182 - General condition of level 5 common area ceiling

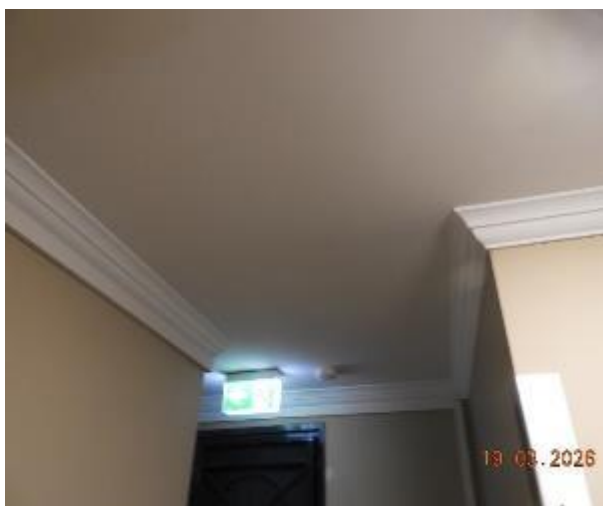


Figure 183 - General condition of level 5 common area ceiling

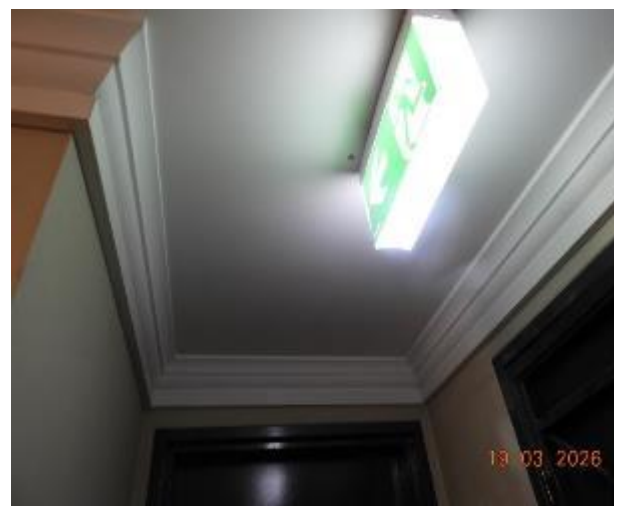


Figure 184 - General condition of level 5 common area ceiling

## Comments

The property located at 19 George Street is the neighbouring property to our client's site. It was photographed and inspected prior to any construction works on the subject site and was found to be in a reasonable condition. The building serves as a block of units.

The common areas of the front building were inspected and determined to be in reasonable condition. There was evidence of cracking through the internal walls, as well as isolated cracking through the ceiling.

**Refer to Appendix (A) for photographic records of the above.**



## Appendix B

### Front Building Fire Stairs





(i) Basement B2 to Level 1





Figure 185 - The following images display the condition of the fire stairs from Basement B2 to Level 1



Figure 186 - General condition of B2 fire stairs concrete floor

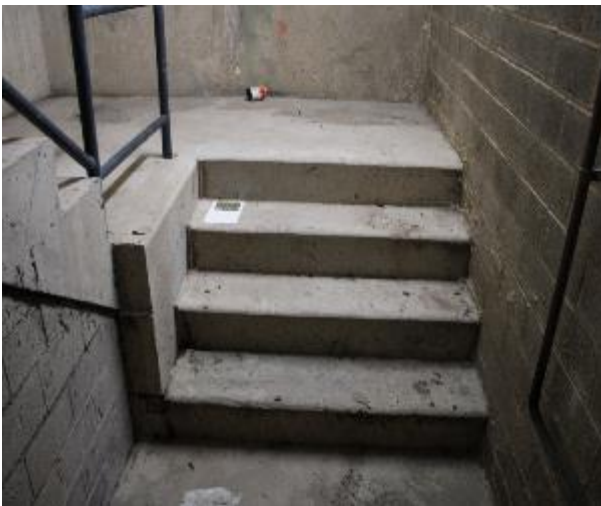


Figure 187 - General condition of B2 fire stairs concrete floor



Figure 188 - General condition of B2 fire stairs concrete floor

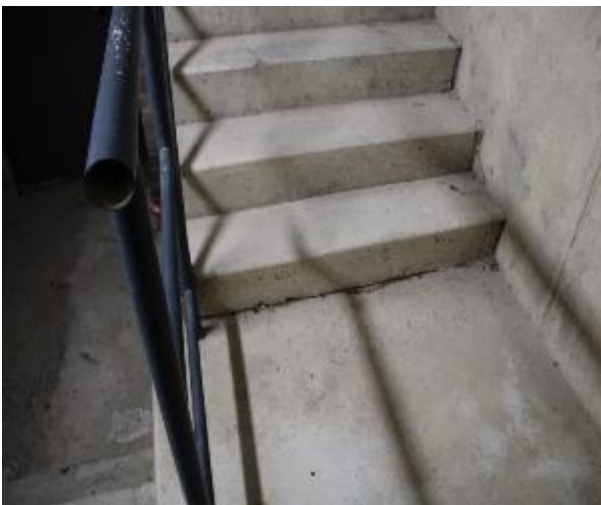


Figure 189 - General condition of B2 fire stairs concrete floor

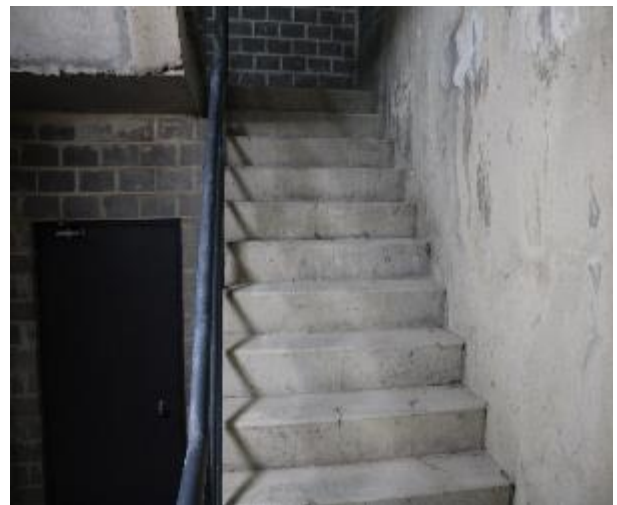


Figure 190 - General condition of B2 fire stairs concrete floor

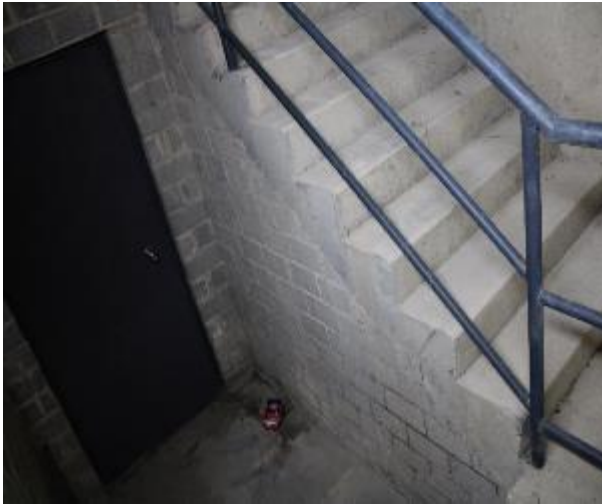


Figure 191 - General condition of B2 fire stairs internal wall

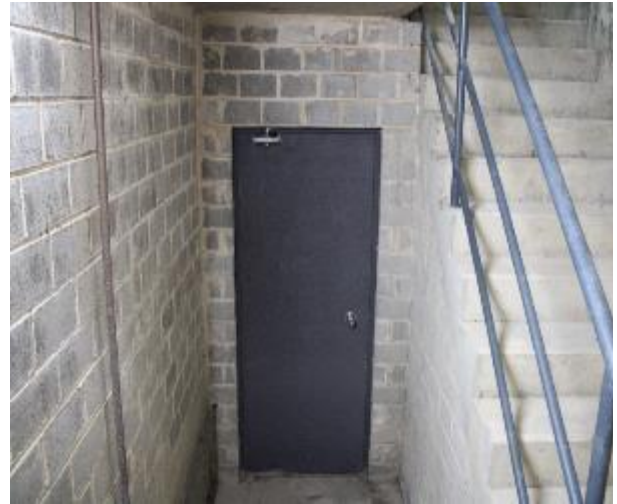


Figure 192 - General condition of B2 fire stairs internal wall

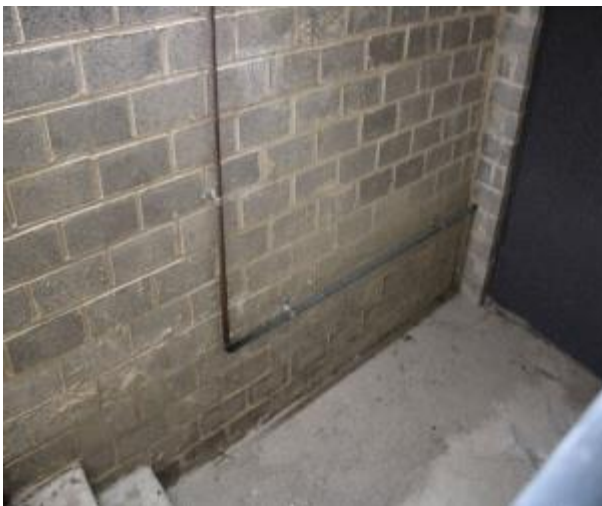


Figure 193 - General condition of B2 fire stairs internal wall



Figure 194 - General condition of B2 fire stairs internal wall



Figure 195 - General condition of B2 fire stairs internal wall

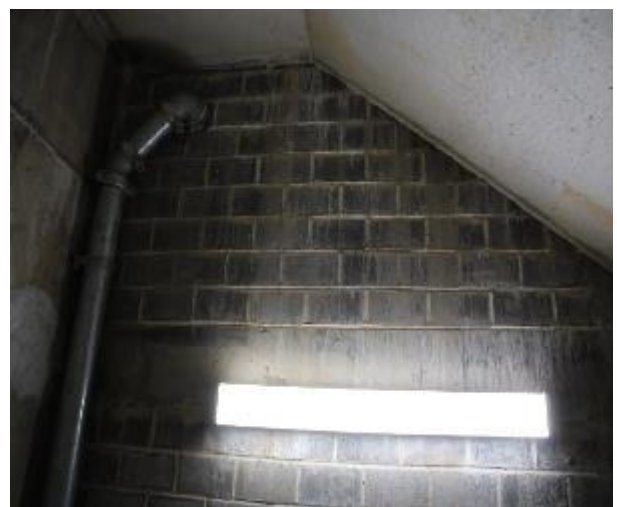


Figure 196 - General condition of B2 fire stairs internal wall



Figure 197 - General condition of B2 fire stairs internal wall



Figure 198 - General condition of B2 fire stairs internal wall



Figure 199 - General condition of B2 fire stairs internal wall



Figure 200 - General condition of B2 fire stairs internal wall



Figure 201 - General condition of B2 fire stairs internal wall



Figure 202 - General condition of B2 fire stairs internal wall



Figure 203 - General condition of B2 fire stairs internal wall



Figure 204 - Crack propagation through B2 fire stairs internal wall



Figure 205 - Crack propagation through B2 fire stairs internal wall



Figure 206 - General condition of B2 fire stairs internal wall

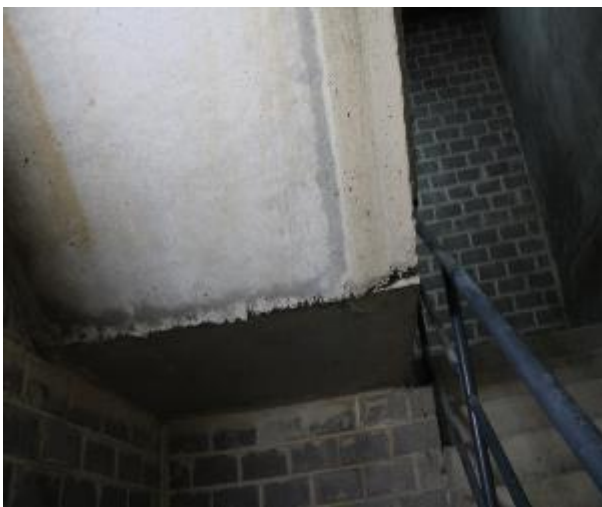


Figure 207 - General condition of B2 fire stairs underside stairs

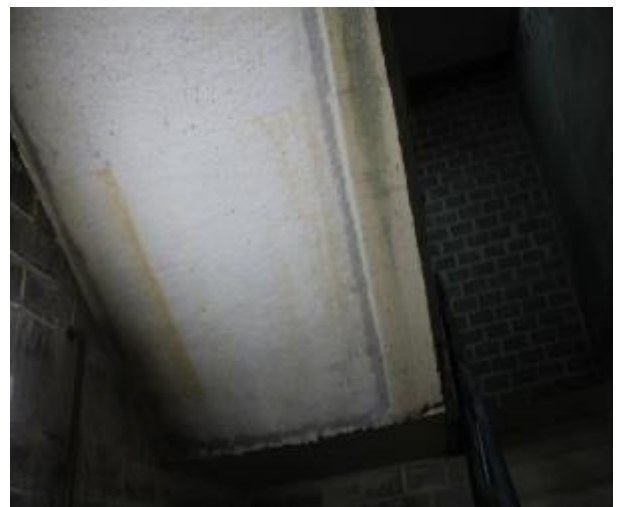


Figure 208 - General condition of B2 fire stairs underside stairs



Figure 209 - General condition of B2 fire stairs underside stairs



Figure 210 - Crack propagation through B2 fire stairs underside stairs



Figure 211 - General condition of B2 fire stairs underside stairs



Figure 212 - General condition of B2 fire stairs underside stairs

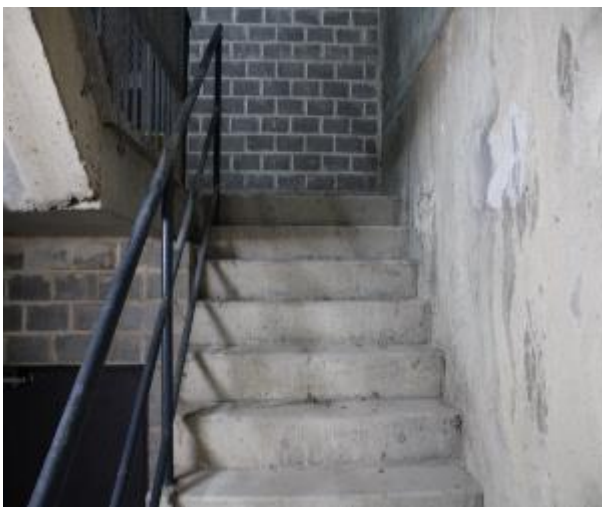


Figure 213 - General condition of B1 fire stairs



Figure 214 - General condition of B1 fire stairs

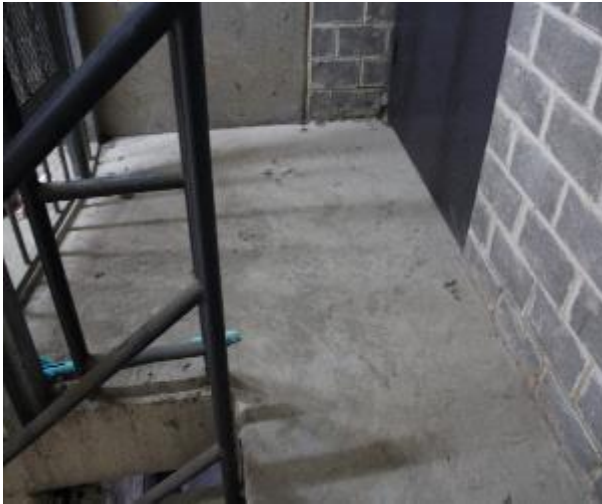


Figure 215 - General condition of B1 fire stairs concrete floor

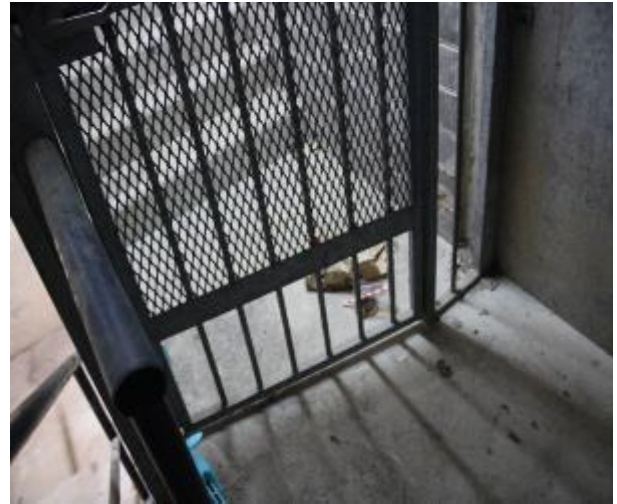


Figure 216 - General condition of B1 fire stairs concrete floor



Figure 217 - General condition of B1 fire stairs internal wall



Figure 218 - General condition of B1 fire stairs internal wall



Figure 219 - General condition of B1 fire stairs internal wall



Figure 220 - General condition of B1 fire stairs internal wall



Figure 221 - General condition of B1 fire stairs internal wall



Figure 222 - Crack propagation through B1 fire stairs internal wall



Figure 223 - Crack propagation through B1 fire stairs internal wall



Figure 224 - Crack propagation through B1 fire stairs internal wall



Figure 225 - Crack propagation through B1 fire stairs internal wall



Figure 226 - Crack propagation through B1 fire stairs internal wall



Figure 227 - General condition of B1 fire stairs internal wall



Figure 228 - General condition of B1 fire stairs internal wall



Figure 229 - General condition of B1 fire stairs internal wall

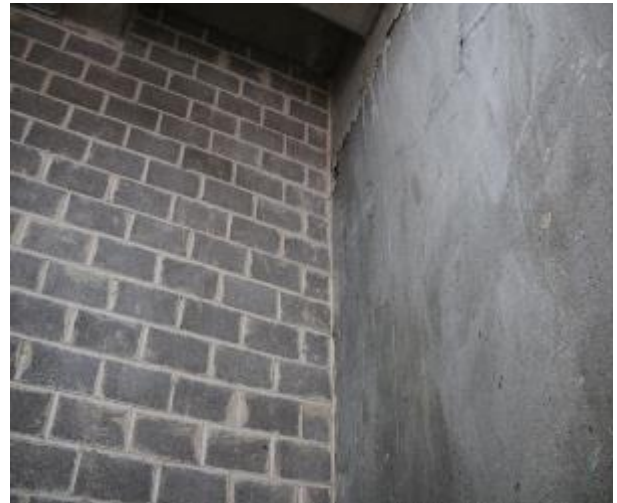


Figure 230 - General condition of B1 fire stairs internal wall

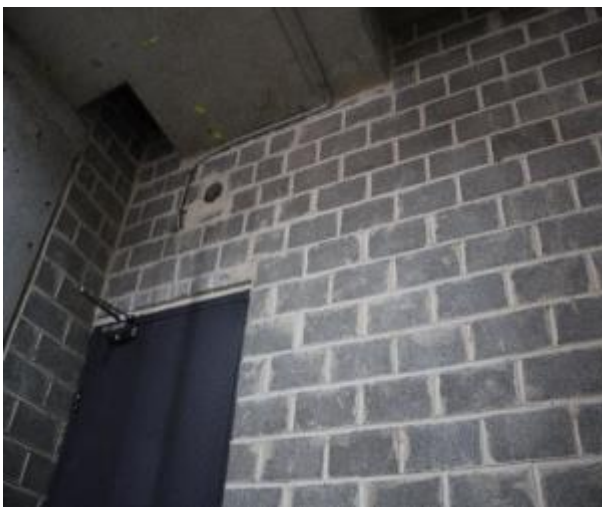


Figure 231 - General condition of B1 fire stairs internal wall

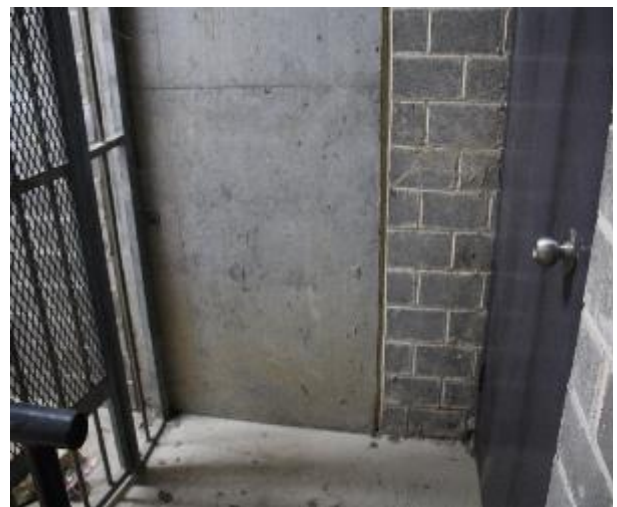


Figure 232 - General condition of B1 fire stairs internal wall



Figure 233 - General condition of B1 fire stairs internal wall



Figure 234 - General condition of B1 fire stairs underside slab



Figure 235 - General condition of B1 fire stairs underside slab



Figure 236 - General condition of B1 fire stairs underside slab

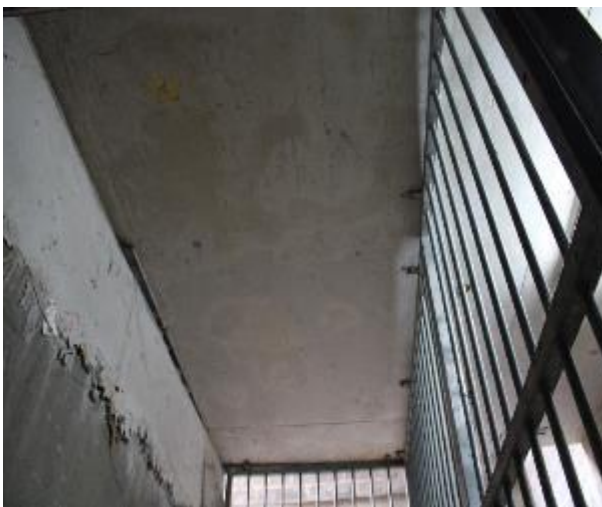


Figure 237 - General condition of B1 fire stairs underside slab

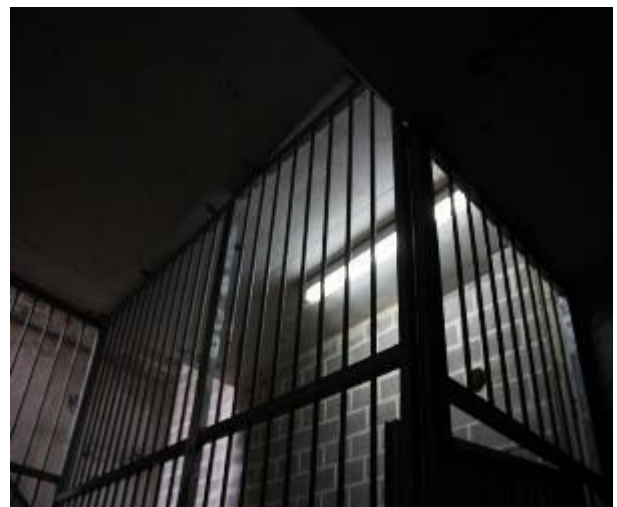


Figure 238 - General condition of B1 fire stairs underside slab



Figure 239 - General condition of level 1 fire stairs

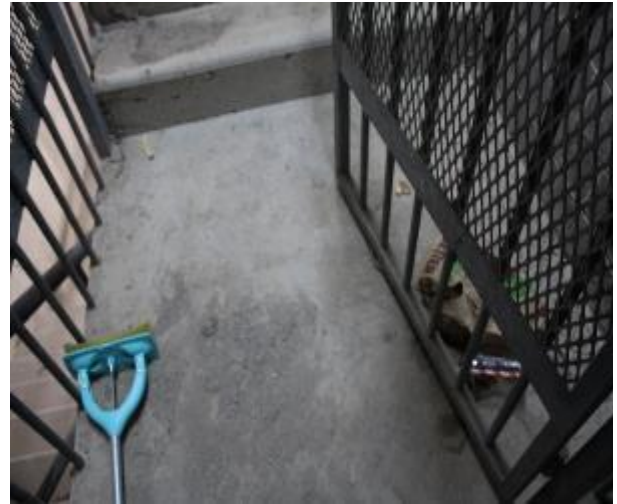


Figure 240 - General condition of level 1 fire stairs concrete floor

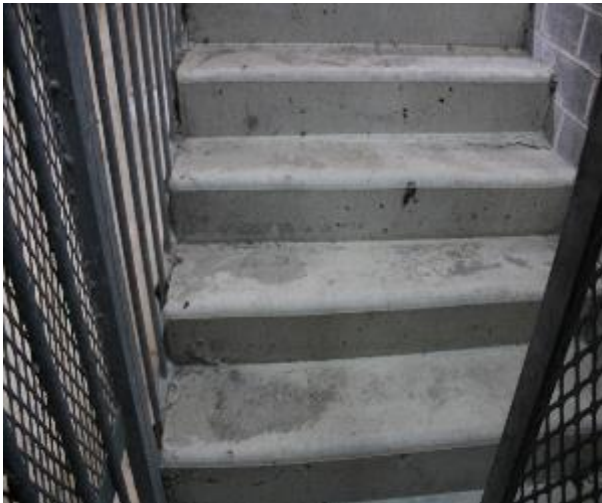


Figure 241 - General condition of level 1 fire stairs



Figure 242 - General condition of level 1 fire stairs

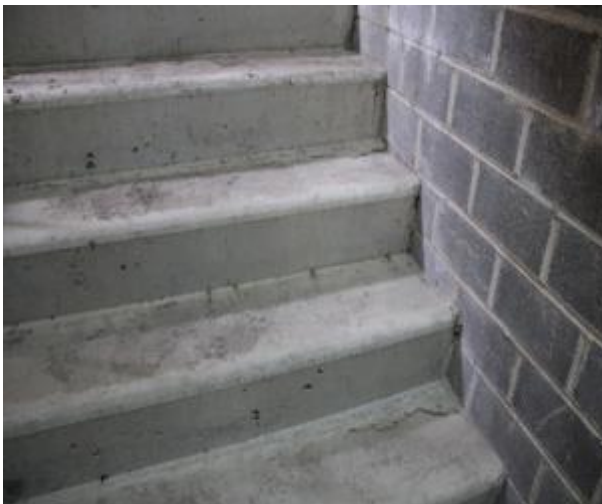


Figure 243 - General condition of level 1 fire stairs

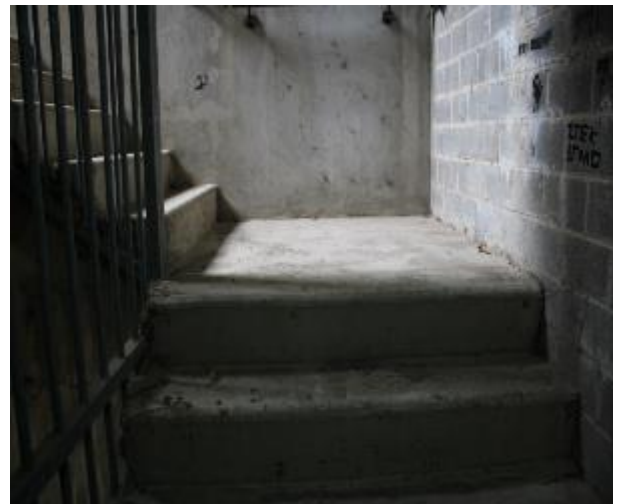


Figure 244 - General condition of level 1 fire stairs



Figure 245 - General condition of level 1 fire stairs



Figure 246 - General condition of level 1 fire stairs



Figure 247 - General condition of level 1 fire stairs internal wall



Figure 248 - General condition of level 1 fire stairs internal wall



Figure 249 - General condition of level 1 fire stairs internal wall



Figure 250 - General condition of level 1 fire stairs internal wall



Figure 251 - General condition of level 1 fire stairs internal wall



Figure 252 - General condition of level 1 fire stairs internal wall



Figure 253 - General condition of level 1 fire stairs internal wall

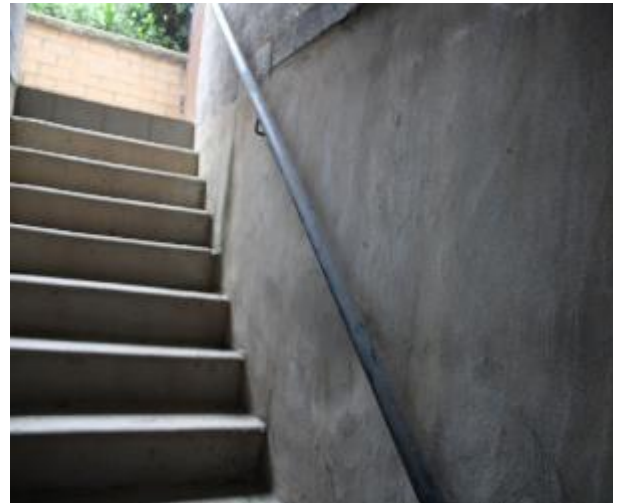


Figure 254 - General condition of level 1 fire stairs internal wall



Figure 255 - General condition of level 1 fire stairs internal wall



Figure 256 - General condition of level 1 fire stairs internal wall



Figure 257 - General condition of level 1 fire stairs internal wall



Figure 258 - General condition of level 1 fire stairs internal wall



Figure 259 - Crack propagation through level 1 fire stairs internal wall



Figure 260 - Crack propagation through level 1 fire stairs internal wall



Figure 261 - Crack propagation through level 1 fire stairs internal wall



Figure 262 - Crack propagation through level 1 fire stairs internal wall



Figure 263 - General condition of level 1 fire stairs internal wall



Figure 264 - General condition of level 1 fire stairs internal wall



Figure 265 - General condition of level 1 fire stairs internal wall

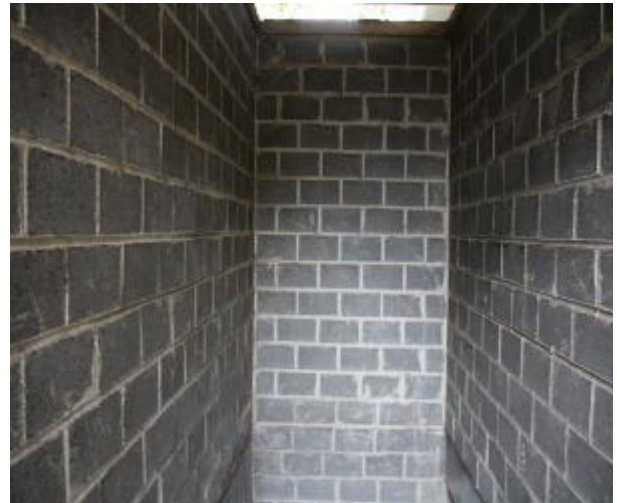


Figure 266 - General condition of level 1 fire stairs internal wall

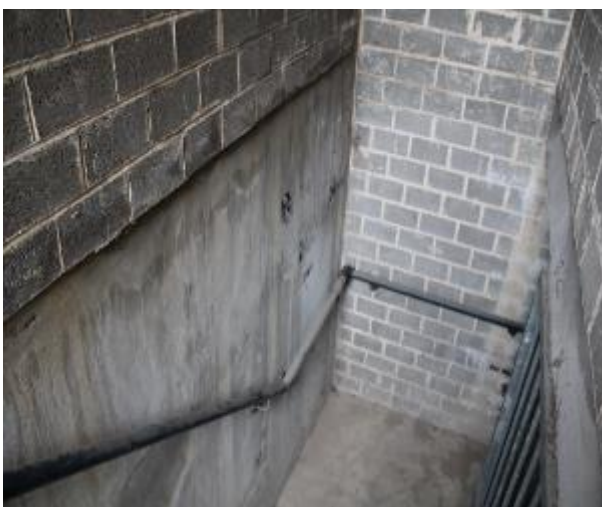


Figure 267 - General condition of level 1 fire stairs internal wall

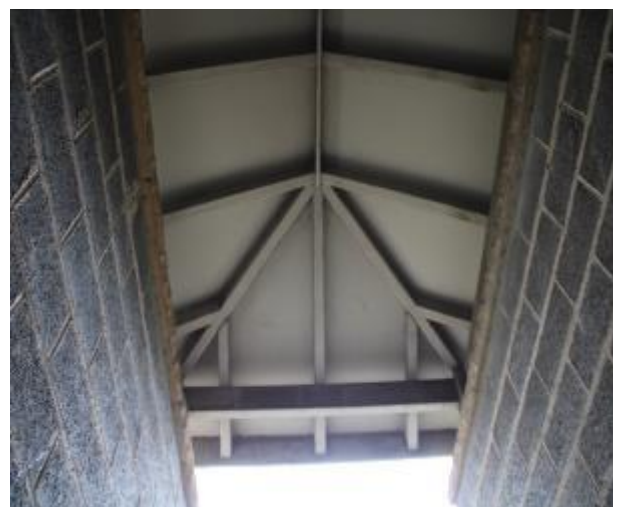


Figure 268 - General condition of level 1 fire stairs roof structure



Figure 269 - General condition of level 1 fire stairs roof structure



Figure 270 - General condition of fire stairs underside slab



Figure 271 - General condition of fire stairs underside slab



Figure 272 - Crack propagation through fire stairs underside slab



Figure 273 - General condition of fire stairs underside slab

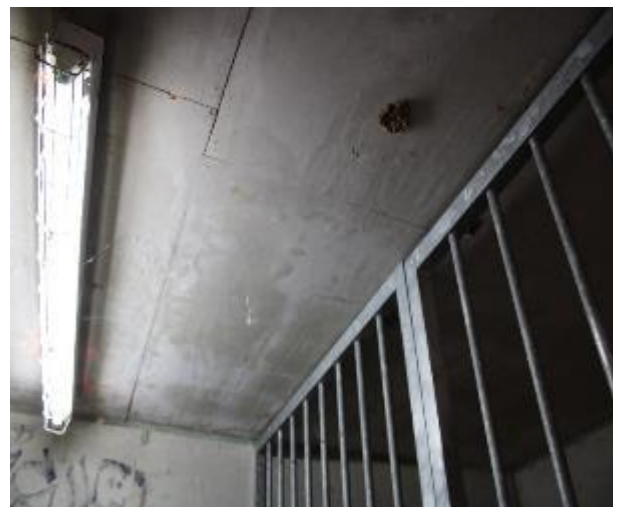


Figure 274 - General condition of fire stairs underside slab



Figure 275 - General condition of fire stairs underside slab

## Comments

The fire stairs from Basement B2 to Level 1 were inspected and determined to be in reasonable condition. There were cases of cracking through the internal walls, underside stairs, and underside slab.

**Refer to Appendix B(i) for photographic records of the above.**



(ii) Level 5 to B2





Figure 276 - The following images display the condition of the fire stairs from Level 5 to B2



Figure 277 - The following images display the condition of the fire stairs from Level 5 to B2



Figure 278 - General condition of level 5 fire stairs concrete floor



Figure 279 - General condition of level 5 fire stairs internal wall



Figure 280 - Crack propagation through level 5 fire stairs internal wall



Figure 281 - Crack propagation through level 5 fire stairs internal wall



Figure 282 - General condition of level 5 fire stairs internal wall



Figure 283 - General condition of level 5 fire stairs internal wall



Figure 284 - General condition of level 5 fire stairs internal wall



Figure 285 - Crack propagation through level 5 fire stairs internal wall



Figure 286 - Crack propagation through level 5 fire stairs internal wall



Figure 287 - Crack propagation through level 5 fire stairs internal wall



Figure 288 - Crack propagation through level 5 fire stairs internal wall



Figure 289 - General condition of level 5 fire stairs internal wall



Figure 290 - General condition of level 5 fire stairs internal wall



Figure 291 - General condition of level 5 fire stairs



Figure 292 - General condition of level 5 fire stairs



Figure 293 - General condition of level 5 fire stairs internal wall



Figure 294 - Crack propagation and paint flaking through level 5 fire stairs internal wall



Figure 295 - General condition of level 5 fire stairs internal wall



Figure 296 - Crack propagation through level 5 fire stairs internal wall



Figure 297 - General condition of level 5 fire stairs internal wall



Figure 298 - General condition of level 5 fire stairs internal wall



Figure 299 - Crack propagation through level 5 fire stairs internal wall



Figure 300 - General condition of level 5 fire stairs internal wall



Figure 301 - General condition of level 5 fire stairs internal wall



Figure 302 - General condition of level 5 fire stairs internal wall

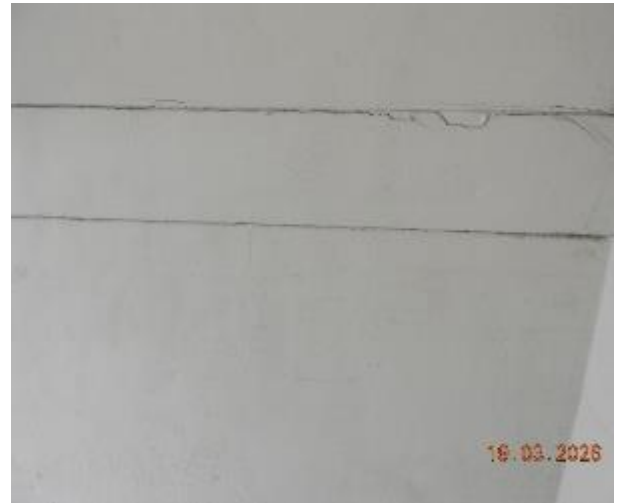


Figure 303 - Crack propagation through level 5 fire stairs internal wall

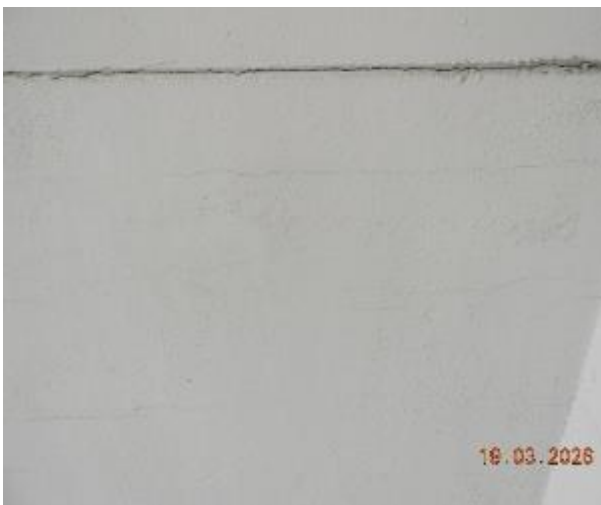


Figure 304 - Crack propagation through level 5 fire stairs internal wall



Figure 305 - Crack propagation through level 5 fire stairs internal wall



Figure 306 - General condition of level 5 fire stairs internal wall

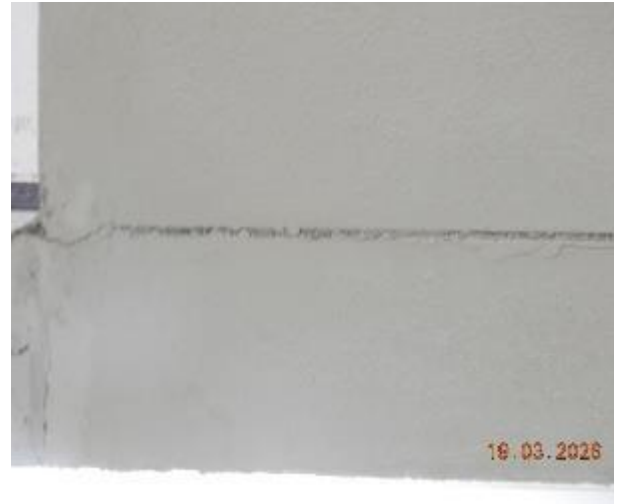


Figure 307 - Crack propagation through level 5 fire stairs internal wall



Figure 308 - General condition of level 5 fire stairs internal wall



Figure 309 - Crack propagation through level 5 fire stairs internal wall



Figure 310 - General condition of level 5 fire stairs ceiling



Figure 311 - General condition of level 5 fire stairs ceiling



Figure 312 - General condition of level 5 fire stairs ceiling



Figure 313 - General condition of level 4 fire stairs



Figure 314 - General condition of level 4 fire stairs internal wall



Figure 315 - Crack propagation through level 4 fire stairs internal wall



Figure 316 - General condition of level 4 fire stairs concrete floor



Figure 317 - General condition of level 4 fire stairs internal wall



Figure 318 - Crack propagation through level 4 fire stairs internal wall



Figure 319 - General condition of level 4 fire stairs internal wall



Figure 320 - General condition of level 4 fire stairs internal wall



Figure 321 - Crack propagation through level 4 fire stairs internal wall



Figure 322 - Crack propagation through level 4 fire stairs internal wall



Figure 323 - General condition of level 4 fire stairs underside stairs



Figure 324 - General condition of level 4 fire stairs underside stairs



Figure 325 - General condition of level 4 fire stairs underside stairs



Figure 326 - General condition of level 3 fire stairs



Figure 327 - General condition of level 3 fire stairs



Figure 328 - General condition of level 3 fire stairs internal wall

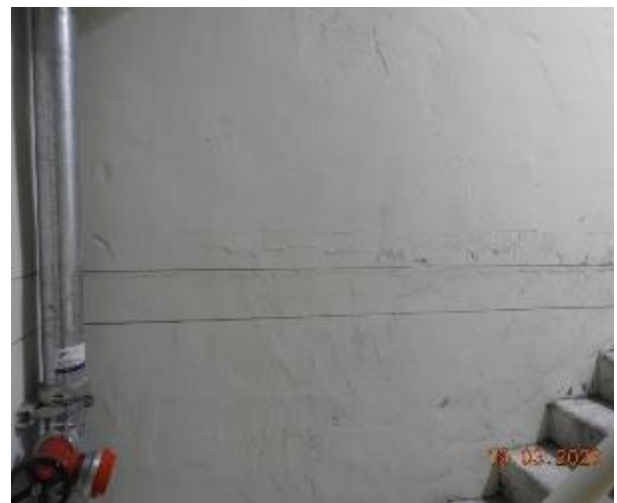


Figure 329 - General condition of level 3 fire stairs internal wall



Figure 330 - General condition of level 3 fire stairs internal wall



Figure 331 - General condition of level 3 fire stairs internal wall



Figure 332 - Crack propagation through level 3 fire stairs internal wall



Figure 333 - General condition of level 3 fire stairs internal wall



Figure 334 - General condition of level 3 fire stairs internal wall



Figure 335 - Crack propagation through level 3 fire stairs internal wall



Figure 336 - Crack propagation through level 3 fire stairs internal wall



Figure 337 - General condition of level 3 fire stairs internal wall



Figure 338 - General condition of level 3 fire stairs internal wall



Figure 339 - General condition of level 3 fire stairs underside stairs



Figure 340 - General condition of level 3 fire stairs underside stairs



Figure 341 - Crack propagation through level 3 fire stairs underside stairs



Figure 342 - Crack propagation through level 3 fire stairs underside stairs



Figure 343 - Crack propagation through level 3 fire stairs underside stairs



Figure 344 - General condition of level 3 fire stairs underside stairs



Figure 345 - General condition of level 3 fire stairs



Figure 346 - General condition of level 3 fire stairs



Figure 347 - General condition of level 3 fire stairs internal wall



Figure 348 - Crack propagation through level 3 fire stairs internal wall



Figure 349 - General condition of level 3 fire stairs internal wall



Figure 350 - Crack propagation through level 3 fire stairs internal wall



Figure 351 - General condition of level 3 fire stairs internal wall



Figure 352 - General condition of level 3 fire stairs internal wall



Figure 353 - General condition of level 3 fire stairs internal wall



Figure 354 - General condition of level 3 fire stairs internal wall



Figure 355 - Crack propagation through level 3 fire stairs internal wall



Figure 356 - General condition of level 3 fire stairs underside stairs



Figure 357 - Crack propagation through level 3 fire stairs underside stairs



Figure 358 - General condition of level 3 fire stairs underside stairs



Figure 359 - General condition of level 3 fire stairs underside stairs



Figure 360 - General condition of level 2 fire stairs



Figure 361 - General condition of level 2 fire stairs



Figure 362 - Crack propagation through level 2 fire stairs concrete floor



Figure 363 - General condition of level 2 fire stairs internal wall



Figure 364 - General condition of level 2 fire stairs internal wall



Figure 365 - Crack propagation through level 2 fire stairs internal wall



Figure 366 - Crack propagation through level 2 fire stairs internal wall



Figure 367 - Crack propagation through level 2 fire stairs internal wall



Figure 368 - General condition of level 2 fire stairs internal wall



Figure 369 - General condition of level 2 fire stairs internal wall



Figure 370 - Crack propagation through level 2 fire stairs internal wall



Figure 371 - Crack propagation through level 2 fire stairs internal wall



Figure 372 - Crack propagation through level 2 fire stairs internal wall



Figure 373 - General condition of level 2 fire stairs internal wall



Figure 374 - General condition of level 2 fire stairs internal wall



Figure 375 - Crack propagation through level 2 fire stairs internal wall



Figure 376 - Crack propagation through level 2 fire stairs internal wall



Figure 377 - General condition of level 2 fire stairs underside stairs



Figure 378 - General condition of level 2 fire stairs underside stairs



Figure 379 - General condition of level 2 fire stairs underside stairs



Figure 380 - General condition of level 2 fire stairs



Figure 381 - General condition of level 2 fire stairs



Figure 382 - General condition of level 2 fire stairs



Figure 383 - General condition of level 2 fire stairs



Figure 384 - General condition of level 2 fire stairs internal wall



Figure 385 - General condition of level 2 fire stairs internal wall



Figure 386 - General condition of level 2 fire stairs internal wall



Figure 387 - Crack propagation through level 2 fire stairs internal wall

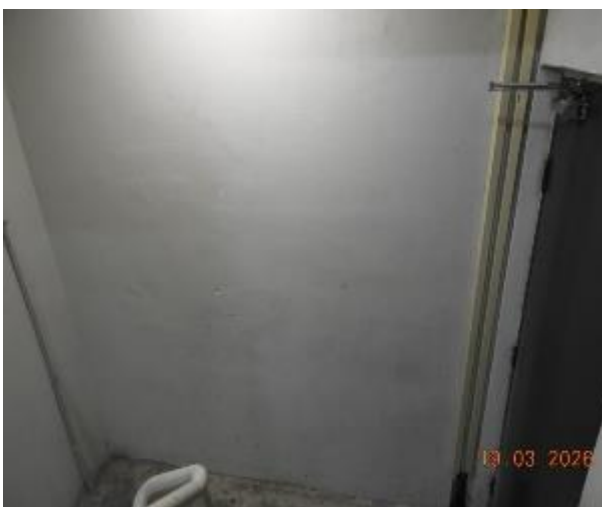


Figure 388 - General condition of level 2 fire stairs internal wall



Figure 389 - General condition of level 2 fire stairs internal wall



Figure 390 - General condition of level 2 fire stairs internal wall



Figure 391 - General condition of level 2 fire stairs internal wall



Figure 392 - General condition of level 2 fire stairs underside stairs



Figure 393 - General condition of level 2 fire stairs underside stairs



Figure 394 - General condition of level 2 fire stairs underside stairs



Figure 395 - General condition of level 1 fire stairs



Figure 396 - General condition of level 1 fire stairs



Figure 397 - General condition of level 1 fire stairs internal wall



Figure 398 - Crack propagation through level 1 fire stairs internal wall



Figure 399 - Crack propagation through level 1 fire stairs internal wall



Figure 400 - General condition of level 1 fire stairs internal wall



Figure 401 - General condition of level 1 fire stairs internal wall



Figure 402 - General condition of level 1 fire stairs internal wall



Figure 403 - Crack propagation through level 1 fire stairs internal wall



Figure 404 - General condition of level 1 fire stairs



Figure 405 - General condition of level 1 fire stairs internal wall



Figure 406 - General condition of level 1 fire stairs internal wall



Figure 407 - General condition of level 1 fire stairs internal wall



Figure 408 - General condition of level 1 fire stairs internal wall



Figure 409 - General condition of level 1 fire stairs internal wall



Figure 410 - General condition of level 1 fire stairs underside stairs



Figure 411 - General condition of level 1 fire stairs underside stairs



Figure 412 - General condition of level 1 fire stairs underside stairs



Figure 413 - Crack propagation through level 1 fire stairs underside stairs



Figure 414 - General condition of level 1 fire stairs



Figure 415 - General condition of level 1 fire stairs internal wall



Figure 416 - General condition of level 1 fire stairs internal wall



Figure 417 - General condition of level 1 fire stairs internal wall



Figure 418 - General condition of level 1 fire stairs internal wall



Figure 419 - General condition of level 1 fire stairs internal wall



Figure 420 - General condition of level 1 fire stairs concrete floor



Figure 421 - General condition of level 1 fire stairs concrete floor



Figure 422 - Crack propagation through level 1 fire stairs concrete floor



Figure 423 - General condition of level 1 fire stairs concrete floor



Figure 424 - General condition of level 1 fire stairs internal wall



Figure 425 - General condition of level 1 fire stairs internal wall



Figure 426 - Crack propagation through level 1 fire stairs internal wall



Figure 427 - General condition of level 1 fire stairs internal wall



Figure 428 - General condition of level 1 fire stairs internal wall



Figure 429 - Crack propagation through level 1 fire stairs internal wall



Figure 430 - General condition of level 1 fire stairs internal wall



Figure 431 - General condition of level 1 fire stairs internal wall



Figure 432 - Crack propagation through level 1 fire stairs internal wall



Figure 433 - Crack propagation through level 1 fire stairs internal wall



Figure 434 - General condition of level 1 fire stairs internal wall



Figure 435 - General condition of level 1 fire stairs internal wall



Figure 436 - Crack propagation through level 1 fire stairs internal wall

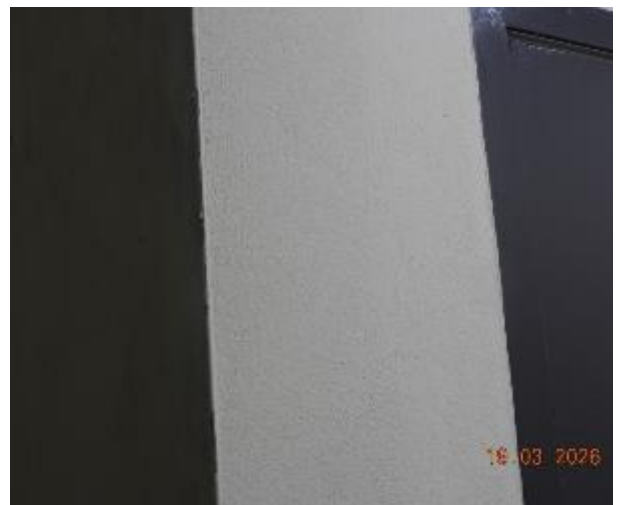


Figure 437 - Crack propagation through level 1 fire stairs internal wall



Figure 438 - General condition of level 1 fire stairs underside stairs



Figure 439 - General condition of level 1 fire stairs underside stairs



Figure 440 - The following images display the condition of the basement fire stairs



Figure 441 - General condition of basement fire stairs

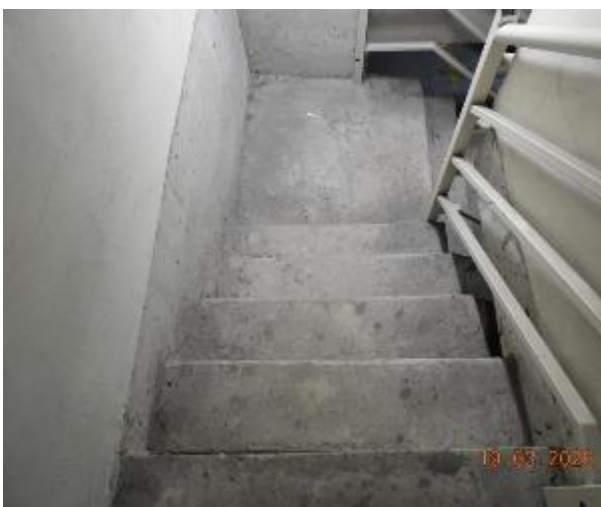


Figure 442 - General condition of basement fire stairs

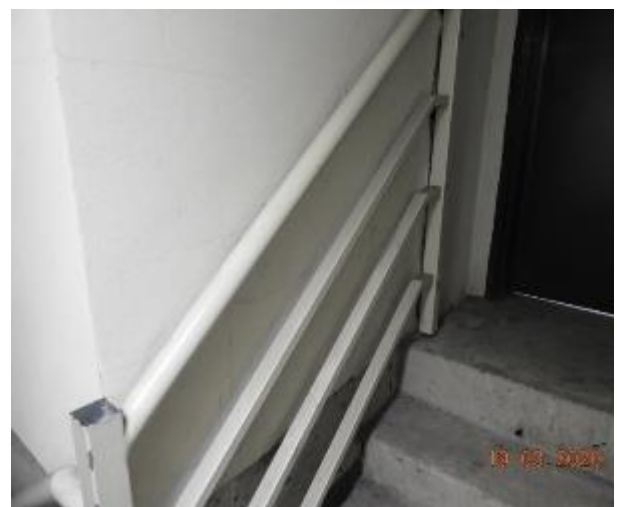


Figure 443 - General condition of basement fire stairs internal wall



Figure 444 - Crack propagation through basement fire stairs internal wall



Figure 445 - Crack propagation through basement fire stairs internal wall



Figure 446 - General condition of basement fire stairs internal wall

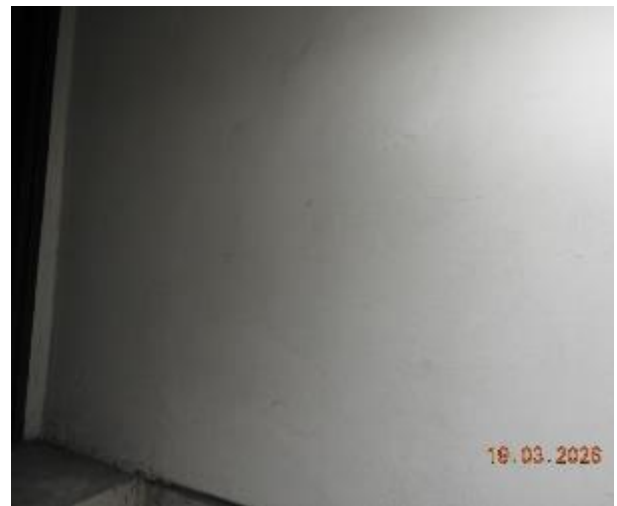


Figure 447 - General condition of basement fire stairs internal wall



Figure 448 - General condition of basement fire stairs internal wall



Figure 449 - Crack propagation through basement fire stairs internal wall



Figure 450 - Crack propagation through basement fire stairs internal wall



Figure 451 - General condition of basement fire stairs internal wall

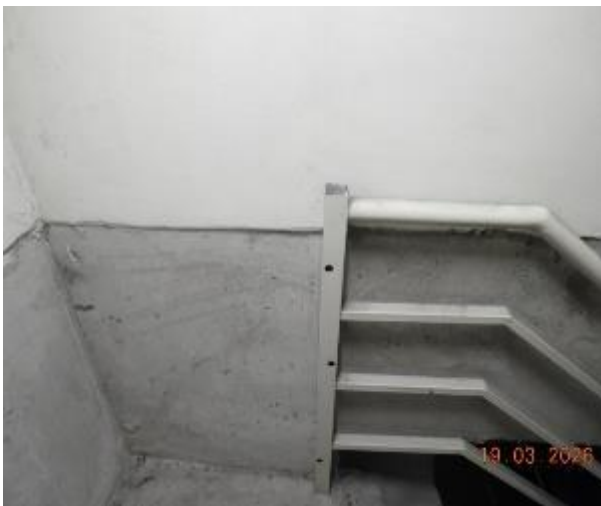


Figure 452 - General condition of basement fire stairs internal wall



Figure 453 - Crack propagation through basement fire stairs internal wall



Figure 454 - Crack propagation through basement fire stairs internal wall

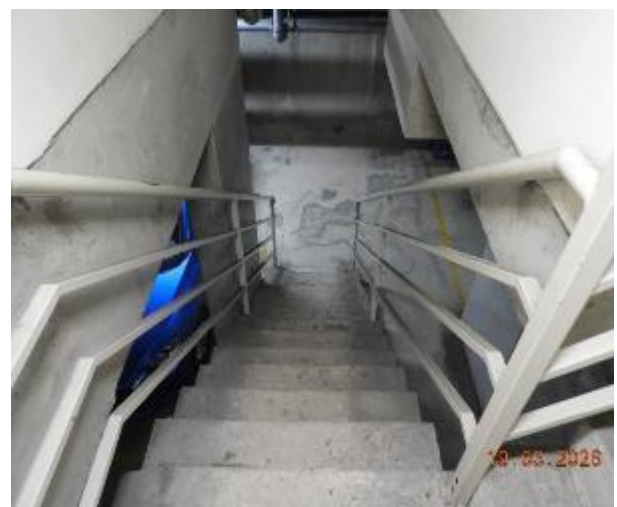


Figure 455 - General condition of basement fire stairs



Figure 456 - General condition of basement fire stairs internal wall



Figure 457 - General condition of basement fire stairs internal wall



Figure 458 - General condition of basement fire stairs internal wall



Figure 459 - General condition of basement fire stairs internal wall



Figure 460 - General condition of basement fire stairs internal wall



Figure 461 - General condition of basement fire stairs internal wall



Figure 462 - General condition of basement fire stairs internal wall



Figure 463 - General condition of basement fire stairs internal wall



Figure 464 - General condition of basement fire stairs internal wall



Figure 465 - General condition of basement fire stairs underside slab



Figure 466 - General condition of basement fire stairs underside slab



Figure 467 - General condition of basement fire stairs underside slab



Figure 468 - General condition of basement fire stairs



Figure 469 - General condition of basement fire stairs



Figure 470 - General condition of basement fire stairs

## Comments

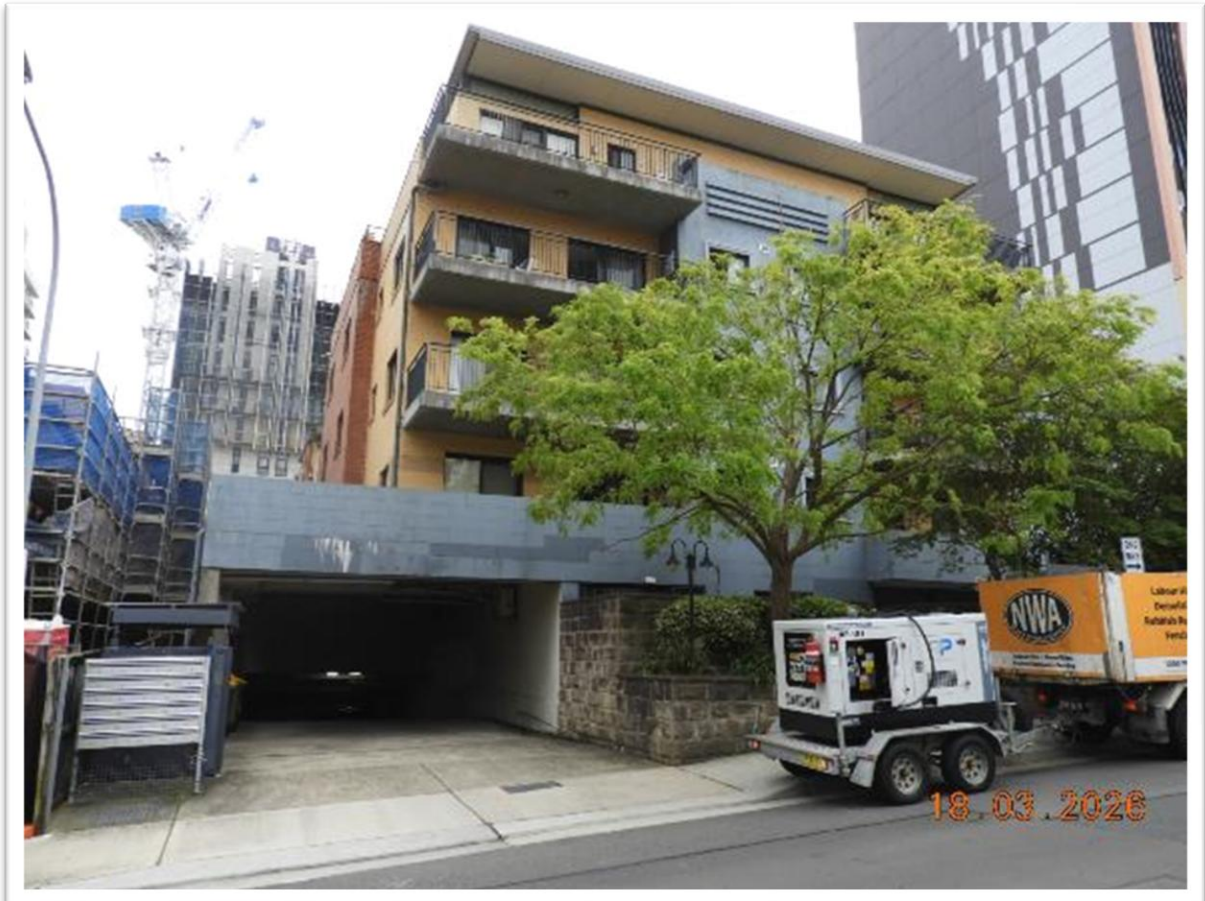
The fire stairs from Level 5 to Basement B2 were also inspected and determined to be in reasonable condition. There were cases of cracking through the internal walls, underside stairs, and concrete floor. There was also some evidence of paint flaking through the internal walls.

**Refer to Appendix B(ii) for photographic records of the above.**



## **Appendix C**

Front Building Units





(i) Unit 1





Figure 471 - The following images display the condition of Unit 1



Figure 472 - General condition of open kitchen/ lounge room floor tiles

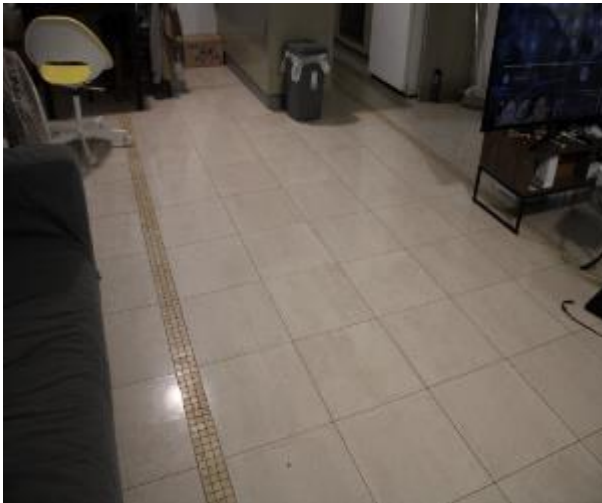


Figure 473 - General condition of open kitchen/ lounge room floor tiles



Figure 474 - General condition of open kitchen/ lounge room floor tiles

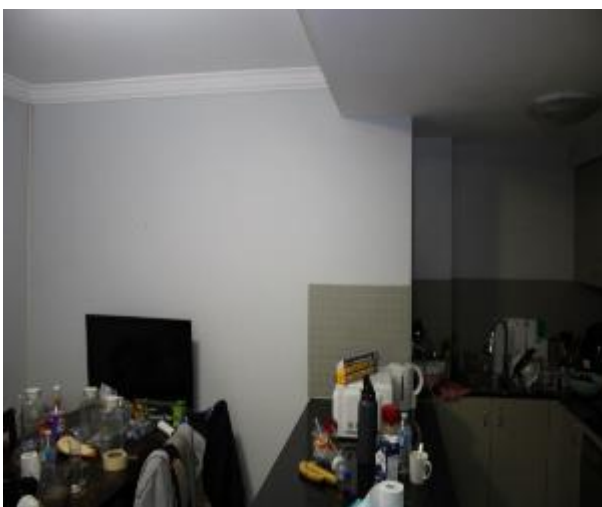


Figure 475 - General condition of open kitchen/ lounge room internal wall

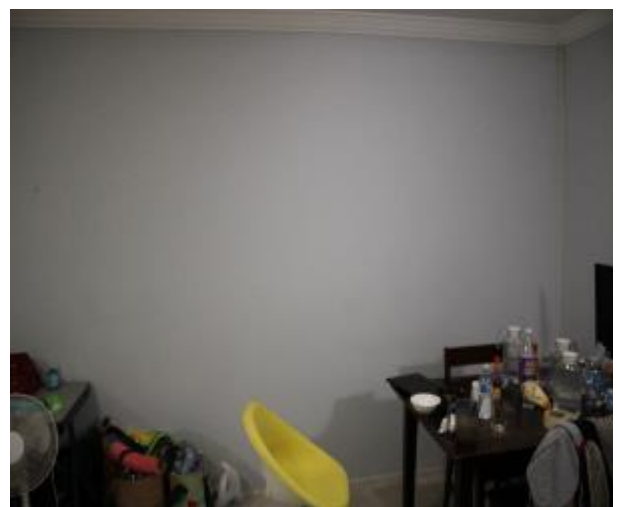


Figure 476 - General condition of open kitchen/ lounge room internal wall



Figure 477 - General condition of open kitchen/  
lounge room internal wall



Figure 478 - General condition of open kitchen/  
lounge room internal wall

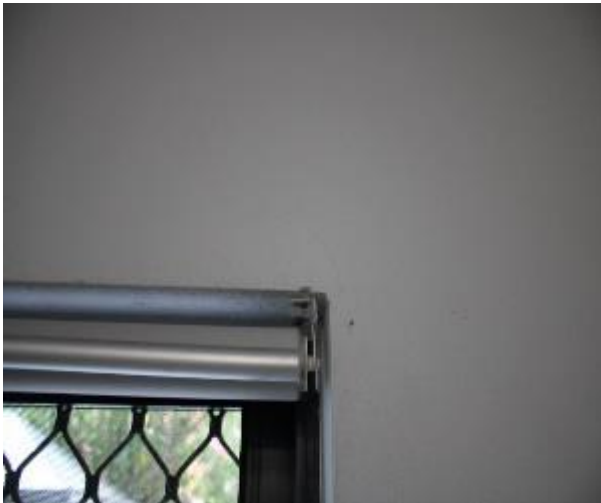


Figure 479 - Crack propagation through open  
kitchen/ lounge room internal wall



Figure 480 - General condition of open kitchen/  
lounge room internal wall



Figure 481 - General condition of open kitchen/  
lounge room internal wall



Figure 482 - General condition of open kitchen/  
lounge room internal wall



Figure 483 - General condition of open kitchen/  
lounge room internal wall



Figure 484 - General condition of open kitchen/  
lounge room ceiling



Figure 485 - General condition of open kitchen/  
lounge room ceiling



Figure 486 - General condition of open kitchen/  
lounge room ceiling



Figure 487 - General condition of open kitchen/  
lounge room ceiling

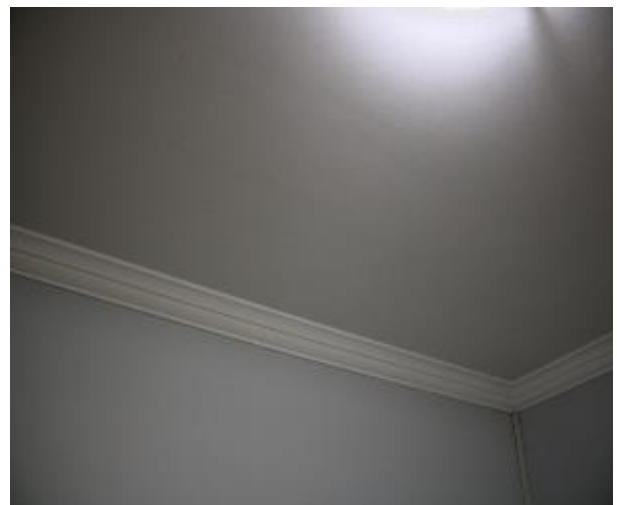


Figure 488 - General condition of open kitchen/  
lounge room ceiling



Figure 489 - General condition of open kitchen/  
lounge room ceiling



Figure 490 - General condition of open kitchen/  
lounge room ceiling



Figure 491 - General condition of open kitchen/  
lounge room ceiling



Figure 492 - General condition of open kitchen/  
lounge room ceiling



Figure 493 - General condition of corridor

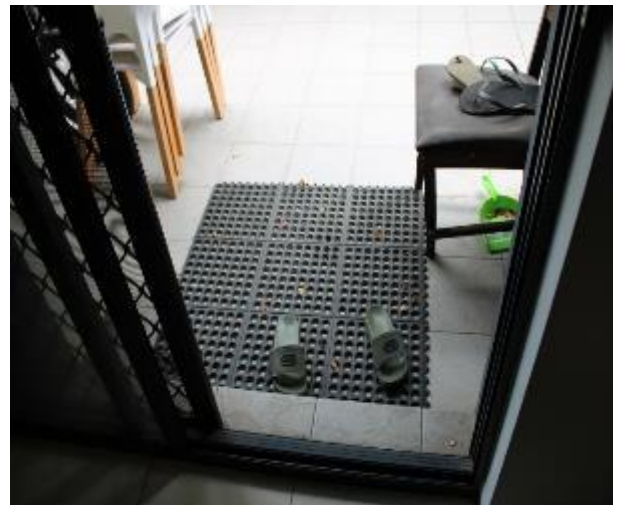


Figure 494 - General condition of courtyard floor tiles



Figure 495 - General condition of courtyard floor tiles



Figure 496 - General condition of courtyard floor tiles



Figure 497 - General condition of courtyard floor tiles

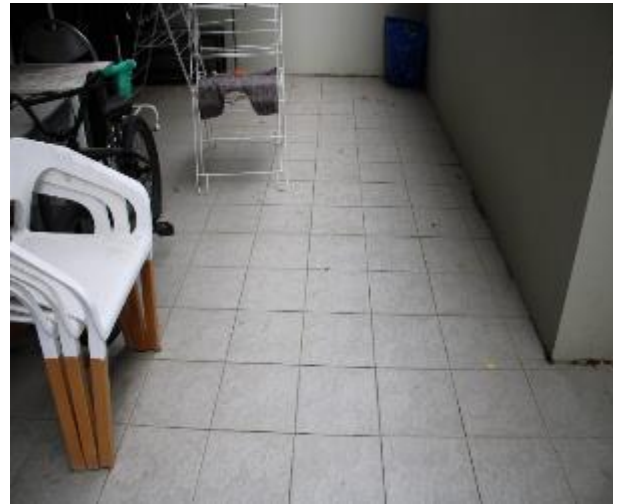


Figure 498 - General condition of courtyard floor tiles

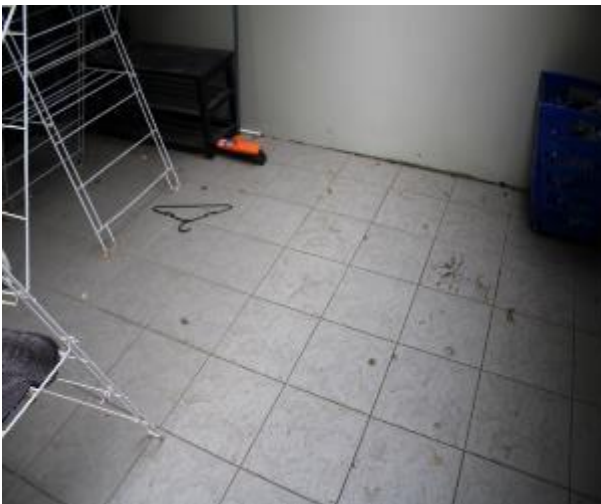


Figure 499 - General condition of courtyard floor tiles

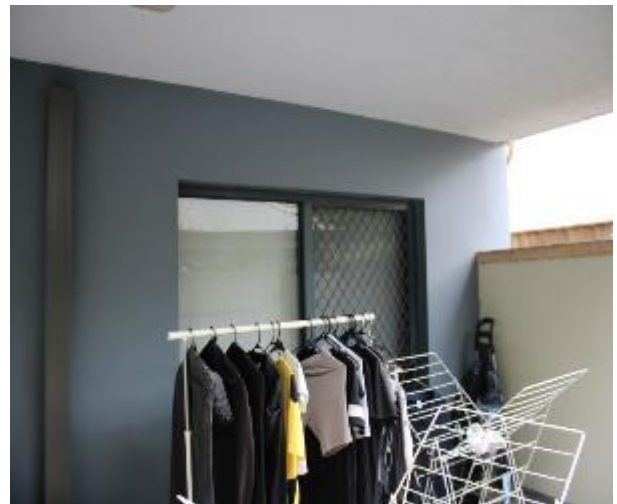


Figure 500 - General condition of external wall



Figure 501 - General condition of external wall



Figure 502 - Crack propagation through external wall

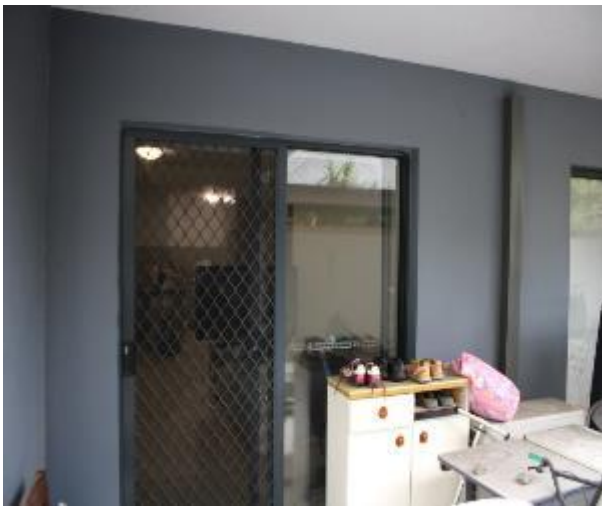


Figure 503 - General condition of external wall



Figure 504 - General condition of external wall



Figure 505 - General condition of external wall



Figure 506 - General condition of external wall



Figure 507 - Crack propagation through external wall



Figure 508 - Crack propagation through external wall



Figure 509 - General condition of external wall



Figure 510 - General condition of external wall



Figure 511 - General condition of balcony underside slab



Figure 512 - General condition of balcony underside slab



Figure 513 - General condition of balcony underside slab



Figure 514 - General condition of courtyard external wall



Figure 515 - General condition of courtyard external wall



Figure 516 - General condition of courtyard external wall



Figure 517 - General condition of courtyard external wall



Figure 518 - General condition of courtyard external wall



Figure 519 - Crack propagation through courtyard external wall



Figure 520 - General condition of courtyard external wall

## Comments

Unit 1 was inspected and determined to be in reasonable condition with evidence of cracking through the internal and external walls.

It is important to note that no internal access was granted to the internal areas beyond the lounge room and kitchen as per occupants request.

**Refer to Appendix C(i) for photographic records of the above.**



(ii) Unit 2

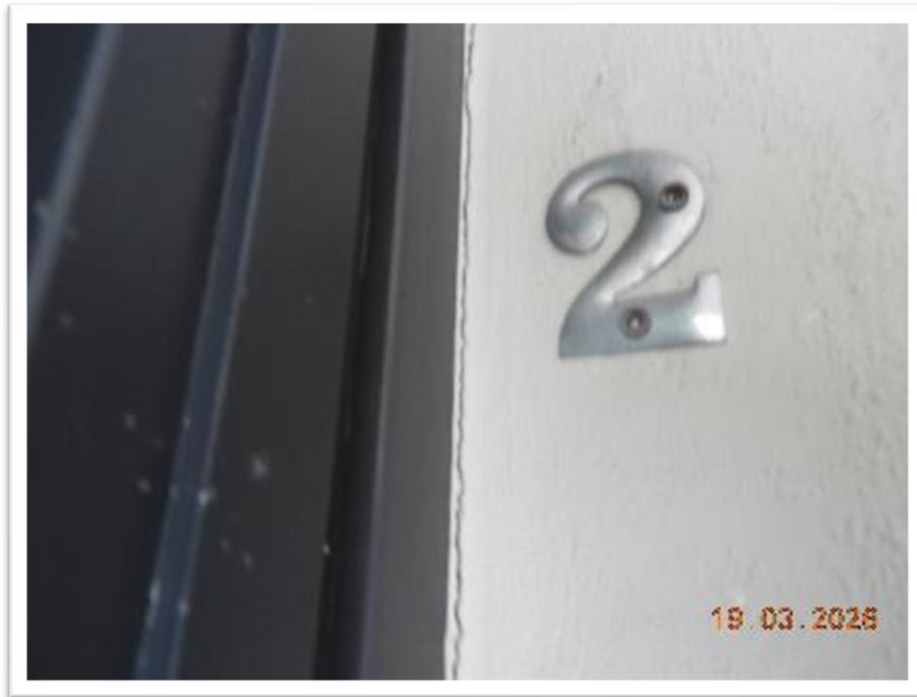




Figure 521 - The following images display the condition of Unit 2



Figure 522 - General condition of open kitchen/ lounge room floor tiles



Figure 523 - General condition of open kitchen/ lounge room floor tiles



Figure 524 - General condition of open kitchen/ lounge room floor tiles



Figure 525 - General condition of open kitchen/ lounge room internal wall



Figure 526 - General condition of open kitchen/ lounge room internal wall



Figure 527 - Crack propagation through open kitchen/ lounge room internal wall



Figure 528 - Crack propagation through open kitchen/ lounge room internal wall



Figure 529 - Crack propagation through open kitchen/ lounge room internal wall



Figure 530 - Crack propagation through open kitchen/ lounge room internal wall



Figure 531 - Crack propagation through open kitchen/ lounge room internal wall



Figure 532 - General condition of open kitchen/ lounge room internal wall



Figure 533 - General condition of open kitchen/ lounge room internal wall



Figure 534 - Crack propagation through open kitchen/ lounge room internal wall



Figure 535 - Crack propagation through open kitchen/ lounge room internal wall



Figure 536 - Crack propagation through open kitchen/ lounge room internal wall



Figure 537 - Crack propagation through open kitchen/ lounge room internal wall

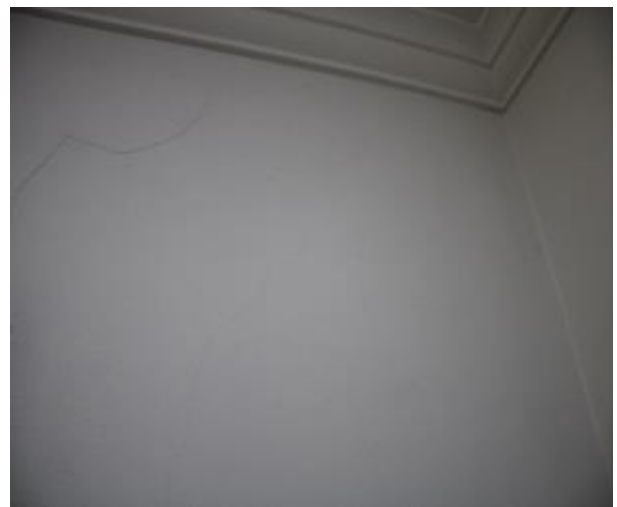


Figure 538 - Crack propagation through open kitchen/ lounge room internal wall



Figure 539 - General condition of open kitchen/ lounge room internal wall



Figure 540 - General condition of open kitchen/ lounge room internal wall



Figure 541 - Crack propagation through open kitchen/ lounge room internal wall



Figure 542 - General condition of open kitchen/ lounge room ceiling

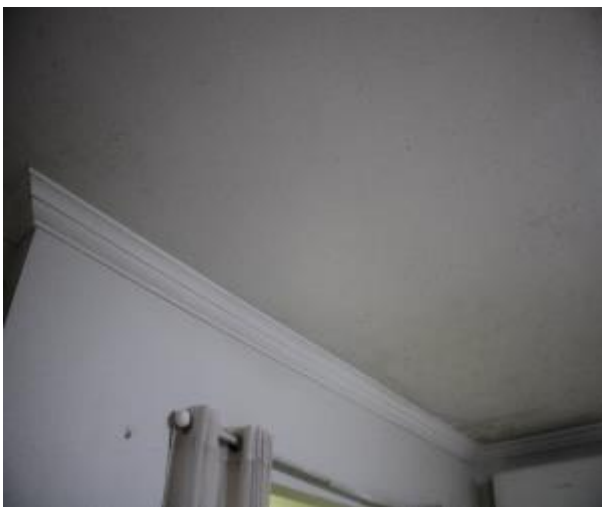


Figure 543 - General condition of open kitchen/ lounge room ceiling



Figure 544 - Water damage evident through open kitchen/ lounge room ceiling

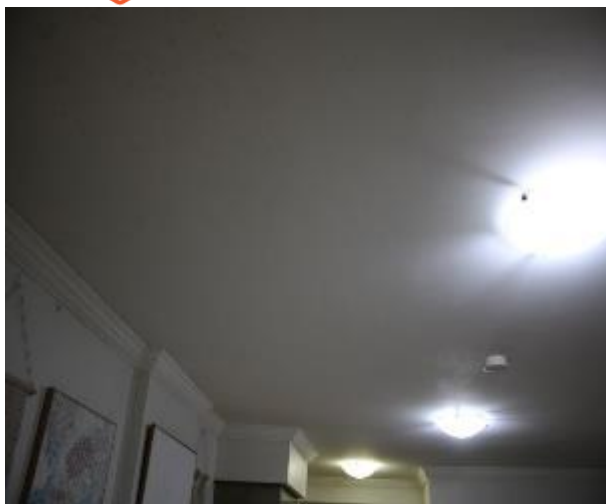


Figure 545 - General condition of open kitchen/  
lounge room ceiling



Figure 546 - General condition of open kitchen/  
lounge room ceiling

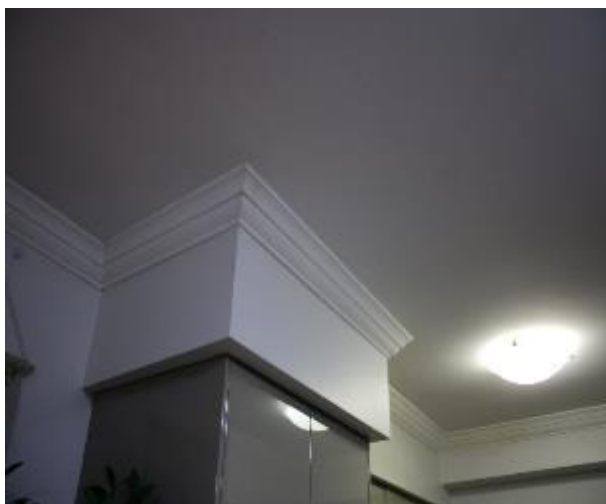


Figure 547 - General condition of open kitchen/  
lounge room ceiling



Figure 548 - General condition of open kitchen/  
lounge room ceiling

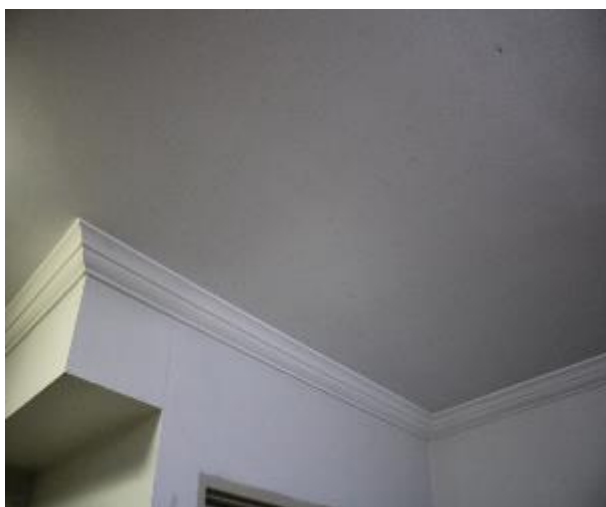


Figure 549 - General condition of open kitchen/  
lounge room ceiling

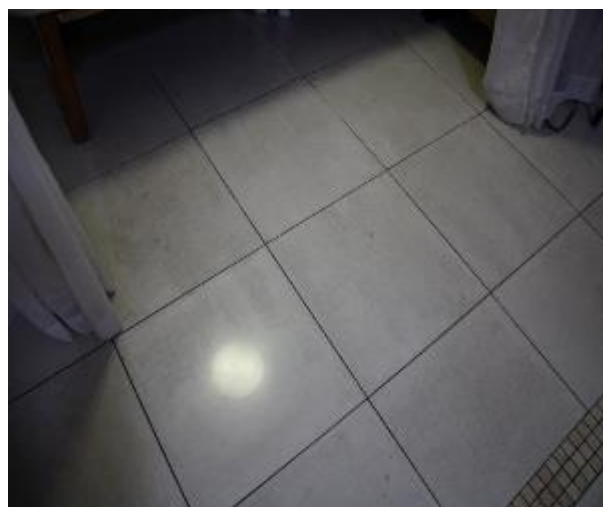


Figure 550 - General condition of bedroom 1 floor  
tiles



Figure 551 - General condition of bedroom 1 floor tiles



Figure 552 - General condition of bedroom 1 internal wall



Figure 553 - General condition of bedroom 1 internal wall



Figure 554 - General condition of bedroom 1 internal wall

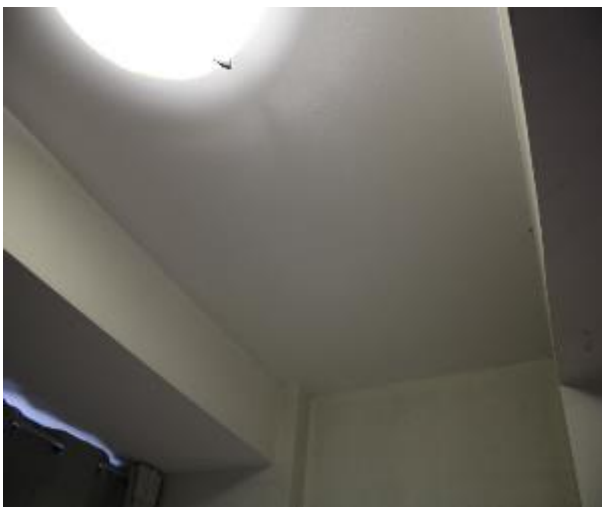


Figure 555 - General condition of bedroom 1 ceiling

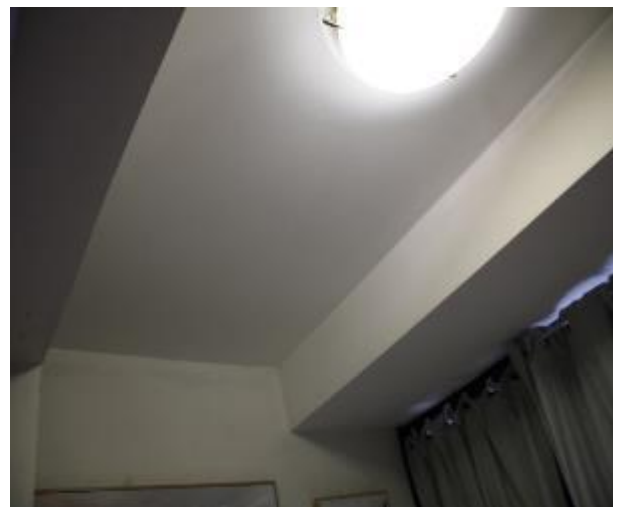


Figure 556 - General condition of bedroom 1 ceiling



Figure 557 - General condition of bathroom 1 floor tiles



Figure 558 - General condition of bathroom 1 floor tiles



Figure 559 - General condition of bathroom 1 internal wall



Figure 560 - General condition of bathroom 1 internal wall



Figure 561 - Crack propagation through bathroom 1 internal wall



Figure 562 - Crack propagation through bathroom 1 internal wall



Figure 563 - General condition of bathroom 1 internal wall



Figure 564 - General condition of bathroom 1 internal wall

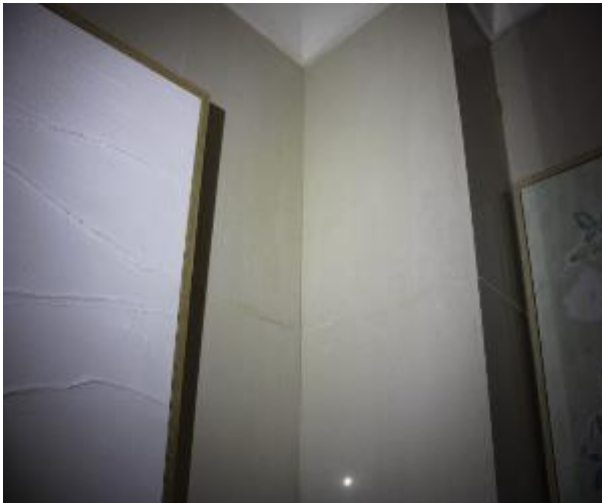


Figure 565 - General condition of bathroom 1 internal wall



Figure 566 - General condition of bathroom 1 internal wall



Figure 567 - Paint flaking through bathroom 1 ceiling



Figure 568 - General condition of bathroom 1 ceiling



Figure 569 - General condition of laundry floor tiles



Figure 570 - General condition of laundry internal wall



Figure 571 - Crack propagation through laundry internal wall



Figure 572 - Crack propagation through laundry internal wall

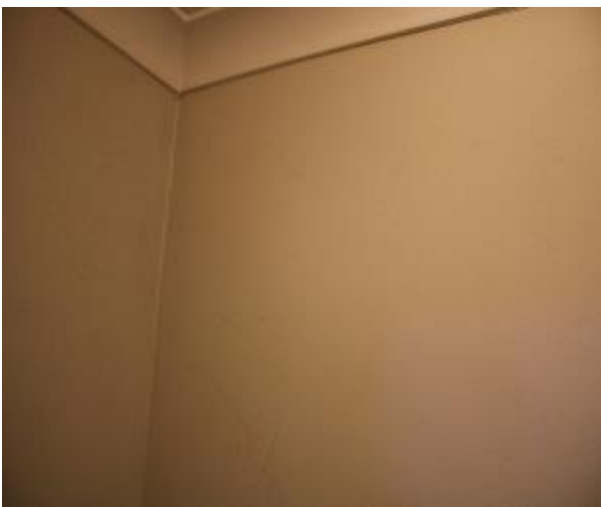


Figure 573 - Crack propagation through laundry internal wall



Figure 574 - General condition of laundry internal wall



Figure 575 - General condition of laundry internal wall



Figure 576 - Crack propagation through laundry internal wall



Figure 577 - Crack propagation through laundry internal wall



Figure 578 - General condition of laundry internal wall



Figure 579 - General condition of laundry internal wall

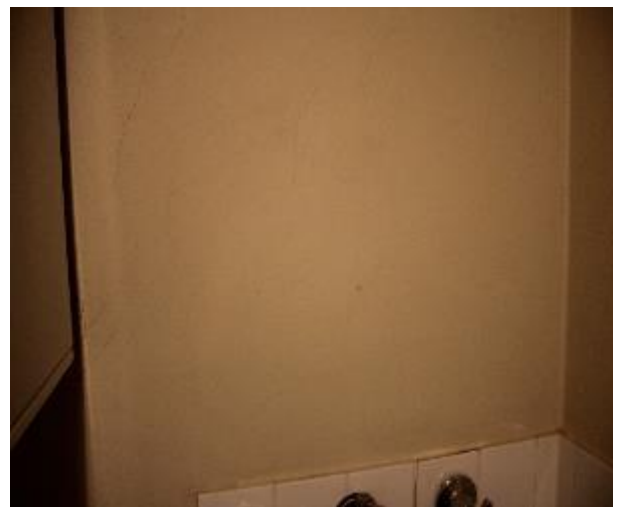


Figure 580 - General condition of laundry internal wall



Figure 581 - Crack propagation through laundry internal wall



Figure 582 - General condition of laundry internal wall



Figure 583 - General condition of laundry internal wall



Figure 584 - Crack propagation through laundry internal wall

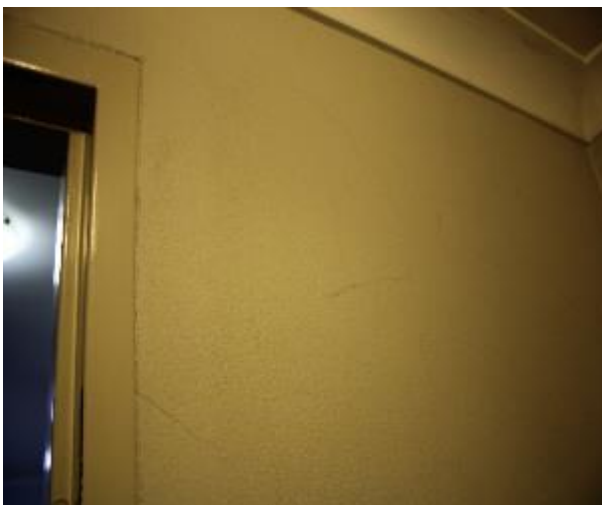


Figure 585 - Crack propagation through laundry internal wall



Figure 586 - General condition of laundry ceiling



Figure 587 - Crack propagation through laundry ceiling



Figure 588 - General condition of laundry ceiling



Figure 589 - General condition of courtyard floor tiles



Figure 590 - General condition of courtyard floor tiles



Figure 591 - General condition of courtyard floor tiles



Figure 592 - General condition of courtyard floor tiles

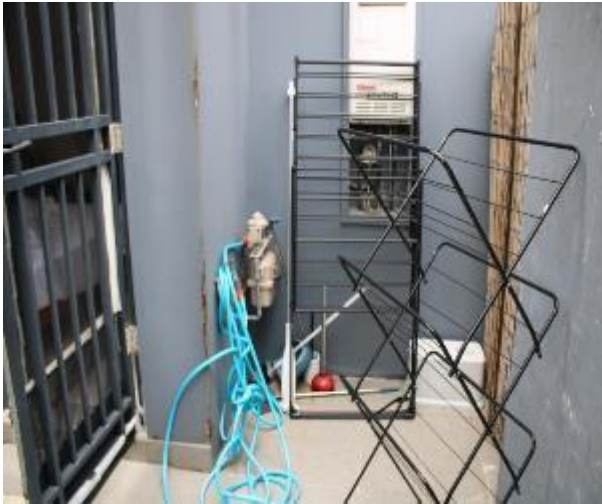


Figure 593 - General condition of external wall



Figure 594 - General condition of external wall



Figure 595 - Water damage evident through external wall

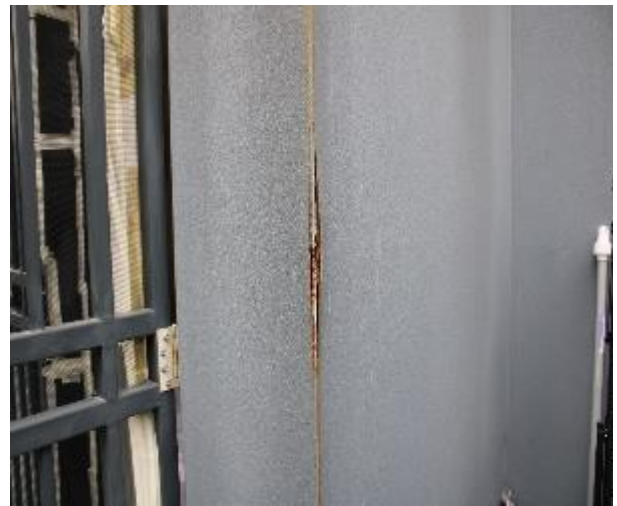


Figure 596 - Water damage evident through external wall



Figure 597 - Water damage evident through external wall



Figure 598 - Water damage evident through external wall



Figure 599 - Crack propagation through external wall



Figure 600 - General condition of external wall



Figure 601 - Crack propagation through external wall

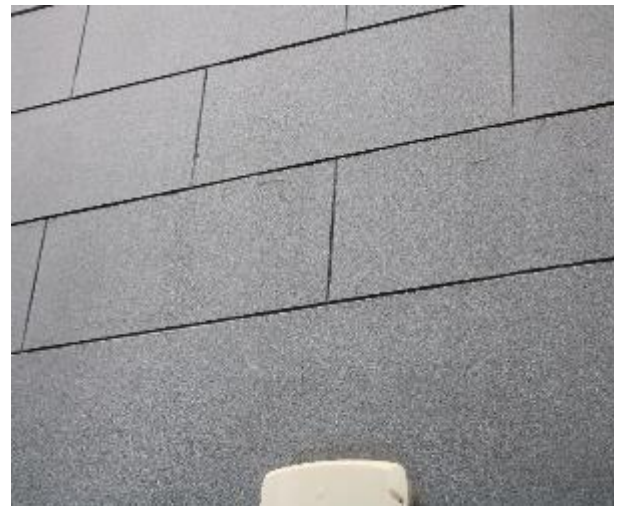


Figure 602 - Crack propagation through external wall



Figure 603 - General condition of external wall



Figure 604 - General condition of external wall



Figure 605 - General condition of courtyard external wall



Figure 606 - Crack propagation through courtyard external wall



Figure 607 - Crack propagation through courtyard external wall



Figure 608 - Crack propagation through courtyard external wall



Figure 609 - Crack propagation through courtyard external wall



Figure 610 - Crack propagation through courtyard external wall



Figure 611 - General condition of courtyard external wall



Figure 612 - General condition of courtyard external wall



Figure 613 - General condition of courtyard external wall



Figure 614 - Crack propagation through courtyard external wall



Figure 615 - General condition of courtyard external wall



Figure 616 - General condition of courtyard external wall



Figure 617 - General condition of courtyard external wall



Figure 618 - General condition of courtyard external wall

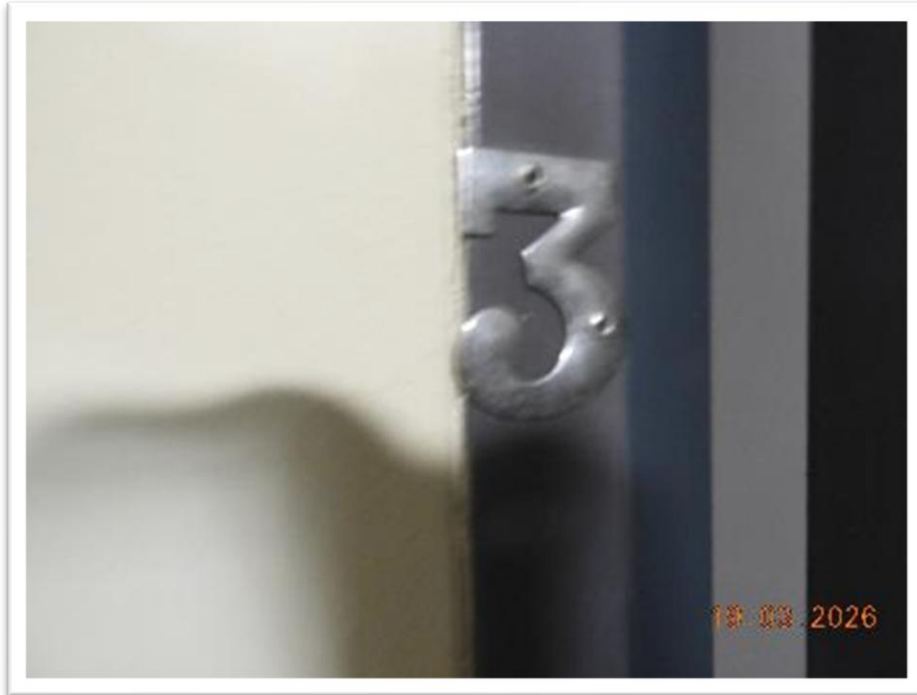
## Comments

Unit 2 was also inspected and found to be in reasonable condition. Here were cases of cracking through the internal and external walls, as well as minor cases of water damage and paint flaking through the ceiling. There was also evidence of water damage through the external wall.

**Refer to Appendix C(ii) for photographic records of the above.**



(iii) Unit 3



## Comments

It is important to note that Unit 3 was unattended at the time of this inspection, and hence no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(iii) for photographic records of the above.**



(iv) Unit 4



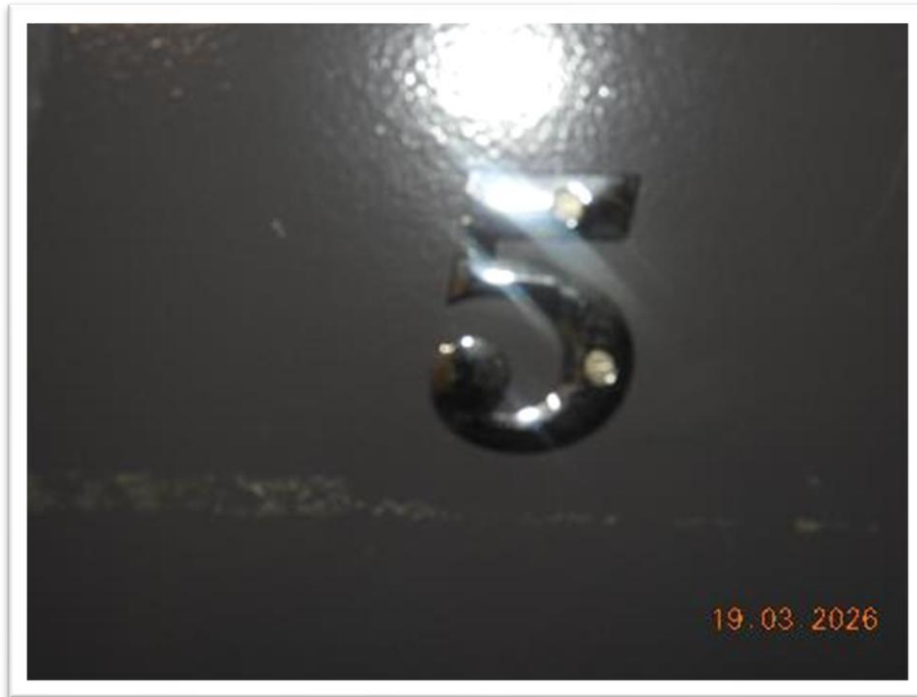
## Comments

It is important to note that Unit 4 was unattended at the time of this inspection, and hence no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(iv) for photographic records of the above.**



(v) Unit 5



## Comments

It is important to note that Unit 5 was unattended at the time of this inspection, and hence no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(v) for photographic records of the above.**



(vi) Unit 6



## Comments

It is important to note that Unit 6 was unattended at the time of this inspection, and hence no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(vi) for photographic records of the above.**



(vii) Unit 7



## Comments

It is important to note that Unit 7 was unable to be accessed at the time of this inspection, as the occupant was non English speaking and unable to communicate through translation attempts. Hence, no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(vii) for photographic records of the above.**



(viii) Unit 8



## Comments

It is important to note that Unit 8 was unable to be accessed at the time of this inspection, as the occupant was non English speaking and unable to communicate through translation attempts. Hence, no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(viii) for photographic records of the above.**



(ix) Unit 9





Figure 619 - The following images display the condition of Unit 9



Figure 620 - General condition of lounge room internal wall



Figure 621 - General condition of lounge room internal wall



Figure 622 - Crack propagation through lounge room internal wall

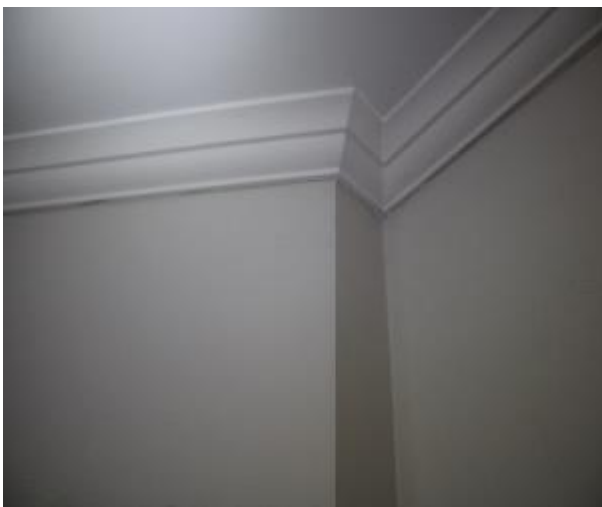


Figure 623 - General condition of lounge room internal wall



Figure 624 - Crack propagation through lounge room internal wall

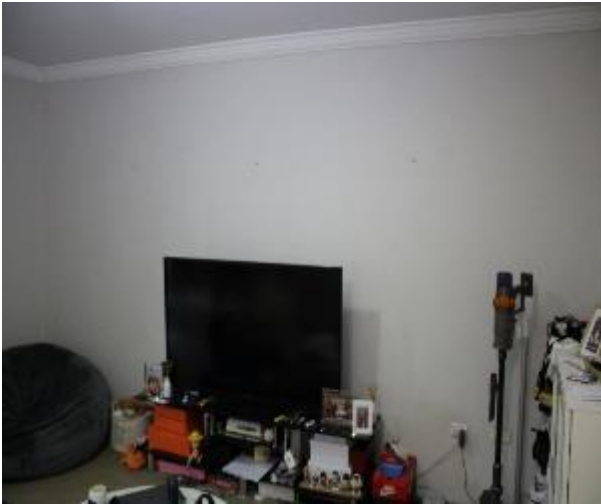


Figure 625 - General condition of lounge room internal wall



Figure 626 - Crack propagation through lounge room internal wall



Figure 627 - Crack propagation through lounge room internal wall



Figure 628 - Crack propagation through lounge room internal wall



Figure 629 - General condition of lounge room internal wall

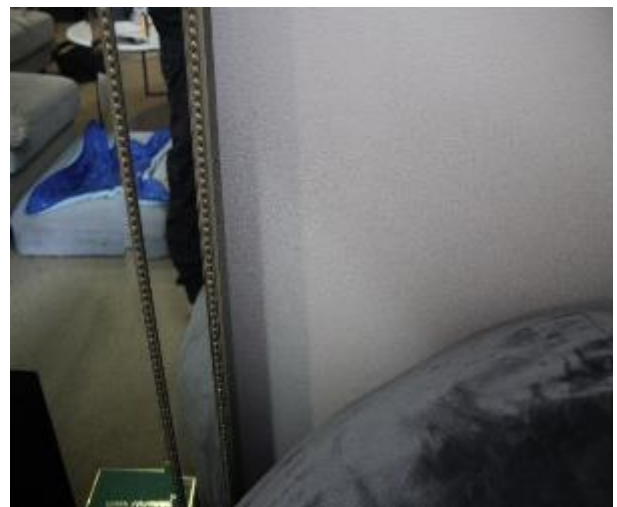


Figure 630 - Crack propagation through lounge room internal wall



Figure 631 - Crack propagation through lounge room internal wall



Figure 632 - General condition of lounge room internal wall



Figure 633 - General condition of lounge room internal wall



Figure 634 - General condition of lounge room internal wall

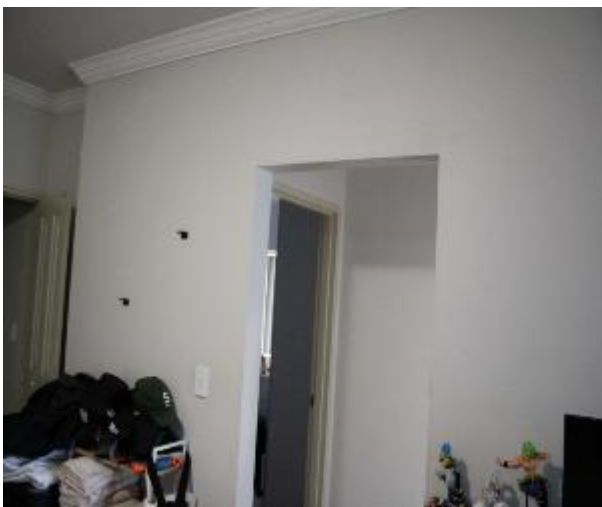


Figure 635 - General condition of lounge room internal wall

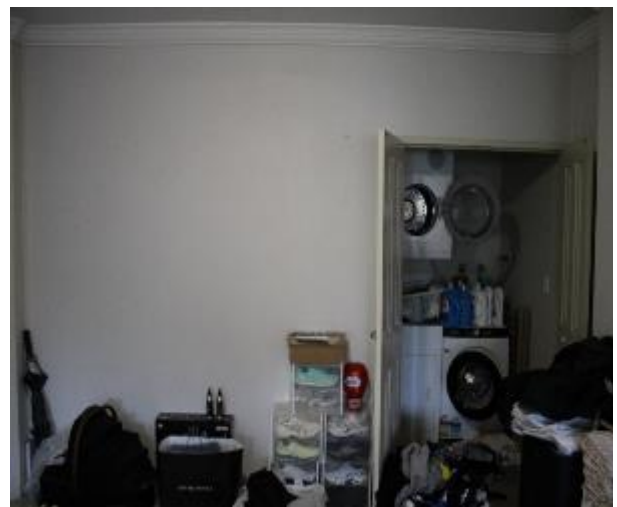


Figure 636 - General condition of lounge room internal wall



Figure 637 - General condition of lounge room ceiling



Figure 638 - General condition of lounge room ceiling

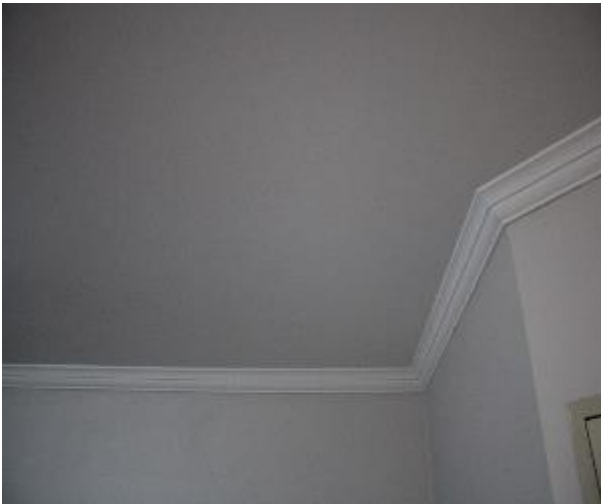


Figure 639 - General condition of lounge room ceiling



Figure 640 - General condition of lounge room ceiling

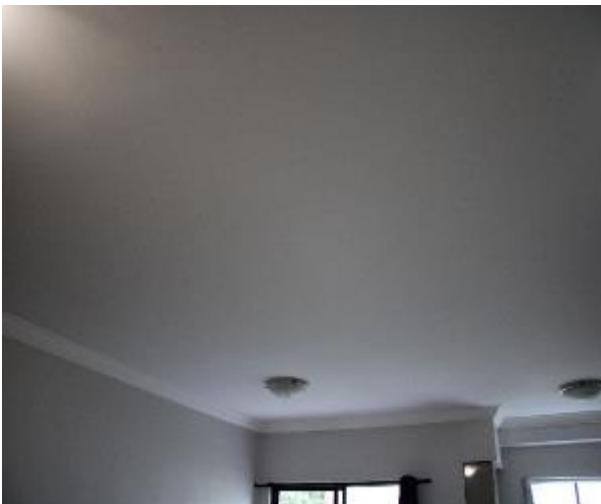


Figure 641 - General condition of lounge room ceiling

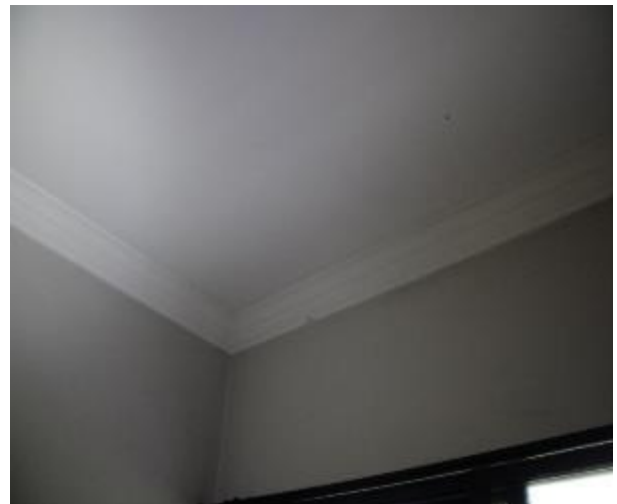


Figure 642 - General condition of lounge room ceiling



Figure 643 - General condition of lounge room ceiling



Figure 644 - General condition of kitchen floor tiles



Figure 645 - General condition of kitchen internal wall



Figure 646 - General condition of kitchen internal wall



Figure 647 - Crack propagation through kitchen internal wall



Figure 648 - General condition of kitchen internal wall



Figure 649 - General condition of kitchen ceiling

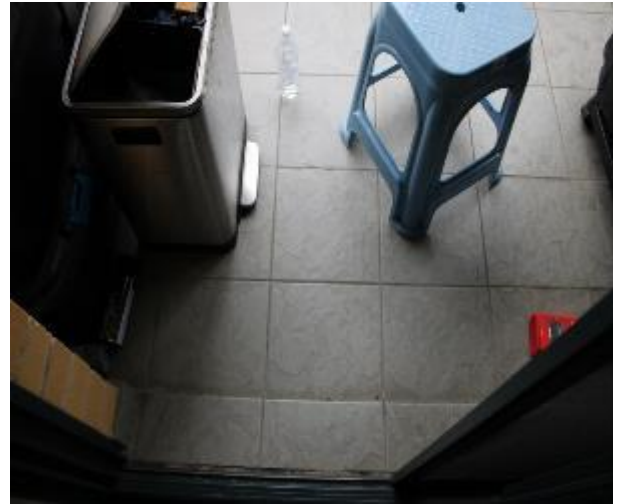


Figure 650 - General condition of balcony floor tiles

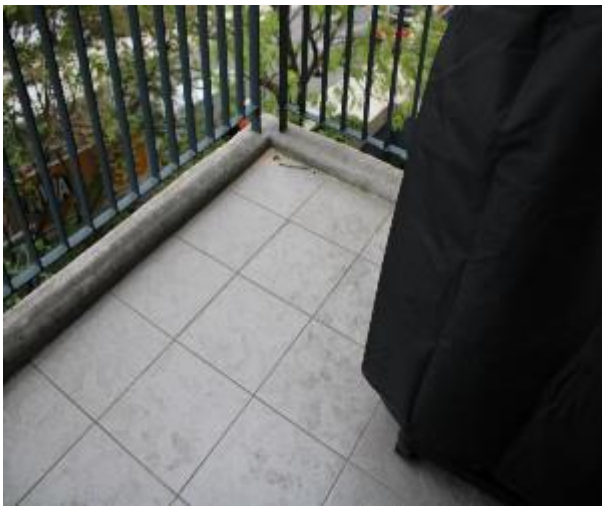


Figure 651 - General condition of balcony floor tiles



Figure 652 - General condition of balcony floor tiles

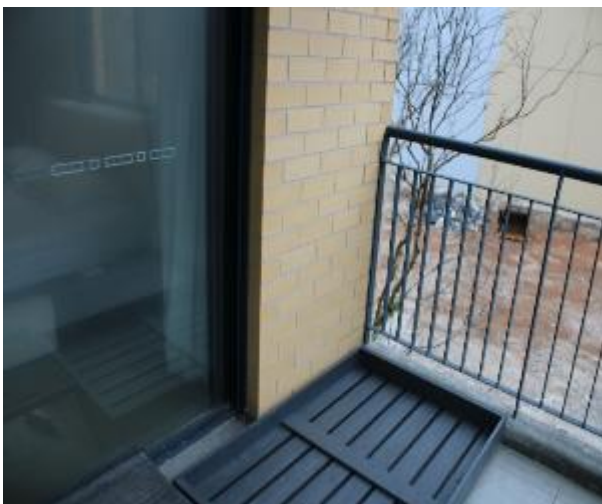


Figure 653 - General condition of external wall



Figure 654 - General condition of external wall



Figure 655 - Crack propagation through external wall



Figure 656 - Crack propagation through external wall



Figure 657 - General condition of external wall

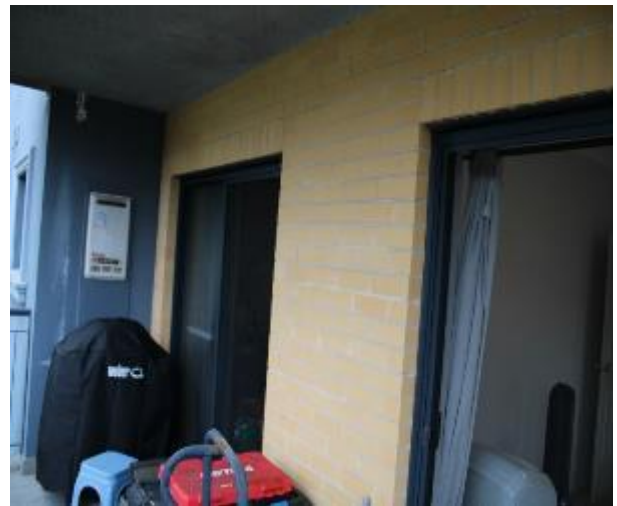


Figure 658 - General condition of external wall



Figure 659 - General condition of external wall



Figure 660 - General condition of external wall



Figure 661 - General condition of external wall



Figure 662 - General condition of external wall



Figure 663 - Crack propagation through external wall



Figure 664 - General condition of balcony underside slab



Figure 665 - General condition of balcony underside slab



Figure 666 - General condition of balcony underside slab



Figure 667 - General condition of balcony underside slab



Figure 668 - General condition of external wall



Figure 669 - General condition of external wall



Figure 670 - General condition of external wall



Figure 671 - General condition of external wall

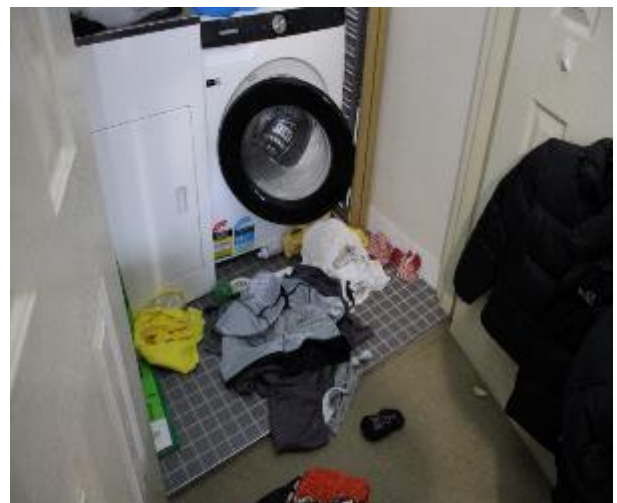


Figure 672 - General condition of laundry floor tiles



Figure 673 - General condition of laundry internal wall



Figure 674 - General condition of laundry ceiling

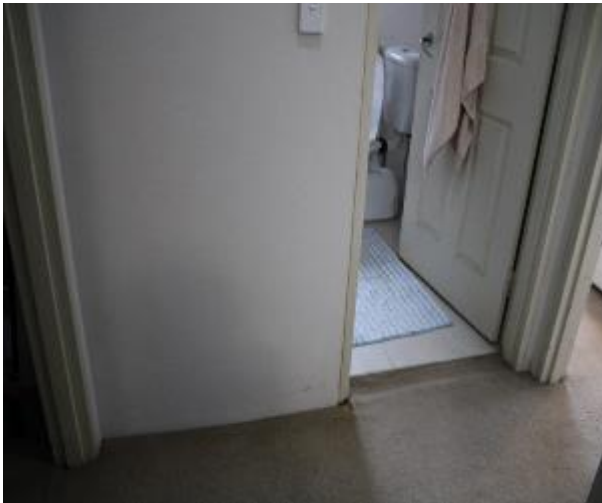


Figure 675 - General condition of corridor internal wall



Figure 676 - General condition of corridor internal wall

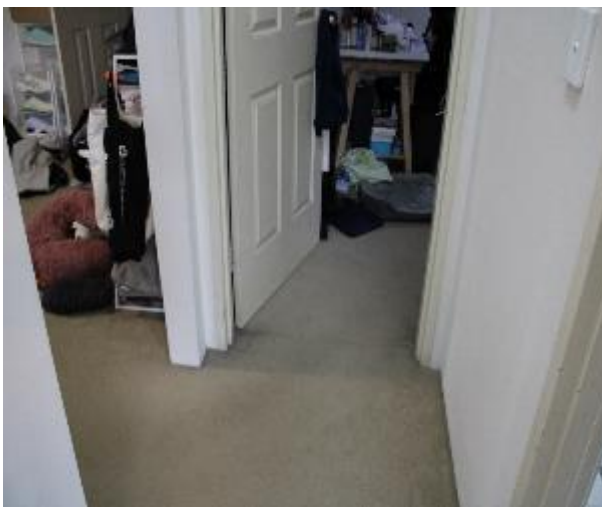


Figure 677 - General condition of corridor internal wall



Figure 678 - General condition of corridor internal wall



Figure 679 - General condition of corridor internal wall



Figure 680 - General condition of corridor ceiling



Figure 681 - General condition of bedroom 1 internal wall



Figure 682 - Crack propagation through bedroom 1 internal wall

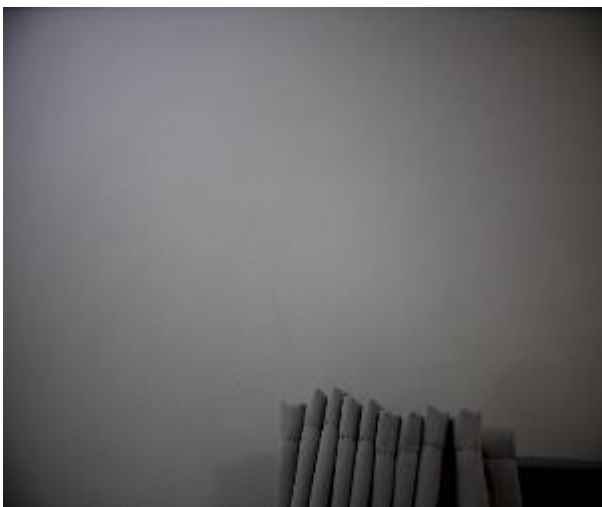


Figure 683 - Crack propagation through bedroom 1 internal wall

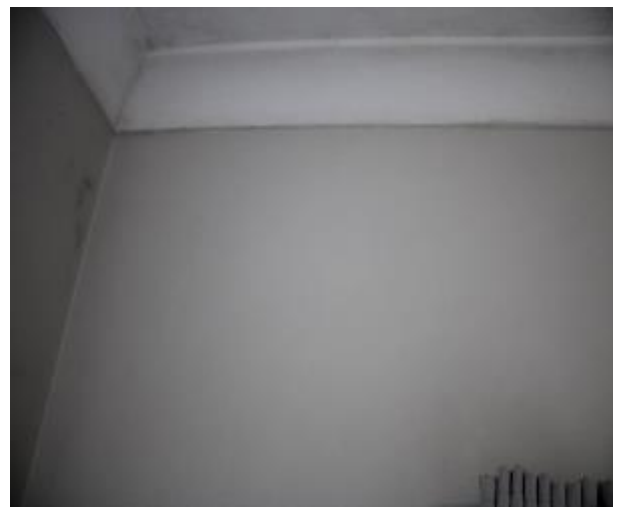


Figure 684 - Crack propagation through bedroom 1 internal wall



Figure 685 - General condition of bedroom 1 internal wall



Figure 686 - General condition of bedroom 1 internal wall



Figure 687 - General condition of bedroom 1 internal wall



Figure 688 - General condition of bedroom 1 ceiling

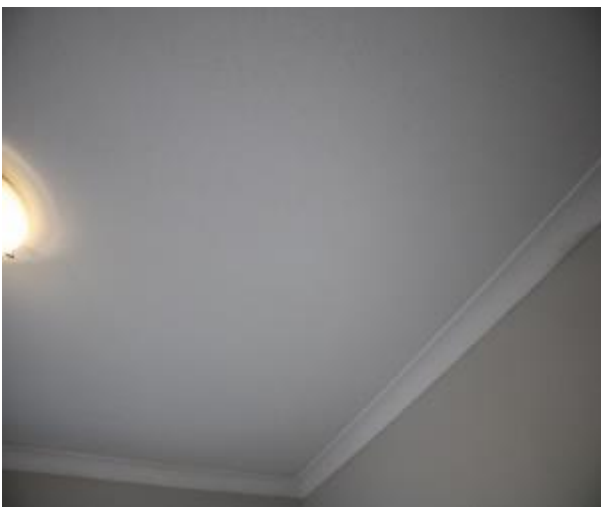


Figure 689 - General condition of bedroom 1 ceiling

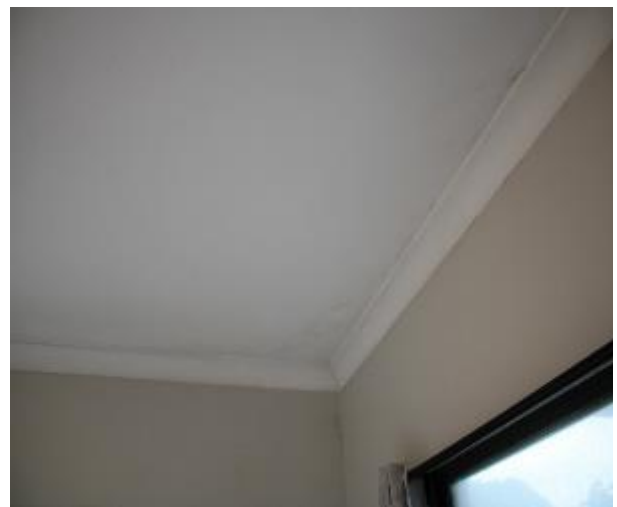


Figure 690 - General condition of bedroom 1 ceiling



Figure 691 - General condition of bedroom 1 ceiling



Figure 692 - General condition of bathroom 1 floor tiles



Figure 693 - General condition of bathroom 1 floor tiles



Figure 694 - Crack propagation through bathroom 1 floor tiles

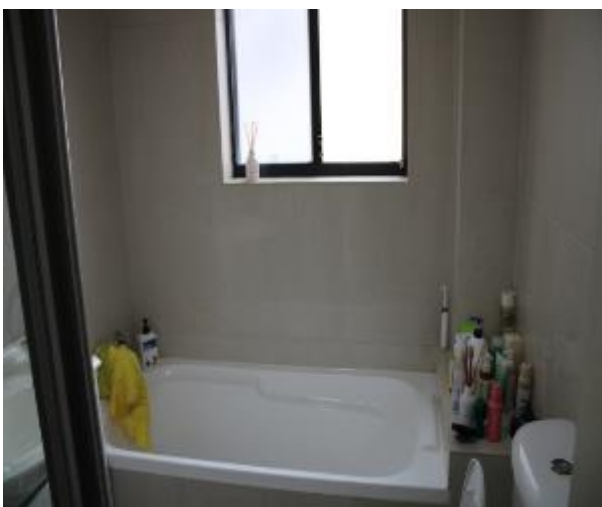


Figure 695 - General condition of bathroom 1 internal wall

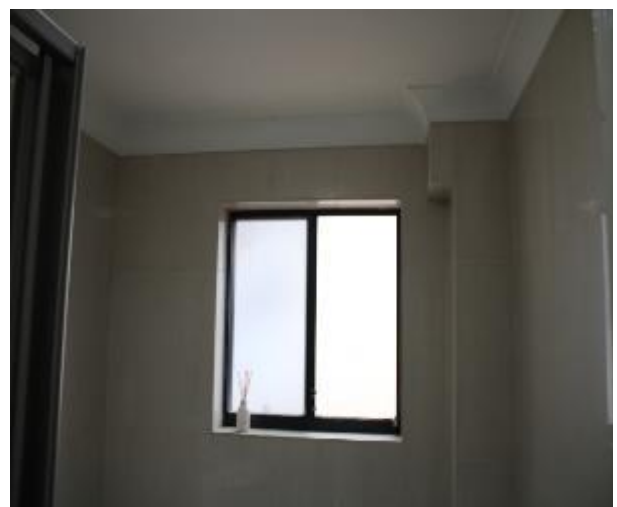


Figure 696 - General condition of bathroom 1 internal wall



Figure 697 - General condition of bathroom 1 internal wall



Figure 698 - General condition of bathroom 1 internal wall

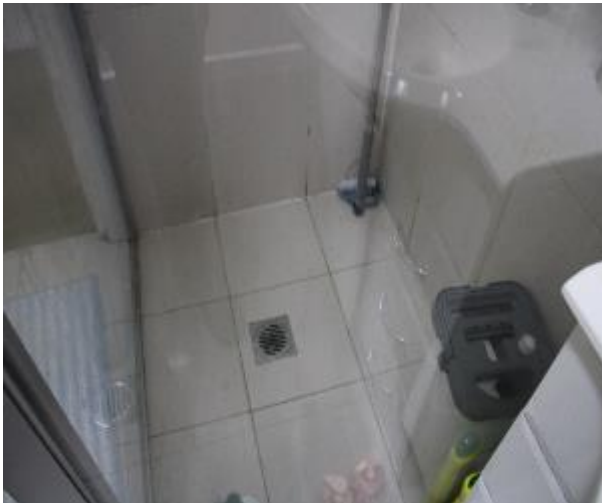


Figure 699 - General condition of bathroom 1 floor tiles



Figure 700 - General condition of bathroom 1 internal wall



Figure 701 - General condition of bathroom 1 internal wall



Figure 702 - General condition of bathroom 1 ceiling



Figure 703 - General condition of bathroom 1 ceiling



Figure 704 - General condition of bathroom 1 ceiling



Figure 705 - General condition of dressing room internal wall



Figure 706 - General condition of dressing room internal wall



Figure 707 - General condition of dressing room internal wall

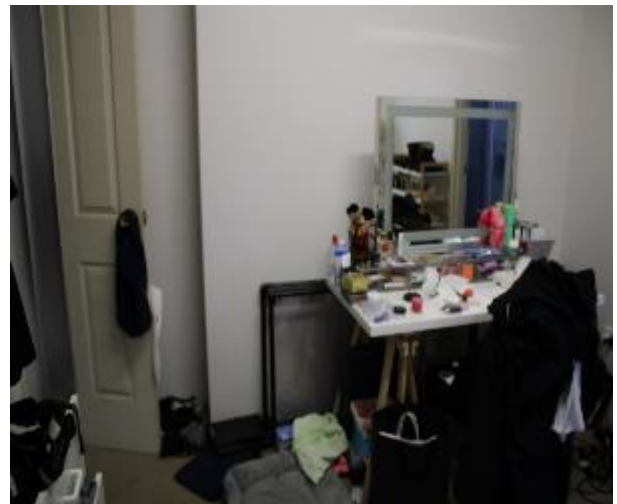


Figure 708 - General condition of dressing room internal wall



Figure 709 - General condition of dressing room internal wall



Figure 710 - General condition of dressing room ceiling



Figure 711 - General condition of dressing room ceiling



Figure 712 - General condition of dressing room ceiling

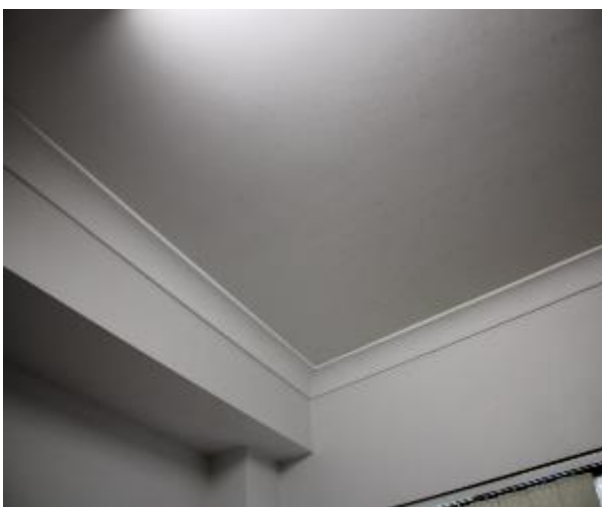


Figure 713 - General condition of dressing room ceiling

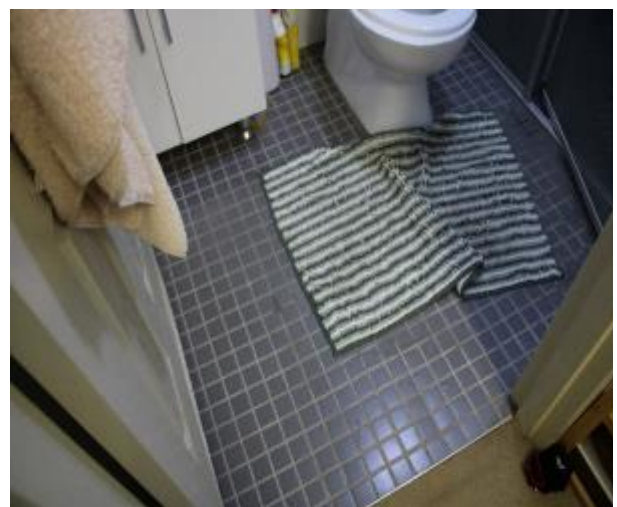


Figure 714 - General condition of ensuite bathroom floor tiles



Figure 715 - General condition of ensuite bathroom internal wall



Figure 716 - General condition of ensuite bathroom internal wall



Figure 717 - General condition of ensuite bathroom internal wall



Figure 718 - General condition of ensuite bathroom internal wall



Figure 719 - General condition of ensuite bathroom internal wall

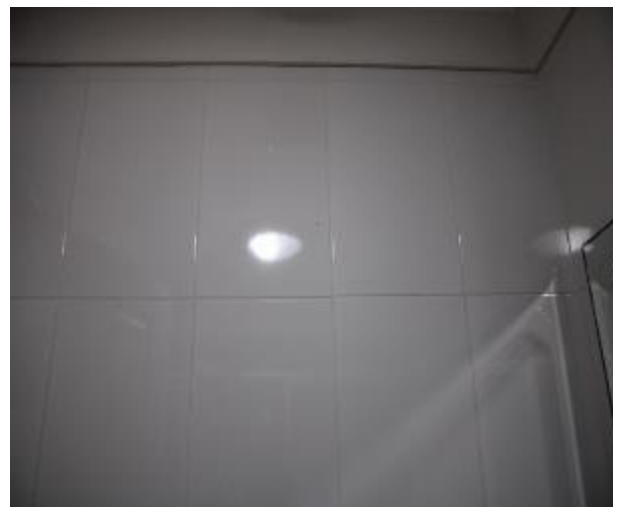


Figure 720 - General condition of ensuite bathroom internal wall



Figure 721 - Crack propagation through ensuite bathroom internal wall



Figure 722 - General condition of ensuite bathroom internal wall



Figure 723 - General condition of ensuite bathroom internal wall



Figure 724 - General condition of ensuite bathroom internal wall

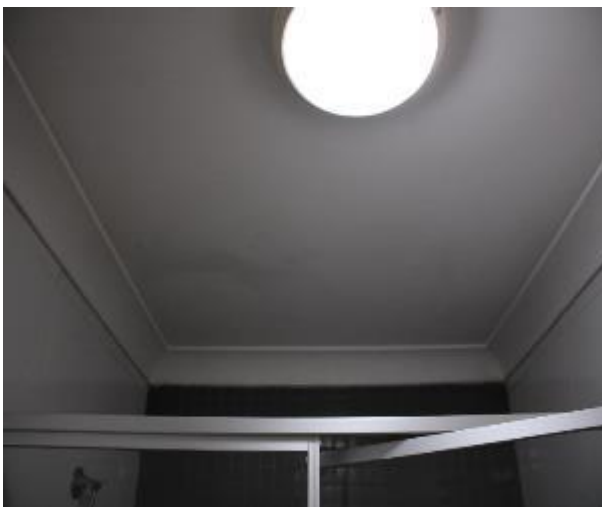


Figure 725 - General condition of ensuite bathroom ceiling



Figure 726 - General condition of ensuite bathroom ceiling

## Comments

Unit 9 was inspected and found to be in reasonable condition with cases of cracking evident through the internal and external walls and floor tiles.

**Refer to Appendix C(ix) for photographic records of the above.**



(x) Unit 10



## Comments

It is important to note that Unit 4 was unattended at the time of this inspection, and hence no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(x) for photographic records of the above.**



(xi) Unit 11





Figure 727 - The following images display the condition of Unit 11



Figure 728 - General condition of open kitchen/ lounge room internal wall



Figure 729 - General condition of open kitchen/ lounge room internal wall



Figure 730 - Crack propagation through open kitchen/ lounge room internal wall

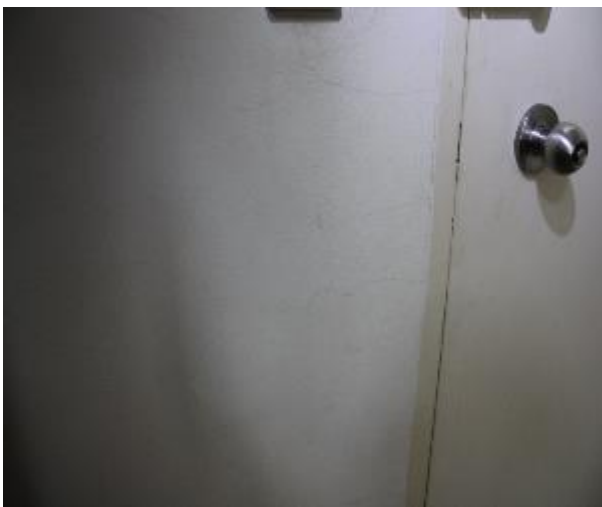


Figure 731 - Crack propagation through open kitchen/ lounge room internal wall



Figure 732 - Crack propagation through open kitchen/ lounge room internal wall



Figure 733 - Crack propagation through open kitchen/ lounge room internal wall



Figure 734 - Crack propagation through open kitchen/ lounge room internal wall



Figure 735 - General condition of open kitchen/ lounge room internal wall



Figure 736 - General condition of open kitchen/ lounge room internal wall

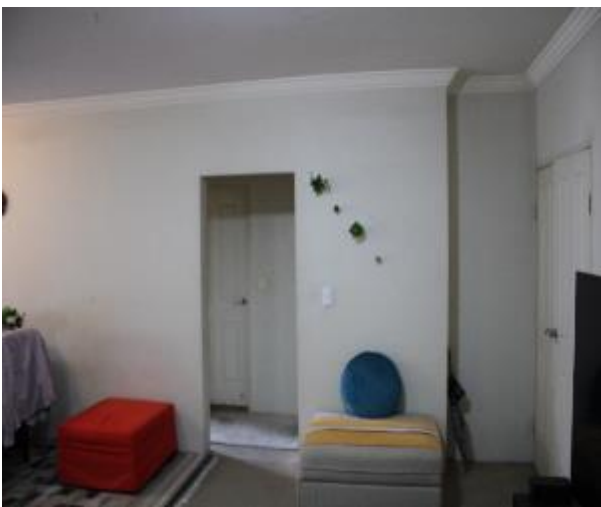


Figure 737 - General condition of open kitchen/ lounge room internal wall



Figure 738 - General condition of open kitchen/ lounge room internal wall



Figure 739 - General condition of open kitchen/  
lounge room internal wall



Figure 740 - Crack propagation through open  
kitchen/ lounge room internal wall



Figure 741 - Crack propagation through open  
kitchen/ lounge room internal wall



Figure 742 - General condition of open kitchen/  
lounge room internal wall



Figure 743 - General condition of open kitchen/  
lounge room internal wall



Figure 744 - Crack propagation through open  
kitchen/ lounge room internal wall



Figure 745 - Crack propagation through open kitchen/ lounge room internal wall



Figure 746 - Crack propagation through open kitchen/ lounge room internal wall

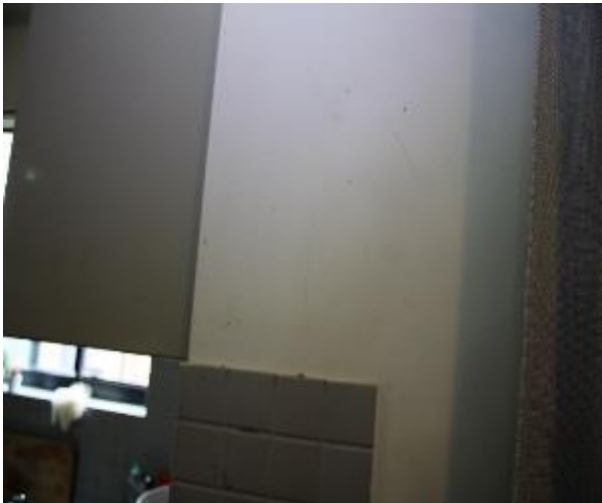


Figure 747 - Crack propagation through open kitchen/ lounge room internal wall



Figure 748 - General condition of open kitchen/ lounge room internal wall



Figure 749 - General condition of open kitchen/ lounge room internal wall

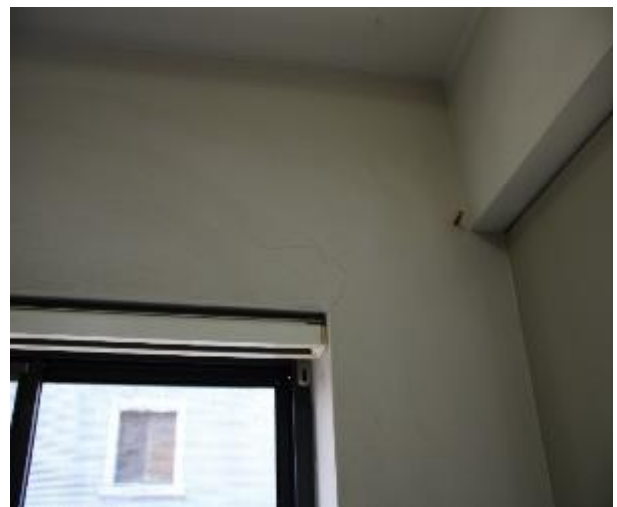


Figure 750 - Crack propagation through open kitchen/ lounge room internal wall



Figure 751 - General condition of open kitchen/ lounge room internal wall



Figure 752 - Crack propagation through open kitchen/ lounge room internal wall



Figure 753 - General condition of open kitchen/ lounge room internal wall



Figure 754 - Crack propagation through open kitchen/ lounge room internal wall



Figure 755 - Crack propagation through open kitchen/ lounge room internal wall



Figure 756 - General condition of open kitchen/ lounge room internal wall



Figure 757 - General condition of open kitchen/  
lounge room internal wall



Figure 758 - General condition of open kitchen/  
lounge room internal wall



Figure 759 - General condition of open kitchen/  
lounge room internal wall

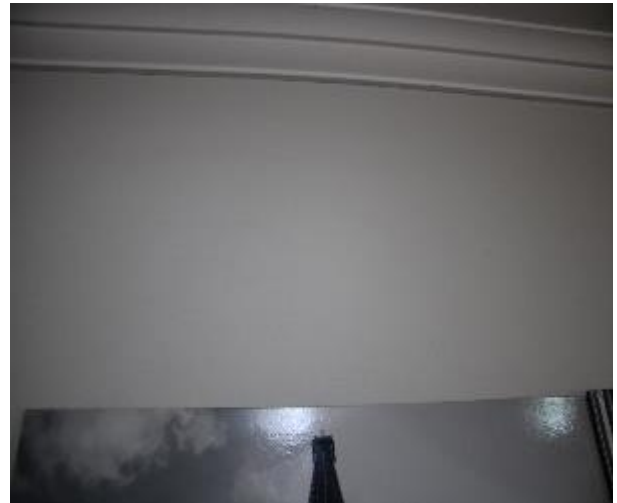


Figure 760 - Crack propagation through open  
kitchen/ lounge room internal wall

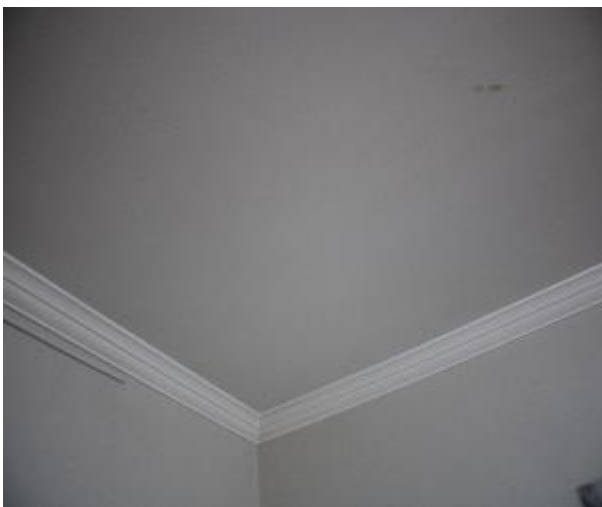


Figure 761 - General condition of open kitchen/  
lounge room ceiling



Figure 762 - General condition of open kitchen/  
lounge room ceiling



Figure 763 - General condition of open kitchen/  
lounge room ceiling



Figure 764 - General condition of open kitchen/  
lounge room ceiling



Figure 765 - General condition of open kitchen/  
lounge room ceiling



Figure 766 - General condition of open kitchen/  
lounge room ceiling



Figure 767 - General condition of open kitchen/  
lounge room ceiling

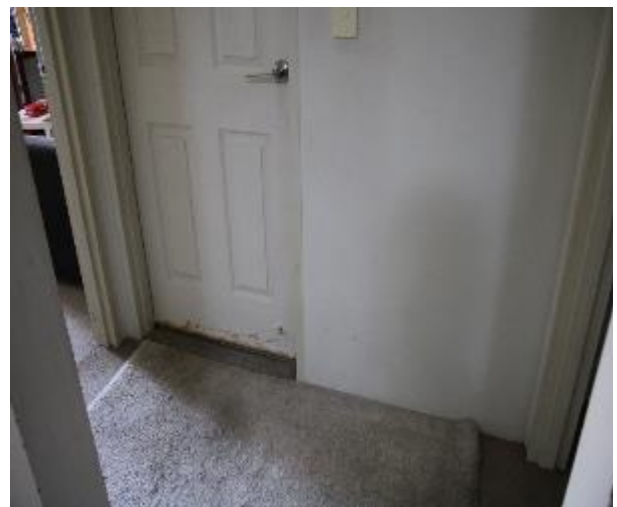


Figure 768 - General condition of corridor internal  
wall



Figure 769 - General condition of corridor internal wall



Figure 770 - Crack propagation through corridor internal wall



Figure 771 - General condition of corridor internal wall



Figure 772 - General condition of corridor ceiling

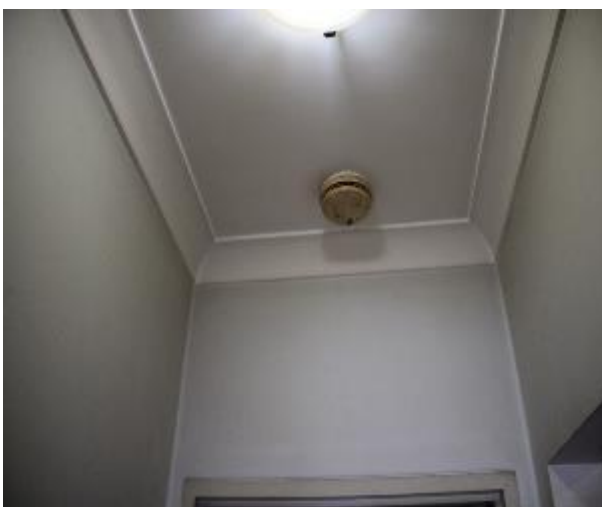


Figure 773 - General condition of corridor ceiling



Figure 774 - Crack propagation through corridor internal wall



Figure 775 - General condition of bathroom 1 floor tiles



Figure 776 - General condition of bathroom 1 floor tiles



Figure 777 - General condition of bathroom 1 internal wall

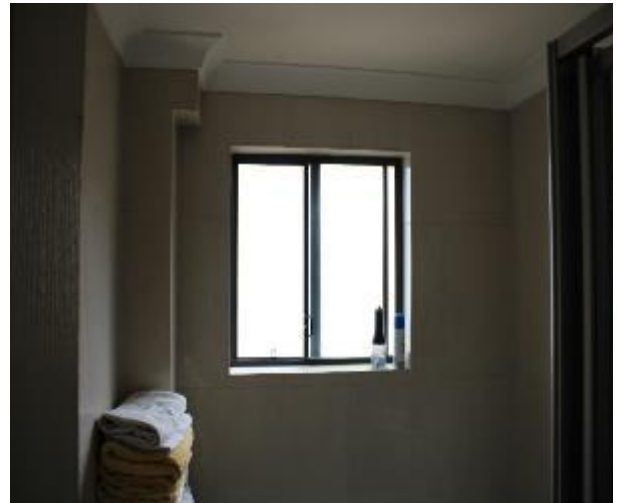


Figure 778 - General condition of bathroom 1 internal wall

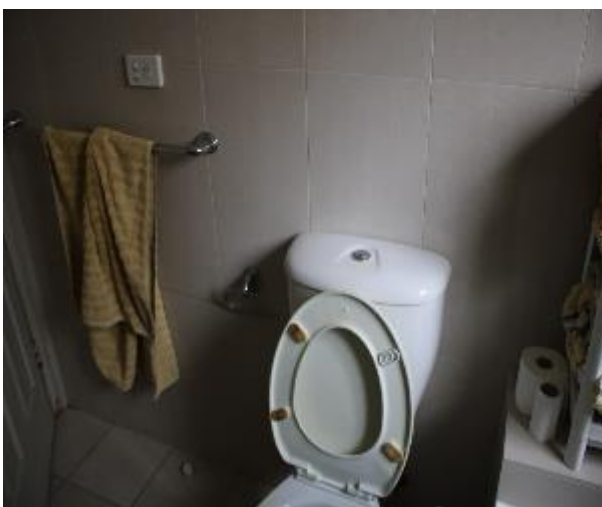


Figure 779 - General condition of bathroom 1 internal wall



Figure 780 - General condition of bathroom 1 internal wall



Figure 781 - General condition of bathroom 1 internal wall



Figure 782 - General condition of bathroom 1 internal wall



Figure 783 - General condition of bathroom 1 internal wall



Figure 784 - General condition of bathroom 1 ceiling

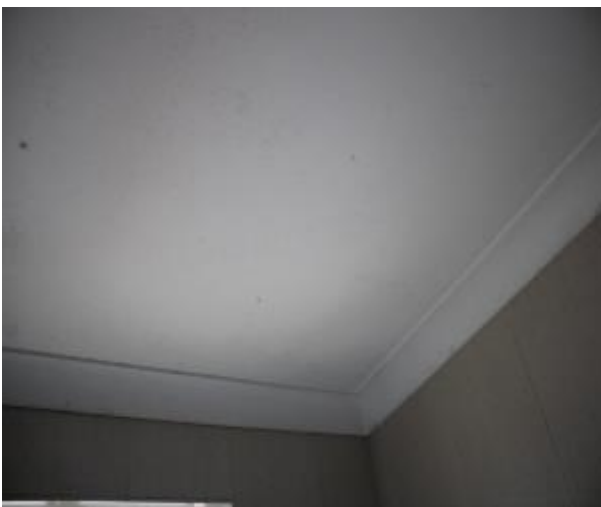


Figure 785 - General condition of bathroom 1 ceiling



Figure 786 - General condition of bathroom 1 ceiling



Figure 787 - General condition of bathroom 1 ceiling



Figure 788 - General condition of bedroom 1 internal wall



Figure 789 - Crack propagation through bedroom 1 internal wall



Figure 790 - Crack propagation through bedroom 1 internal wall

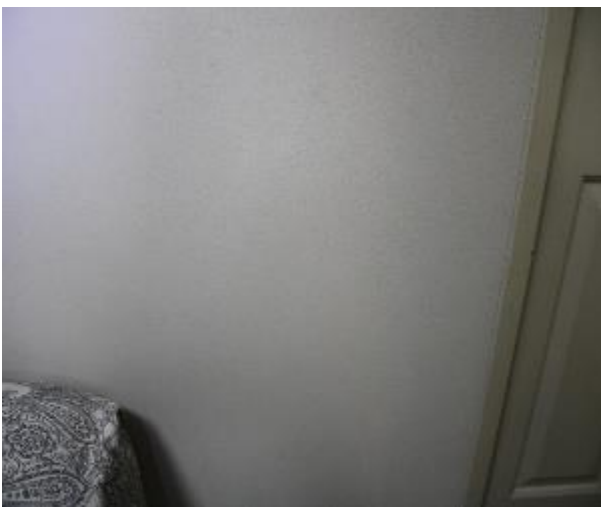


Figure 791 - Crack propagation through bedroom 1 internal wall



Figure 792 - Crack propagation through bedroom 1 internal wall



Figure 793 - General condition of bedroom 1 internal wall



Figure 794 - Crack propagation through bedroom 1 internal wall



Figure 795 - Crack propagation through bedroom 1 internal wall



Figure 796 - Crack propagation through bedroom 1 internal wall



Figure 797 - General condition of bedroom 1 internal wall



Figure 798 - General condition of bedroom 1 internal wall



Figure 799 - General condition of bedroom 1 internal wall



Figure 800 - General condition of bedroom 1 ceiling



Figure 801 - General condition of bedroom 1 ceiling



Figure 802 - General condition of bedroom 1 ceiling

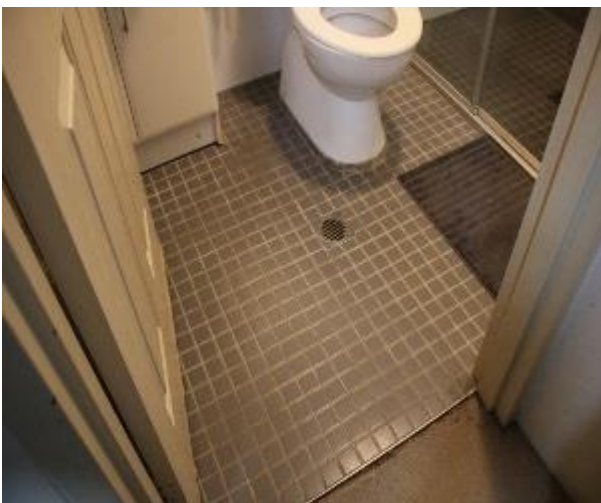


Figure 803 - General condition of ensuite bathroom floor tiles

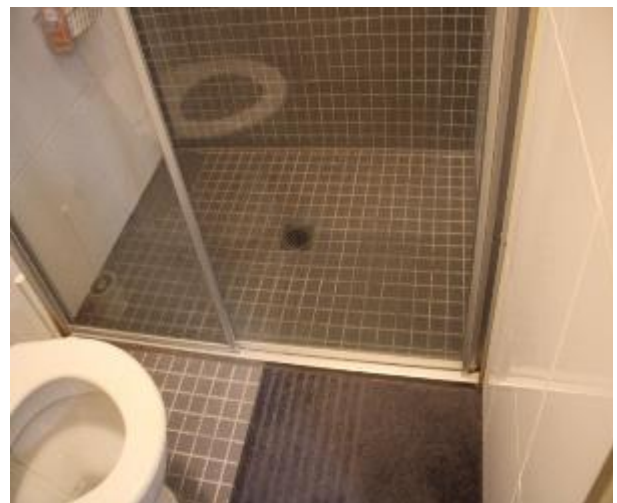


Figure 804 - General condition of ensuite bathroom floor tiles



Figure 805 - General condition of ensuite bathroom internal wall



Figure 806 - General condition of ensuite bathroom internal wall



Figure 807 - General condition of ensuite bathroom internal wall



Figure 808 - General condition of ensuite bathroom internal wall

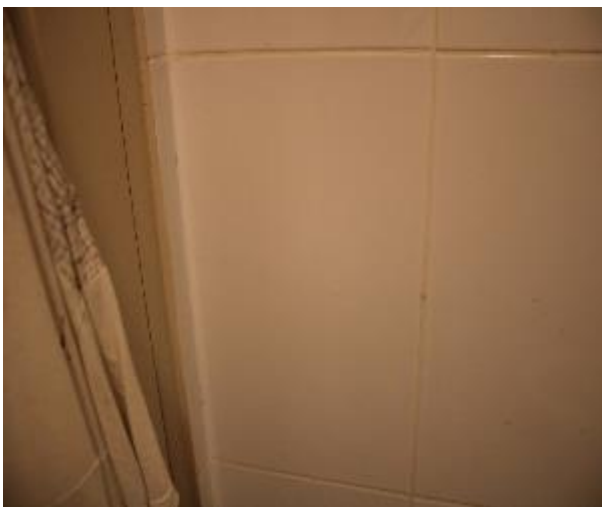


Figure 809 - Crack propagation through ensuite bathroom internal wall

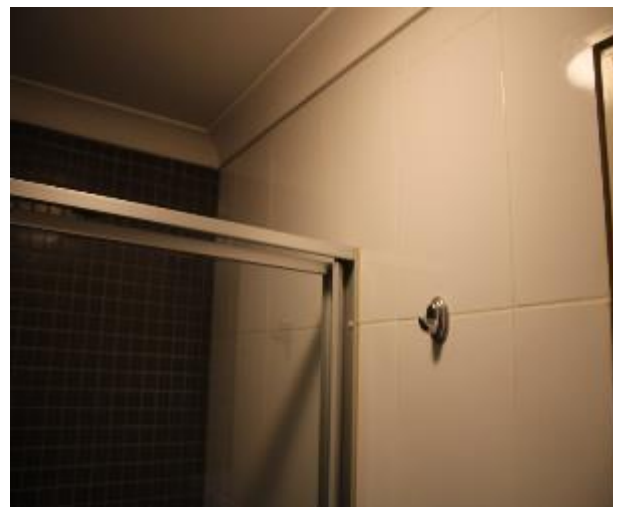


Figure 810 - General condition of ensuite bathroom internal wall



Figure 811 - General condition of ensuite bathroom internal wall



Figure 812 - General condition of ensuite bathroom ceiling



Figure 813 - General condition of ensuite bathroom ceiling

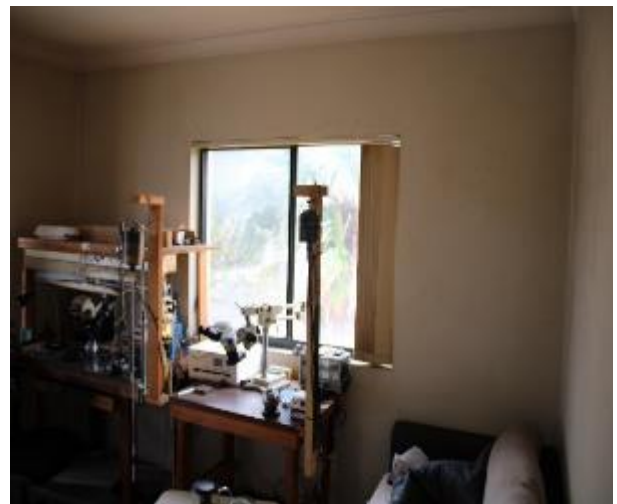


Figure 814 - General condition of study internal wall

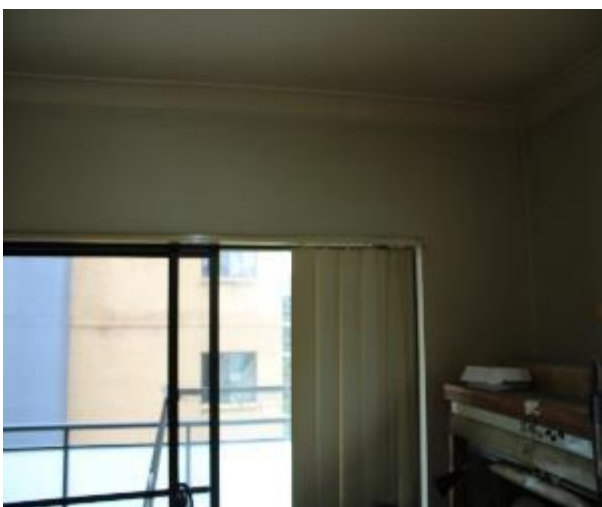


Figure 815 - General condition of study internal wall

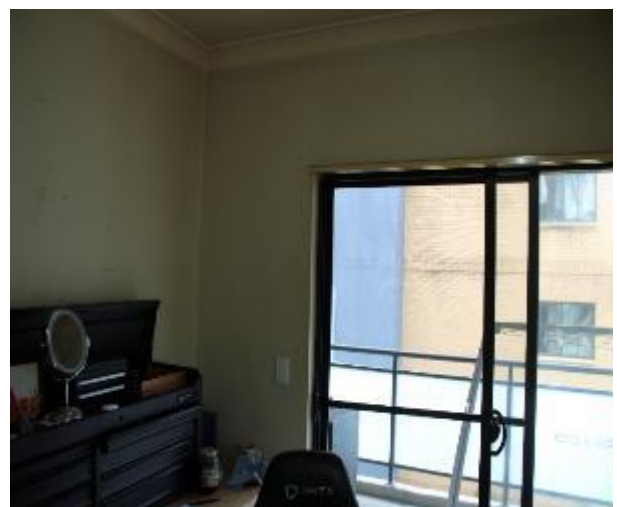


Figure 816 - General condition of study internal wall



Figure 817 - Crack propagation through study internal wall



Figure 818 - General condition of study internal wall



Figure 819 - General condition of study internal wall



Figure 820 - General condition of study internal wall

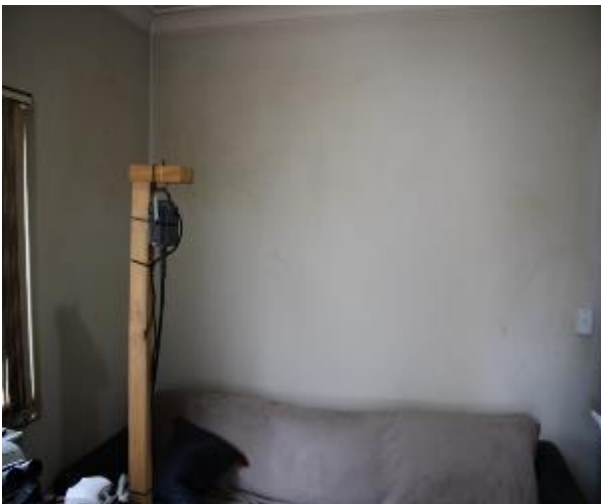


Figure 821 - General condition of study internal wall



Figure 822 - General condition of study internal wall



Figure 823 - General condition of study ceiling



Figure 824 - General condition of study ceiling

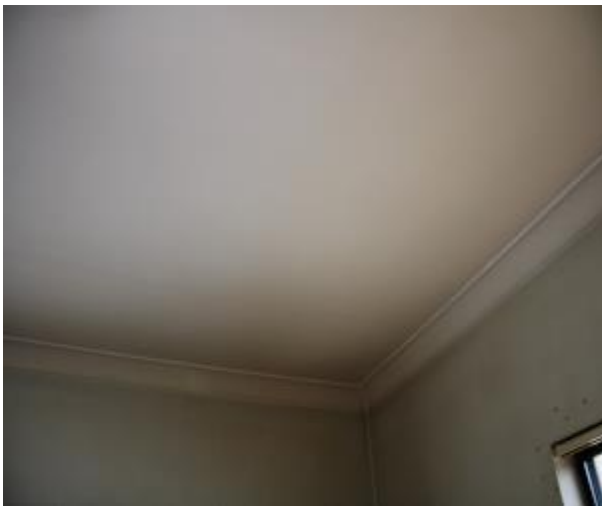


Figure 825 - General condition of study ceiling

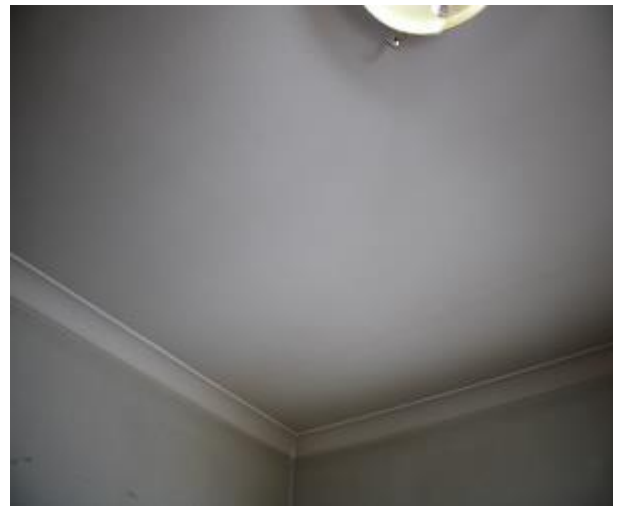


Figure 826 - General condition of study ceiling



Figure 827 - General condition of balcony floor tiles

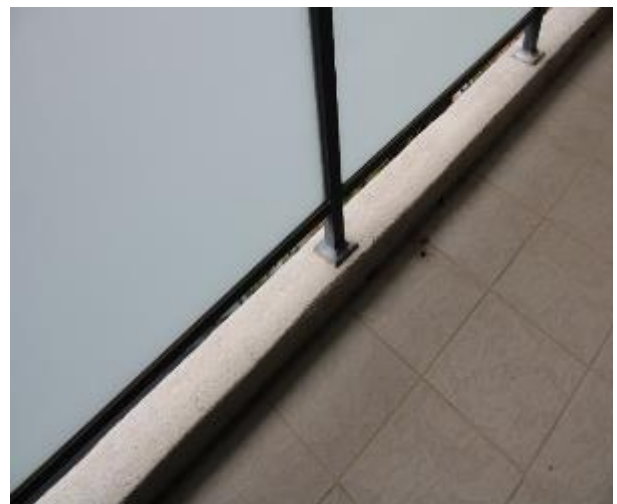


Figure 828 - General condition of balcony floor tiles



Figure 829 - General condition of balcony floor tiles



Figure 830 - Crack propagation through external wall



Figure 831 - Crack propagation through external wall



Figure 832 - General condition of balcony floor tiles



Figure 833 - General condition of external wall



Figure 834 - Crack propagation through external wall



Figure 835 - General condition of external wall



Figure 836 - General condition of external wall



Figure 837 - General condition of external wall



Figure 838 - Crack propagation through external wall



Figure 839 - Crack propagation through external wall



Figure 840 - Crack propagation through external wall



Figure 841 - General condition of balcony balustrade



Figure 842 - General condition of balcony balustrade



Figure 843 - General condition of balcony underside slab



Figure 844 - General condition of balcony underside slab



Figure 845 - General condition of balcony underside slab

## Comments

Unit 11 was also inspected and determined to be in reasonable condition. There were cases of cracking through the internal and external walls.

**Refer to Appendix C(xi) for photographic records of the above.**



(xii) Unit 12





Figure 846 - The following images display the condition of Unit 12



Figure 847 - General condition of bedroom 1 internal wall



Figure 848 - General condition of bedroom 1 internal wall



Figure 849 - General condition of bedroom 1 internal wall

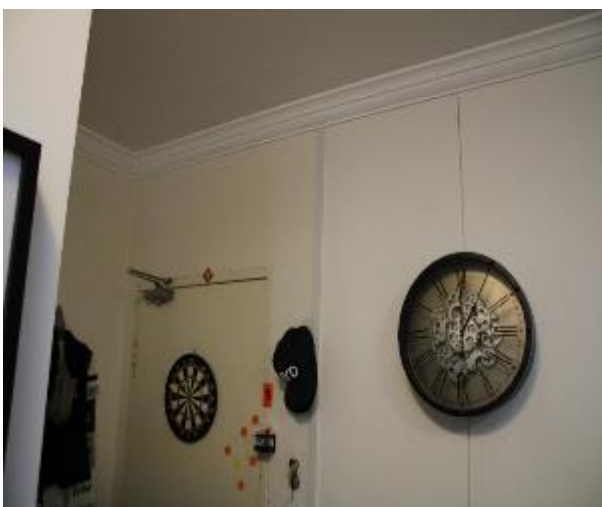


Figure 850 - General condition of bedroom 1 internal wall

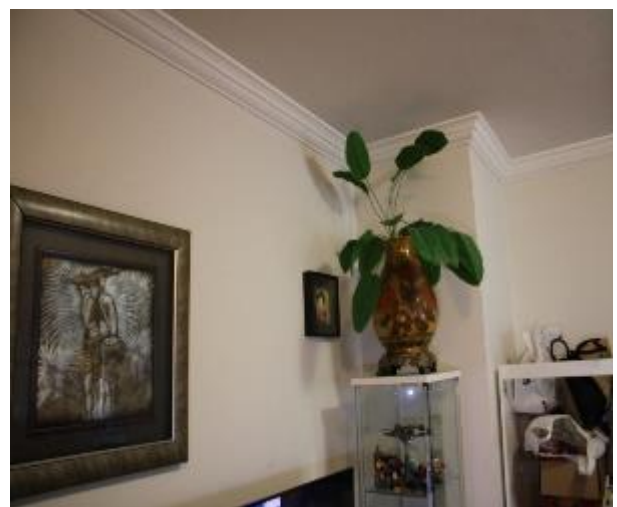


Figure 851 - General condition of bedroom 1 internal wall

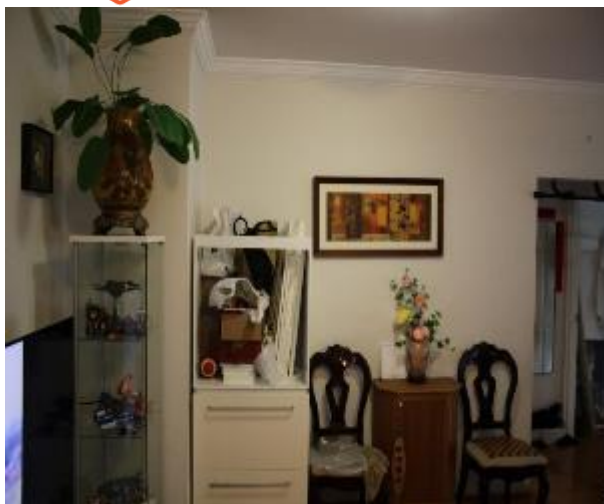


Figure 852 - General condition of bedroom 1 internal wall



Figure 853 - General condition of bedroom 1 internal wall

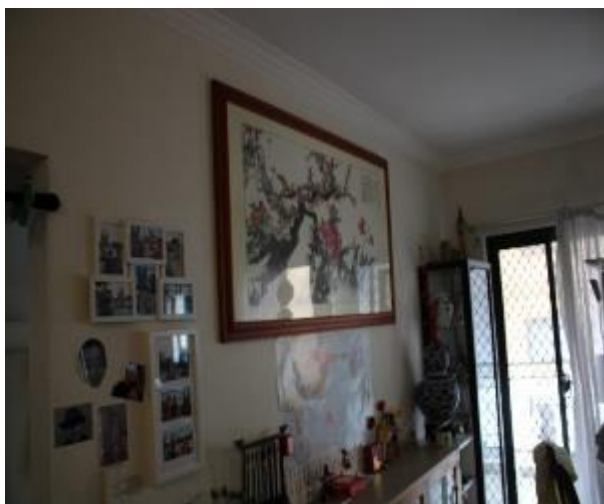


Figure 854 - General condition of bedroom 1 internal wall

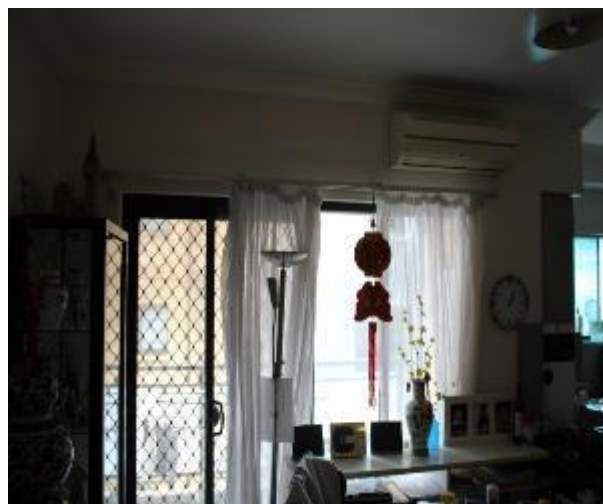


Figure 855 - General condition of bedroom 1 internal wall

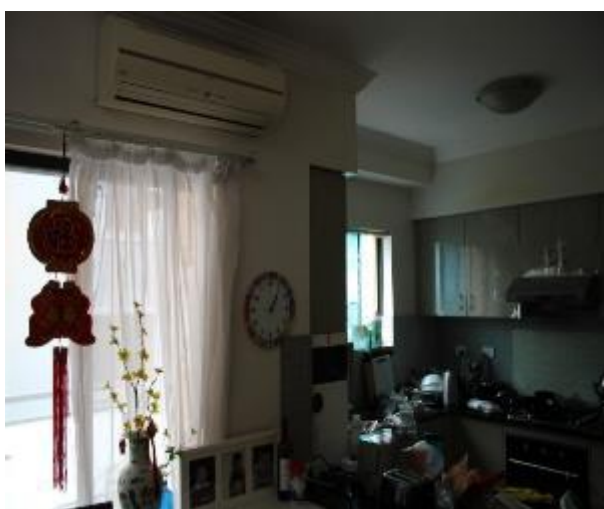


Figure 856 - General condition of bedroom 1 internal wall

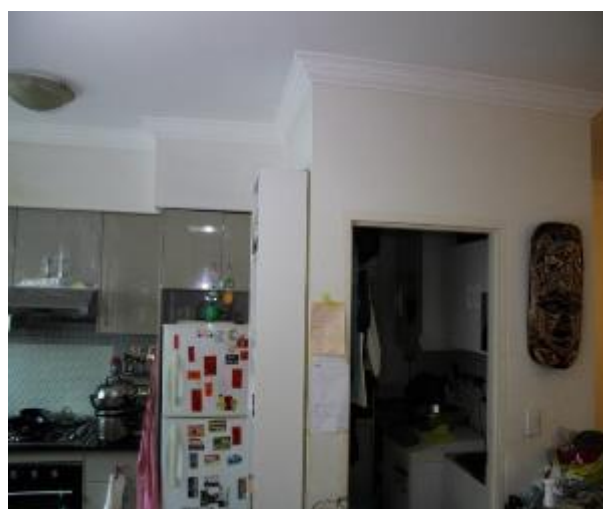


Figure 857 - General condition of bedroom 1 internal wall



Figure 858 - General condition of bedroom 1 internal wall



Figure 859 - General condition of bedroom 1 internal wall



Figure 860 - General condition of bedroom 1 ceiling

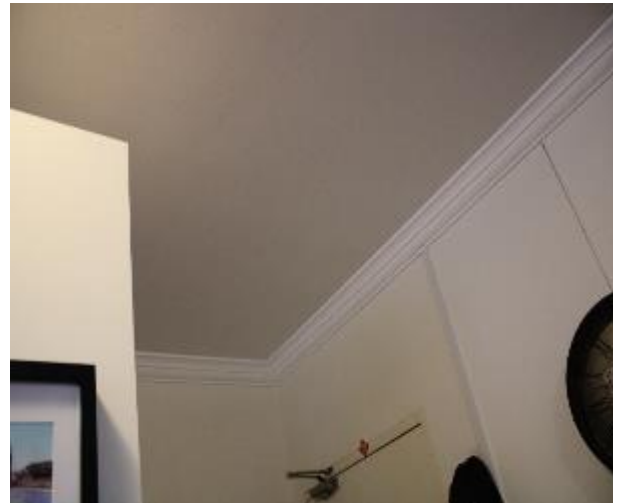


Figure 861 - General condition of bedroom 1 ceiling



Figure 862 - General condition of bedroom 1 ceiling

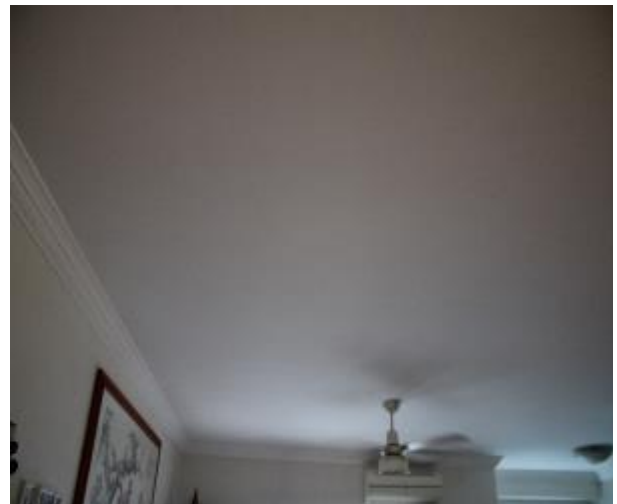


Figure 863 - General condition of bedroom 1 ceiling



Figure 864 - General condition of bedroom 1 ceiling



Figure 865 - General condition of bedroom 1 ceiling

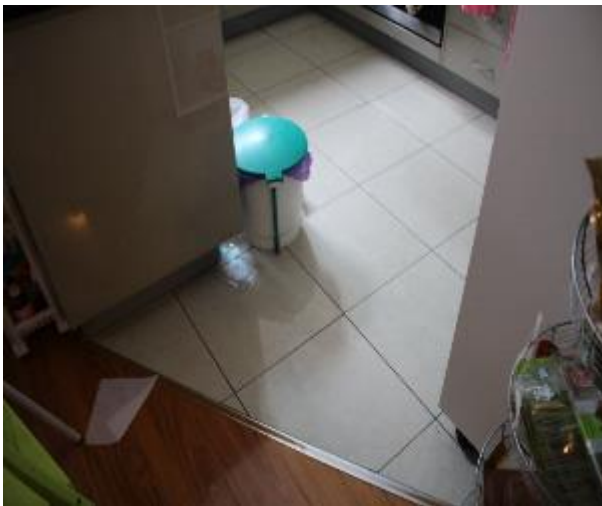


Figure 866 - General condition of kitchen floor tiles



Figure 867 - General condition of kitchen internal wall



Figure 868 - General condition of kitchen internal wall

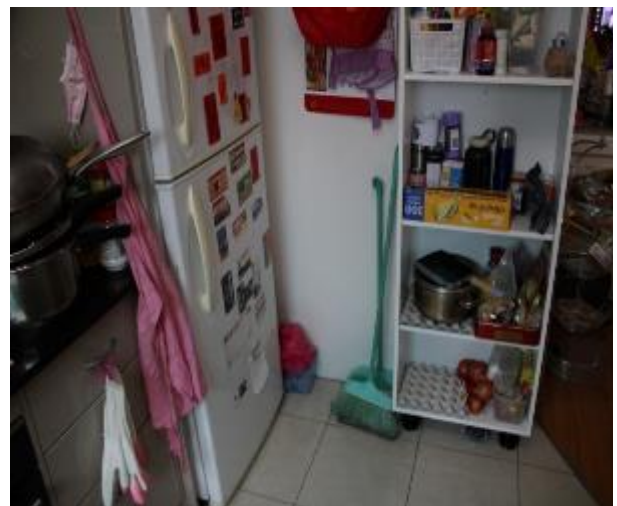


Figure 869 - General condition of kitchen internal wall



Figure 870 - General condition of kitchen internal wall



Figure 871 - General condition of kitchen ceiling



Figure 872 - General condition of kitchen ceiling

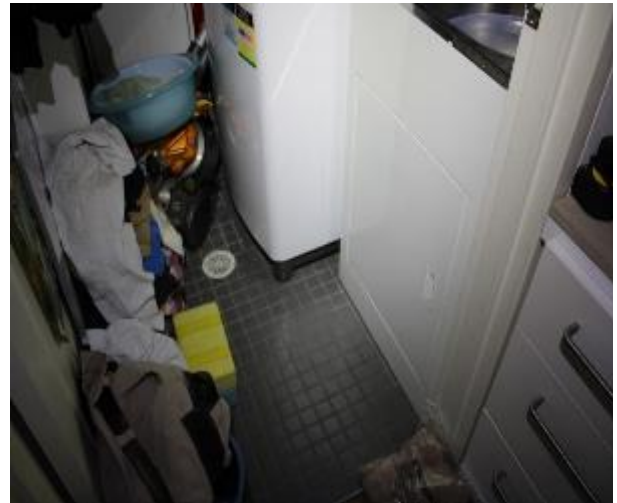


Figure 873 - General condition of laundry floor tiles



Figure 874 - General condition of laundry internal wall



Figure 875 - General condition of laundry ceiling



Figure 876 - General condition of corridor internal wall



Figure 877 - General condition of corridor internal wall



Figure 878 - General condition of corridor internal wall

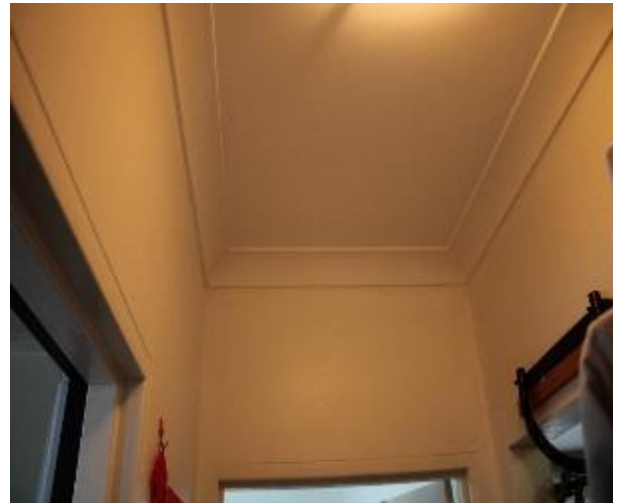


Figure 879 - General condition of corridor ceiling

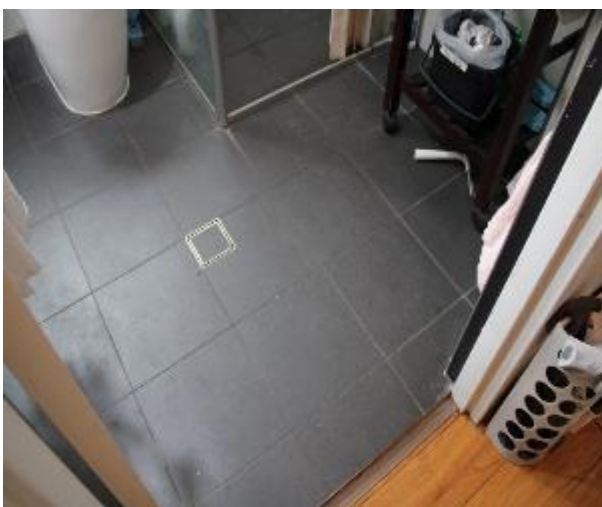


Figure 880 - General condition of bathroom 1 floor tiles



Figure 881 - General condition of bathroom 1 floor tiles



Figure 882 - General condition of bathroom 1 internal wall



Figure 883 - General condition of bathroom 1 internal wall



Figure 884 - General condition of bathroom 1 internal wall

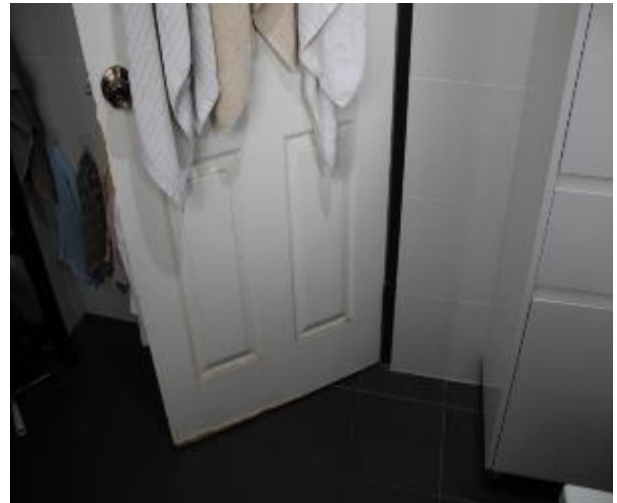


Figure 885 - General condition of bathroom 1 internal wall



Figure 886 - General condition of bathroom 1 internal wall

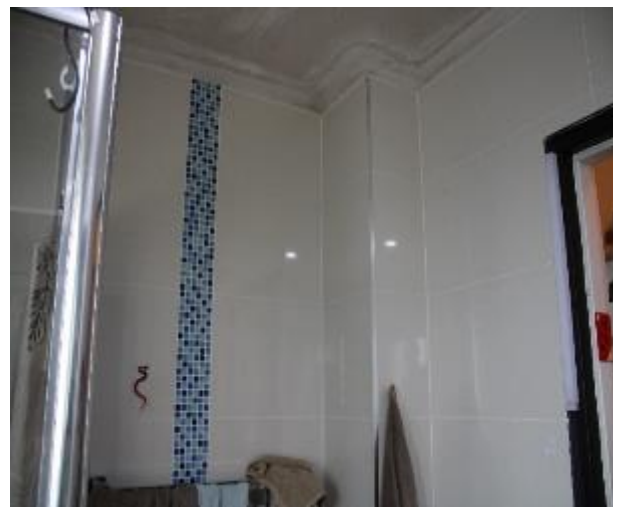


Figure 887 - General condition of bathroom 1 internal wall



Figure 888 - General condition of bathroom 1 ceiling



Figure 889 - General condition of bathroom 1 ceiling



Figure 890 - General condition of bathroom 1 ceiling



Figure 891 - General condition of bedroom 2 internal wall

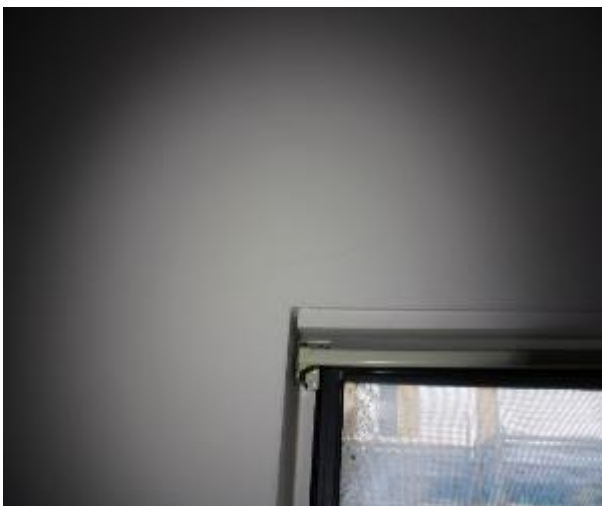


Figure 892 - Crack propagation through bedroom 2 internal wall



Figure 893 - General condition of bedroom 2 internal wall



Figure 894 - General condition of bedroom 2 internal wall



Figure 895 - General condition of bedroom 2 internal wall



Figure 896 - General condition of bedroom 2 ceiling



Figure 897 - General condition of bedroom 2 ceiling



Figure 898 - General condition of bedroom 2 ceiling



Figure 899 - General condition of bedroom 2 ceiling



Figure 900 - Crack propagation through bedroom 2 ceiling



Figure 901 - Crack propagation through bedroom 2 ceiling

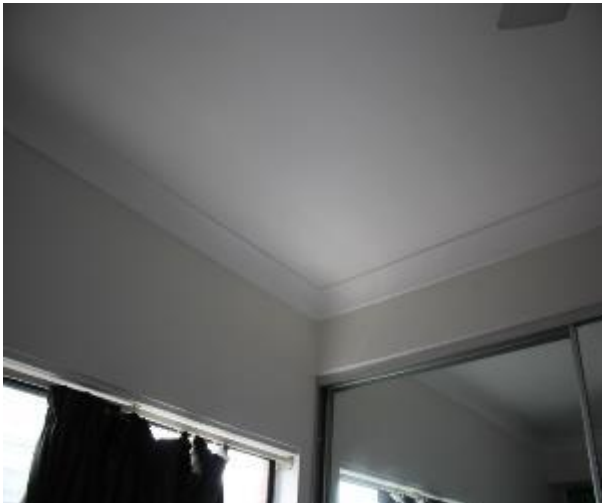


Figure 902 - General condition of bedroom 2 ceiling



Figure 903 - Crack propagation through bedroom 2 ceiling

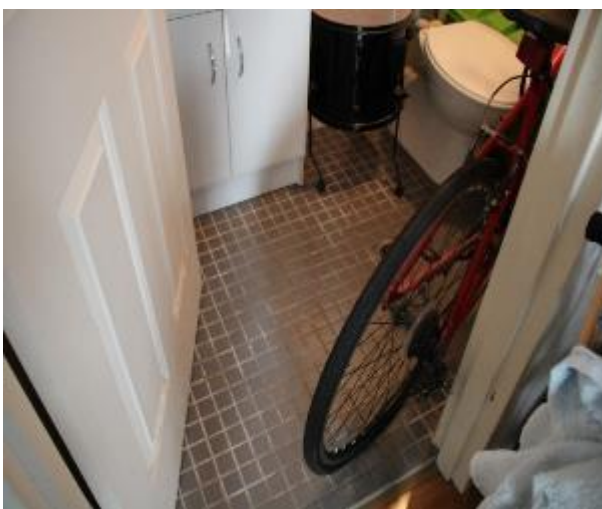


Figure 904 - General condition of ensuite bathroom floor tiles

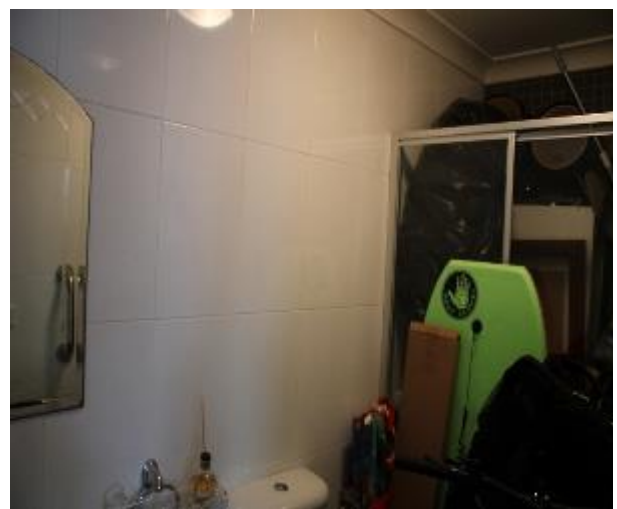


Figure 905 - General condition of ensuite bathroom internal wall



Figure 906 - General condition of ensuite bathroom internal wall



Figure 907 - General condition of ensuite bathroom internal wall



Figure 908 - General condition of ensuite bathroom internal wall



Figure 909 - General condition of ensuite bathroom internal wall

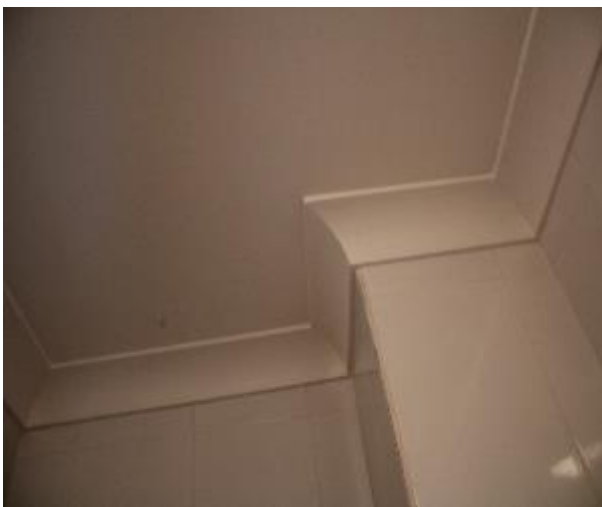


Figure 910 - General condition of ensuite bathroom ceiling



Figure 911 - General condition of ensuite bathroom ceiling



Figure 912 - General condition of bedroom 3 internal wall



Figure 913 - General condition of bedroom 3 internal wall



Figure 914 - General condition of bedroom 3 internal wall



Figure 915 - General condition of bedroom 3 internal wall

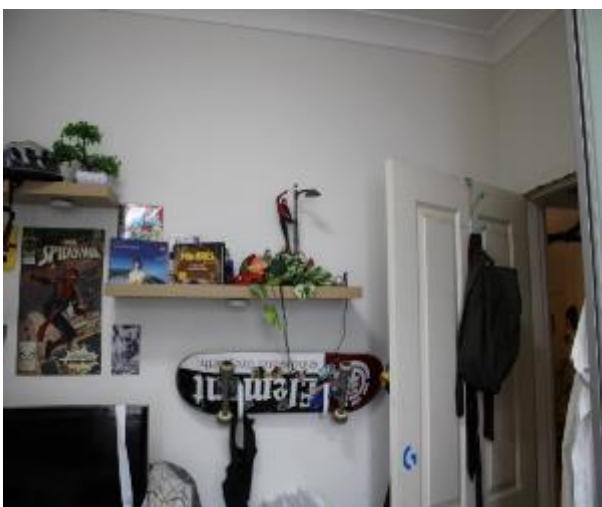


Figure 916 - General condition of bedroom 3 internal wall



Figure 917 - General condition of bedroom 3 internal wall



Figure 918 - General condition of bedroom 3 ceiling



Figure 919 - General condition of bedroom 3 ceiling



Figure 920 - General condition of bedroom 3 ceiling



Figure 921 - General condition of bedroom 3 ceiling



Figure 922 - General condition of balcony floor tiles



Figure 923 - General condition of balcony floor tiles



Figure 924 - General condition of balcony floor tiles



Figure 925 - General condition of external wall



Figure 926 - General condition of external wall



Figure 927 - General condition of external wall



Figure 928 - General condition of external wall



Figure 929 - General condition of external wall



Figure 930 - General condition of balcony balustrade



Figure 931 - General condition of balcony balustrade



Figure 932 - General condition of balcony underside slab



Figure 933 - General condition of balcony underside slab



Figure 934 - General condition of balcony underside slab

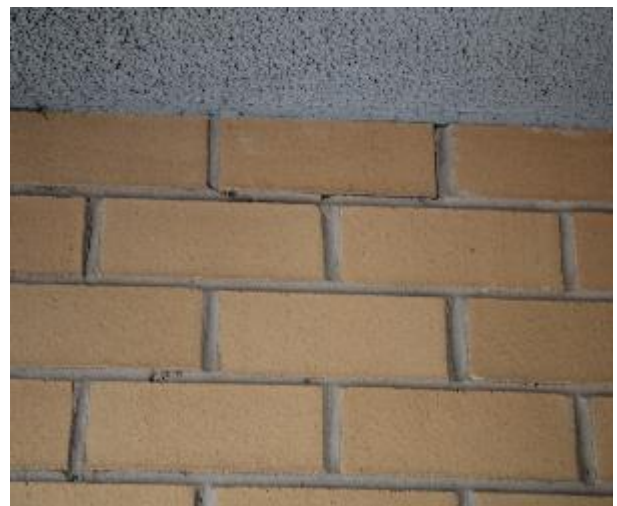


Figure 935 - Crack propagation through external wall

## Comments

Unit 12 was inspected and found to be in reasonable condition with evidence of crack propagation through the internal and external walls and ceilings.

**Refer to Appendix C(xii) for photographic records of the above.**



(xiii) Unit 13



## Comments

It is important to note that Unit 13 was unattended at the time of this inspection, and hence no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(xiii) for photographic records of the above.**



(xiv) Unit 14





Figure 936 - The following images display the condition of Unit 14

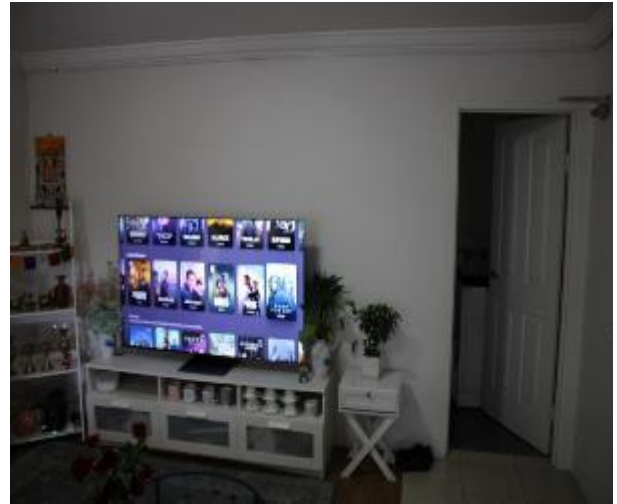


Figure 937 - General condition of lounge room internal wall



Figure 938 - Crack propagation through lounge room internal wall



Figure 939 - General condition of lounge room internal wall



Figure 940 - General condition of lounge room internal wall



Figure 941 - Crack propagation through lounge room internal wall



Figure 942 - General condition of lounge room internal wall



Figure 943 - General condition of lounge room internal wall



Figure 944 - Crack propagation through lounge room internal wall



Figure 945 - General condition of lounge room internal wall

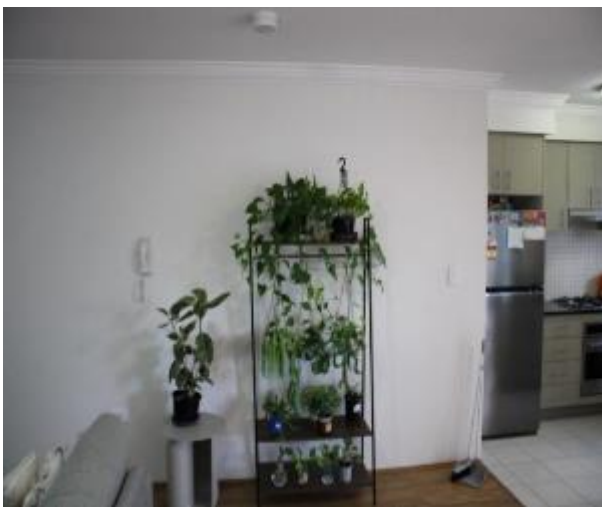


Figure 946 - General condition of lounge room internal wall

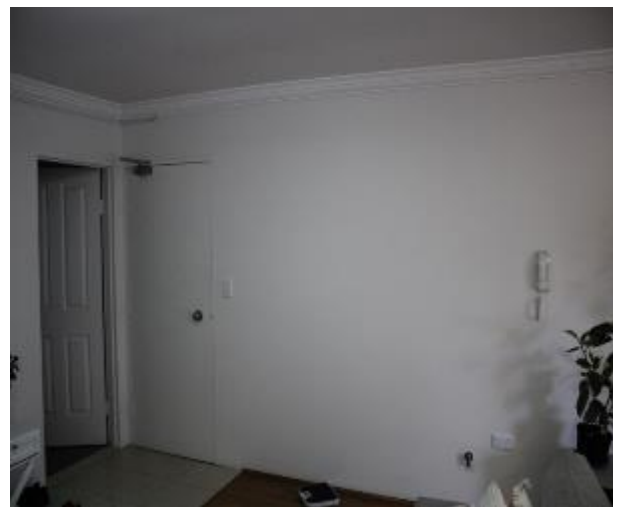


Figure 947 - General condition of lounge room internal wall



Figure 948 - Crack propagation through lounge room internal wall



Figure 949 - General condition of lounge room ceiling



Figure 950 - General condition of lounge room ceiling



Figure 951 - General condition of lounge room ceiling

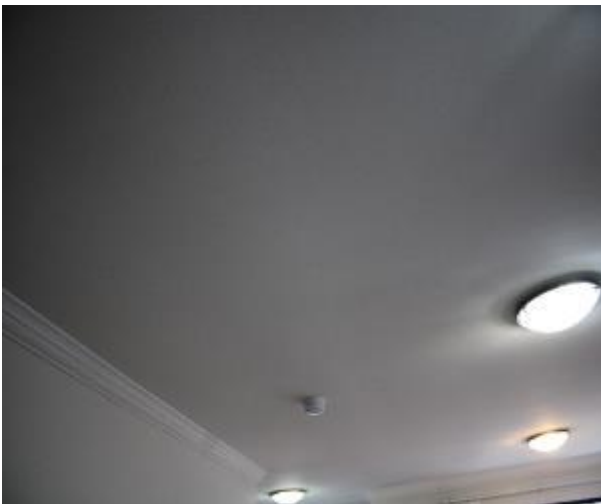


Figure 952 - General condition of lounge room ceiling

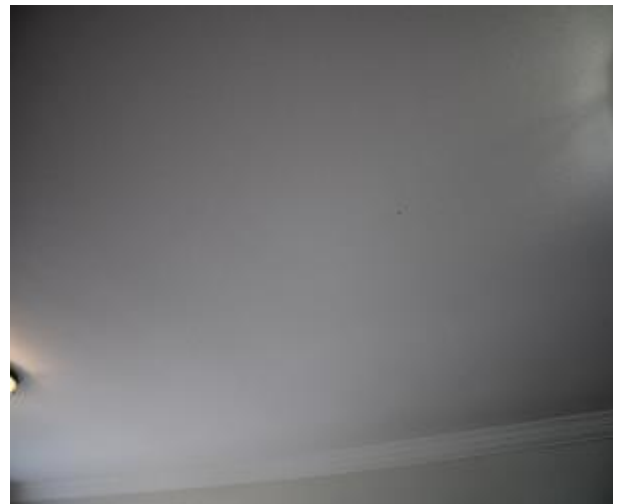


Figure 953 - General condition of lounge room ceiling



Figure 954 - Crack propagation through lounge room ceiling



Figure 955 - Crack propagation through lounge room internal wall



Figure 956 - General condition of lounge room ceiling

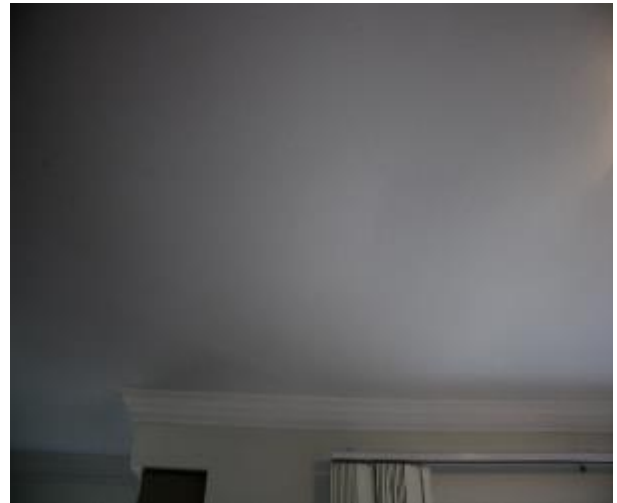


Figure 957 - General condition of lounge room ceiling

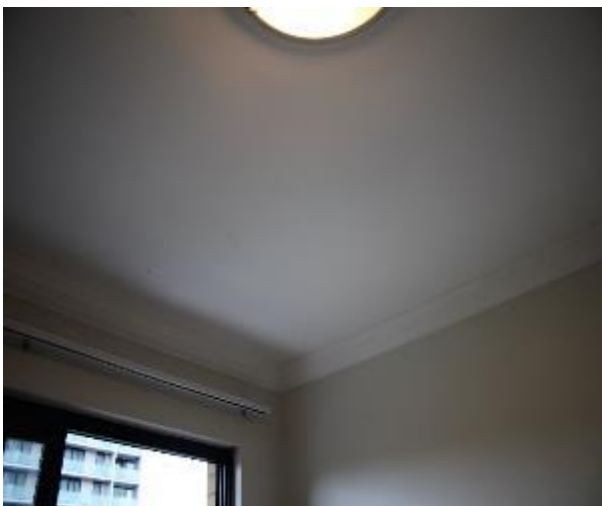


Figure 958 - General condition of lounge room ceiling

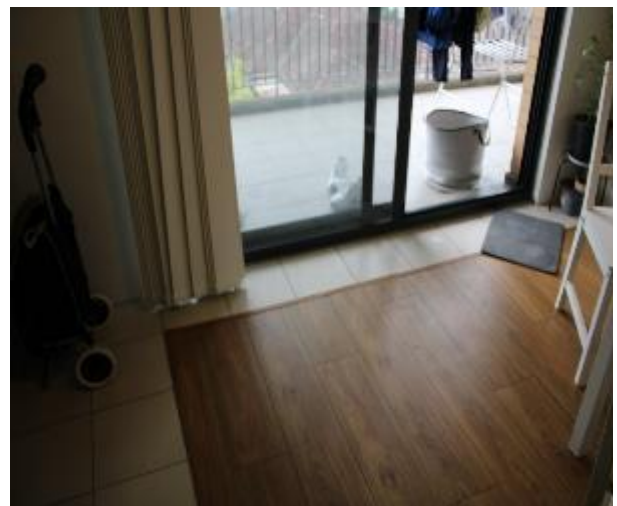


Figure 959 - General condition of kitchen floor tiles



Figure 960 - General condition of kitchen floor tiles



Figure 961 - General condition of kitchen floor tiles



Figure 962 - General condition of kitchen floor tiles



Figure 963 - General condition of kitchen internal wall



Figure 964 - General condition of kitchen internal wall



Figure 965 - General condition of kitchen internal wall



Figure 966 - Crack propagation through kitchen internal wall



Figure 967 - Crack propagation through kitchen internal wall



Figure 968 - General condition of kitchen ceiling



Figure 969 - General condition of kitchen ceiling

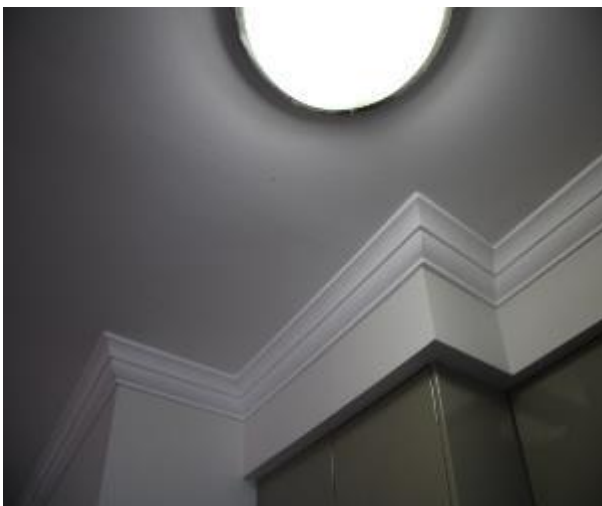


Figure 970 - General condition of kitchen ceiling

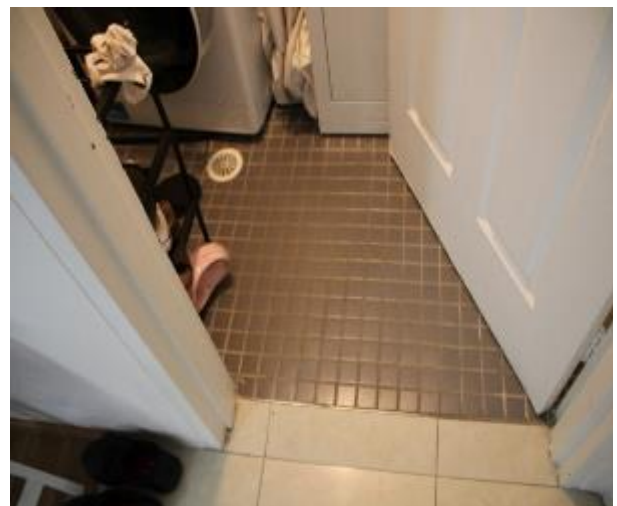


Figure 971 - General condition of laundry floor tiles



Figure 972 - General condition of laundry internal wall



Figure 973 - General condition of laundry internal wall



Figure 974 - General condition of laundry internal wall



Figure 975 - Crack propagation through laundry internal wall

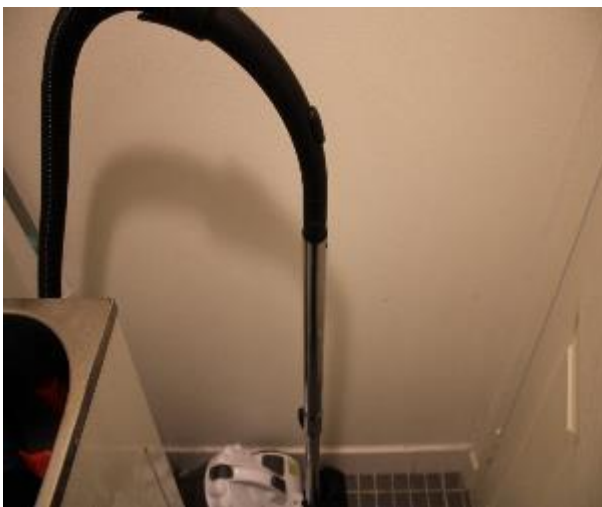


Figure 976 - General condition of laundry internal wall



Figure 977 - General condition of laundry internal wall



Figure 978 - Crack propagation through laundry internal wall



Figure 979 - Crack propagation through laundry internal wall



Figure 980 - General condition of laundry ceiling



Figure 981 - General condition of laundry ceiling

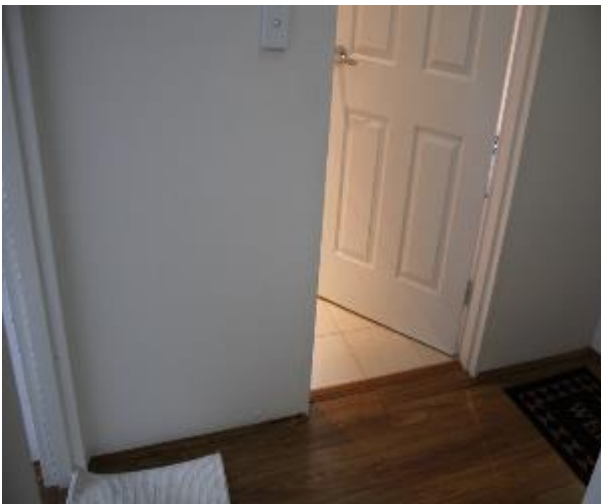


Figure 982 - General condition of corridor internal wall



Figure 983 - General condition of corridor internal wall



Figure 984 - Paint flaking through corridor internal wall



Figure 985 - General condition of corridor internal wall



Figure 986 - General condition of corridor internal wall

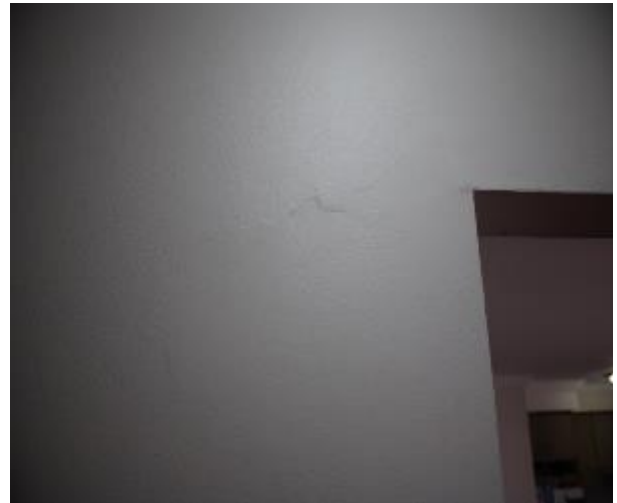


Figure 987 - Crack propagation through corridor internal wall

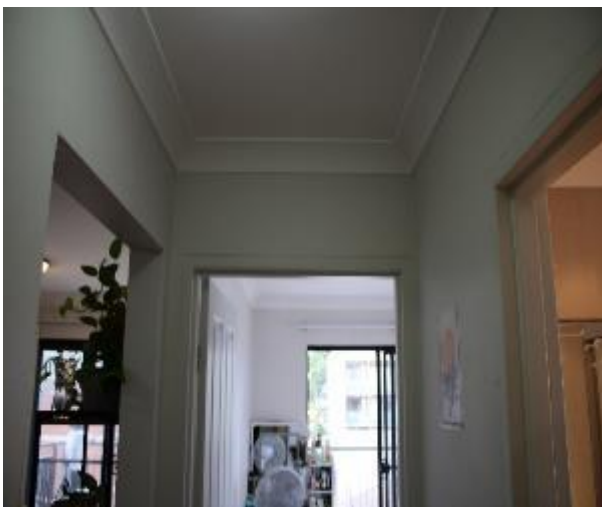


Figure 988 - General condition of corridor internal wall

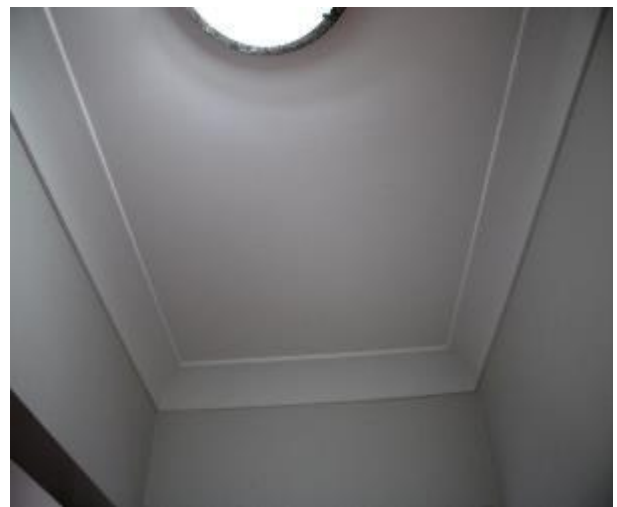


Figure 989 - General condition of corridor ceiling



Figure 990 - General condition of corridor ceiling



Figure 991 - The following images display the condition of the bathroom



Figure 992 - General condition of bathroom 1 floor tiles



Figure 993 - General condition of bathroom 1 internal wall

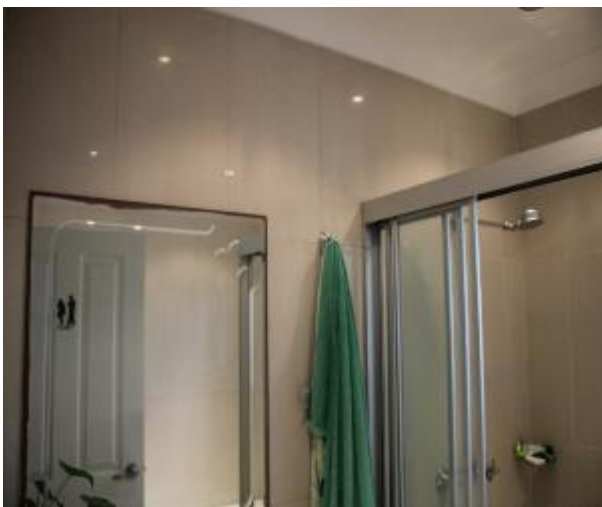


Figure 994 - General condition of bathroom 1 internal wall



Figure 995 - Crack propagation through bathroom 1 internal wall



Figure 996 - General condition of bathroom 1 internal wall



Figure 997 - General condition of bathroom 1 internal wall



Figure 998 - General condition of bathroom 1 internal wall

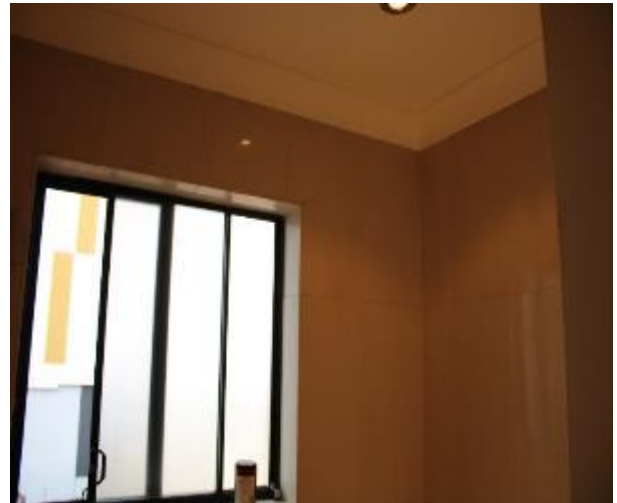


Figure 999 - General condition of bathroom 1 internal wall



Figure 1000 - Crack propagation through bathroom 1 internal wall



Figure 1001 - Crack propagation through bathroom 1 internal wall



Figure 1002 - Crack propagation through bathroom 1 internal wall



Figure 1003 - Crack propagation through bathroom 1 internal wall



Figure 1004 - Crack propagation through bathroom 1 internal wall



Figure 1005 - Crack propagation through bathroom 1 internal wall

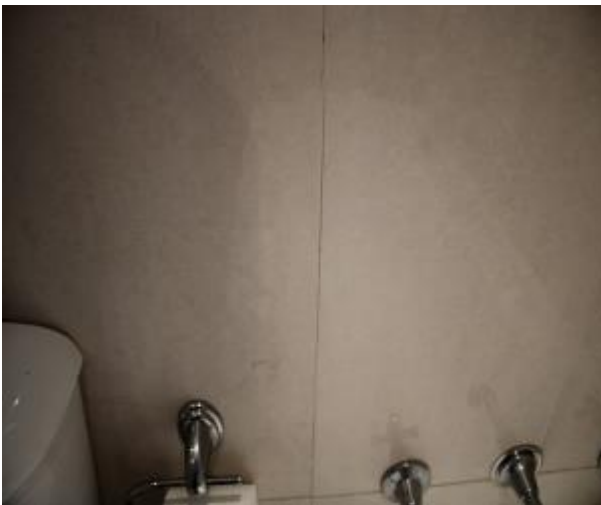


Figure 1006 - Crack propagation through bathroom 1 internal wall



Figure 1007 - Crack propagation through bathroom 1 internal wall



Figure 1008 - General condition of bathroom 1 internal wall



Figure 1009 - Crack propagation through bathroom 1 internal wall

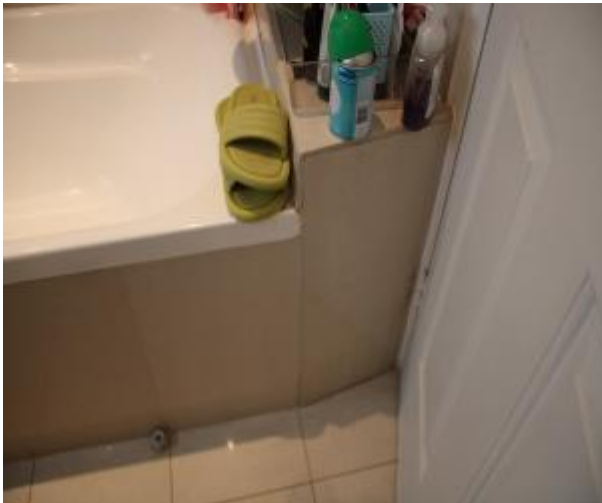


Figure 1010 - General condition of bathroom 1 internal wall



Figure 1011 - General condition of bathroom 1 internal wall



Figure 1012 - General condition of bathroom 1 internal wall



Figure 1013 - Crack propagation through bathroom 1 internal wall



Figure 1014 - Crack propagation through bathroom 1 internal wall



Figure 1015 - Crack propagation through bathroom 1 internal wall



Figure 1016 - General condition of bathroom 1 internal wall



Figure 1017 - General condition of bathroom 1 internal wall



Figure 1018 - Crack propagation through bathroom 1 internal wall



Figure 1019 - Crack propagation through bathroom 1 internal wall



Figure 1020 - Crack propagation through bathroom 1 internal wall



Figure 1021 - General condition of bathroom 1 internal wall

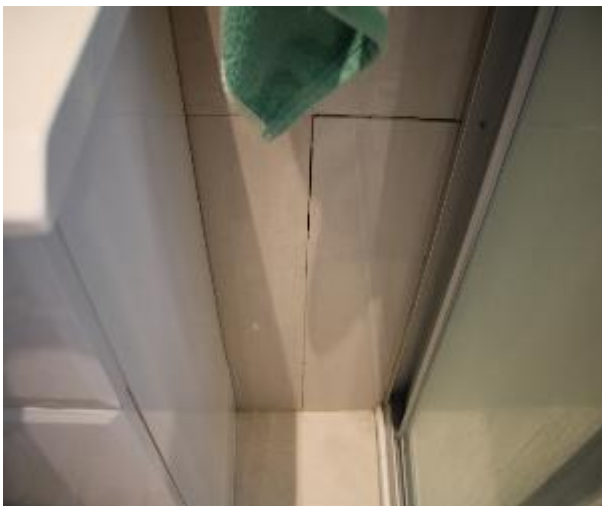


Figure 1022 - Crack propagation through bathroom 1 internal wall



Figure 1023 - Crack propagation through bathroom 1 internal wall



Figure 1024 - General condition of bathroom 1 ceiling



Figure 1025 - General condition of bathroom 1 ceiling



Figure 1026 - General condition of bathroom 1 ceiling



Figure 1027 - General condition of bathroom 1 ceiling

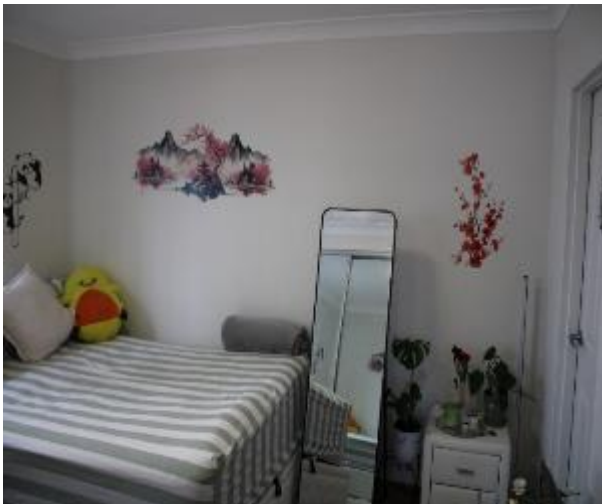


Figure 1028 - General condition of bedroom 1 internal wall



Figure 1029 - General condition of bedroom 1 internal wall

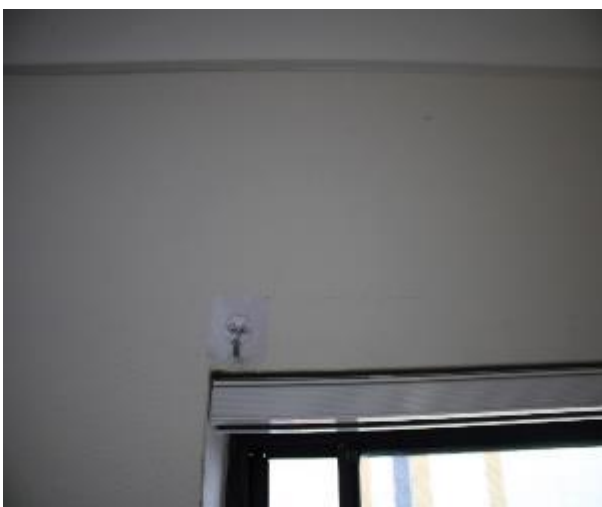


Figure 1030 - Crack propagation through bedroom 1 internal wall

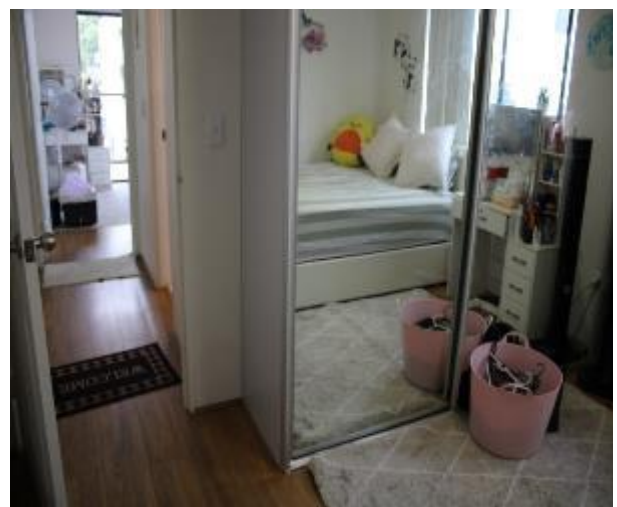


Figure 1031 - General condition of bedroom 1 internal wall



Figure 1032 - General condition of bedroom 1 internal wall

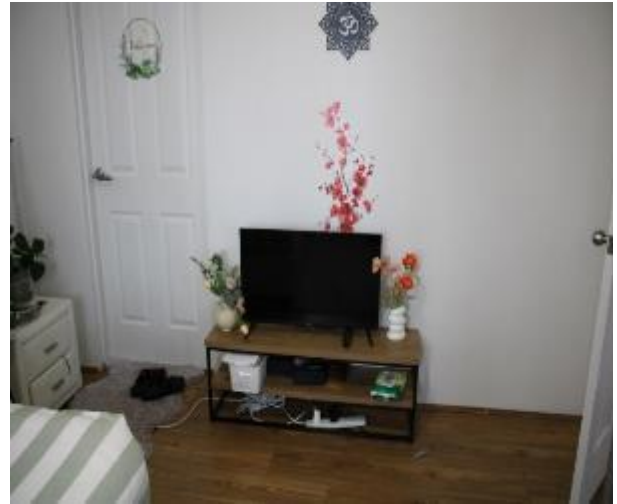


Figure 1033 - General condition of bedroom 1 internal wall

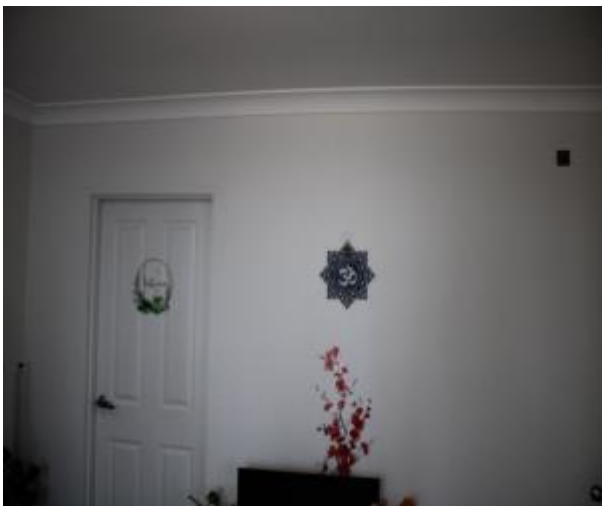


Figure 1034 - General condition of bedroom 1 internal wall

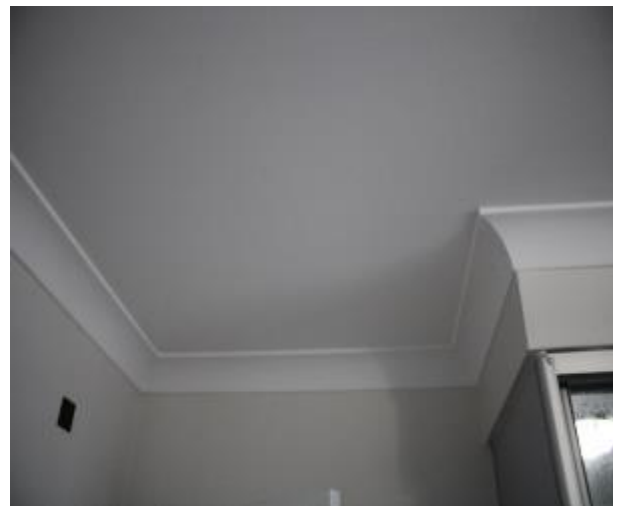


Figure 1035 - General condition of bedroom 1 ceiling

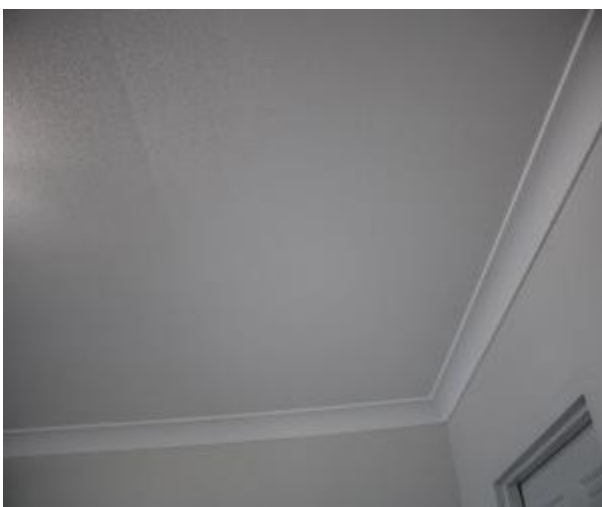


Figure 1036 - General condition of bedroom 1 ceiling

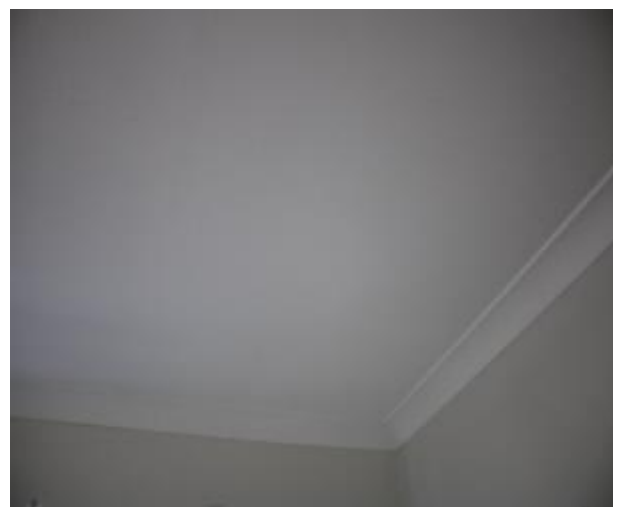


Figure 1037 - General condition of bedroom 1 ceiling



Figure 1038 - General condition of bedroom 1 ceiling



Figure 1039 - The following images display the condition of the ensuite bathroom

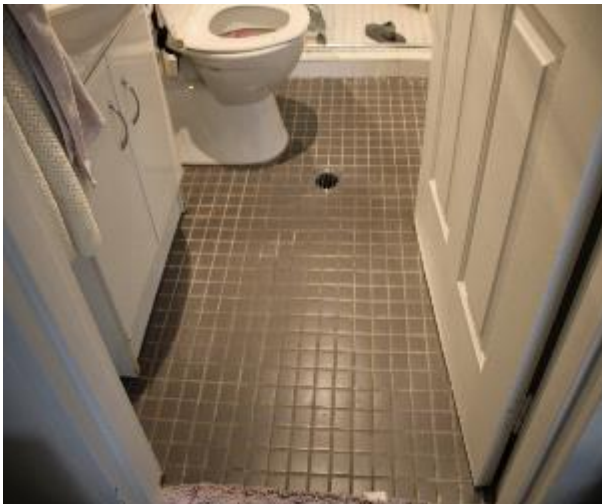


Figure 1040 - General condition of ensuite bathroom floor tiles



Figure 1041 - General condition of ensuite bathroom floor tiles

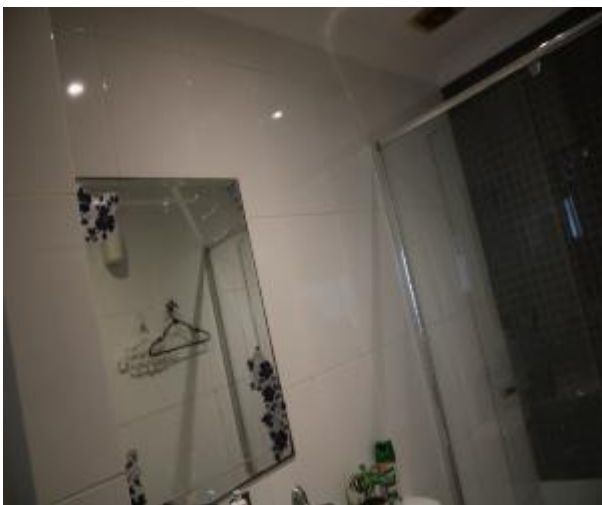


Figure 1042 - General condition of ensuite bathroom internal wall

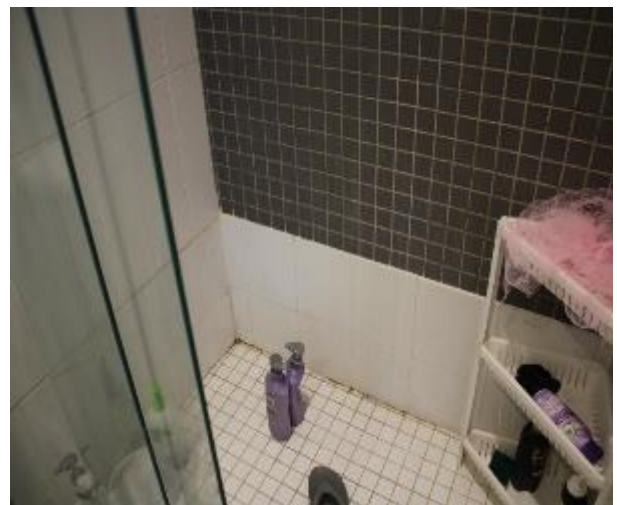


Figure 1043 - General condition of ensuite bathroom internal wall



Figure 1044 - General condition of ensuite bathroom internal wall



Figure 1045 - General condition of ensuite bathroom internal wall



Figure 1046 - General condition of ensuite bathroom internal wall



Figure 1047 - General condition of ensuite bathroom internal wall

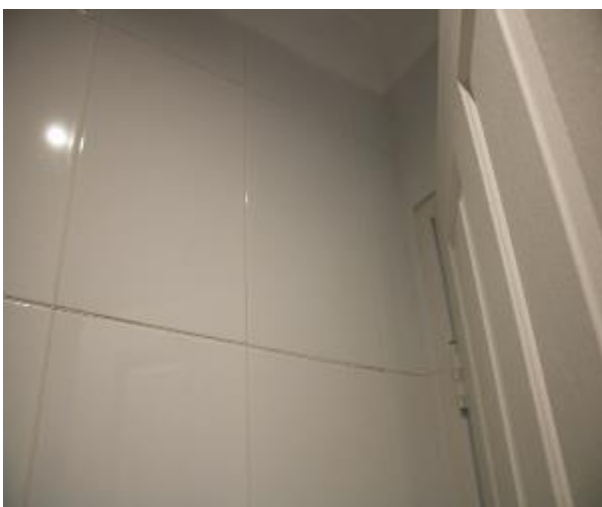


Figure 1048 - General condition of ensuite bathroom internal wall

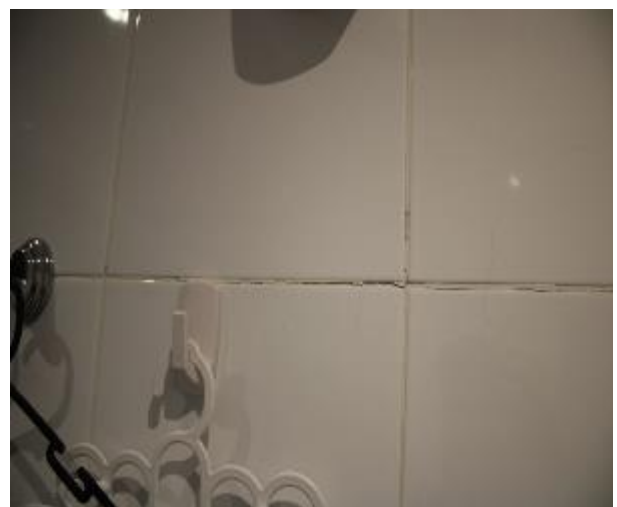


Figure 1049 - Crack propagation through ensuite bathroom internal wall



Figure 1050 - Crack propagation through ensuite bathroom internal wall



Figure 1051 - General condition of ensuite bathroom internal wall

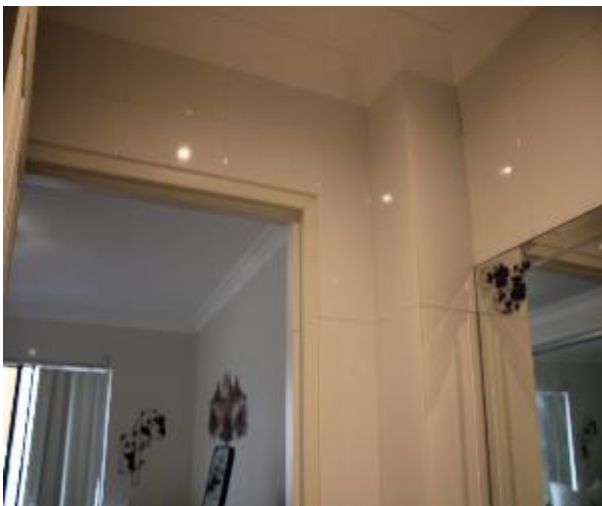


Figure 1052 - General condition of ensuite bathroom internal wall

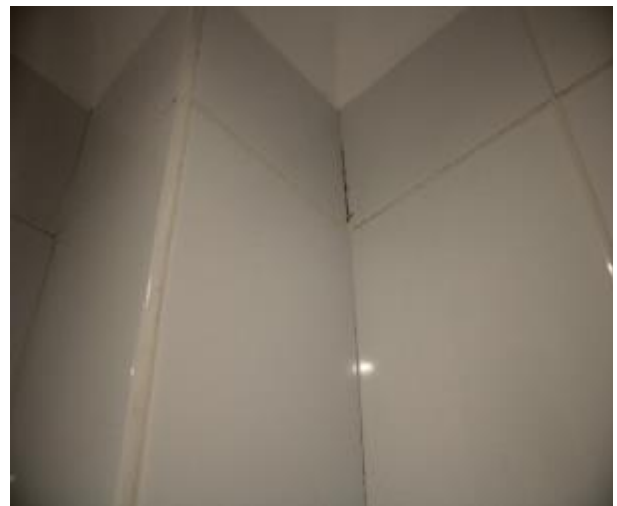


Figure 1053 - Crack propagation through ensuite bathroom internal wall



Figure 1054 - Crack propagation through ensuite bathroom internal wall

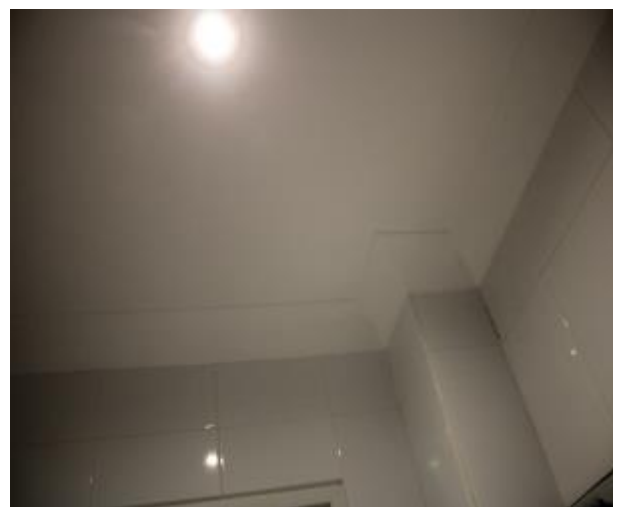


Figure 1055 - General condition of ensuite bathroom ceiling



Figure 1056 - General condition of ensuite bathroom ceiling



Figure 1057 - Paint flaking through ensuite bathroom ceiling



Figure 1058 - General condition of bedroom 2 internal wall



Figure 1059 - Crack propagation through bedroom 2 internal wall



Figure 1060 - Crack propagation through bedroom 2 internal wall



Figure 1061 - General condition of bedroom 2 internal wall



Figure 1062 - General condition of bedroom 2 internal wall

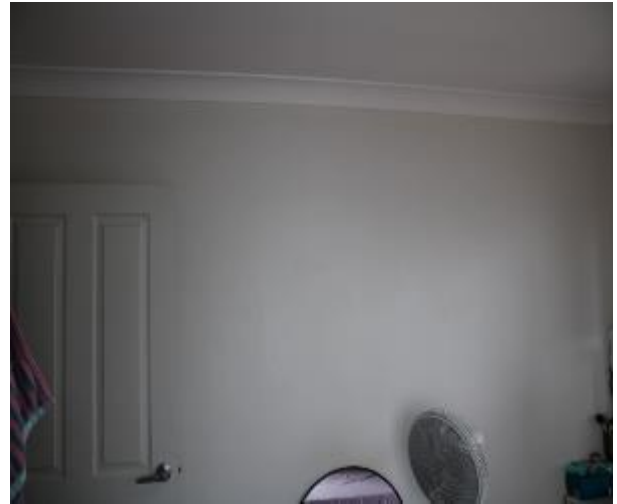


Figure 1063 - General condition of bedroom 2 internal wall



Figure 1064 - General condition of bedroom 2 internal wall

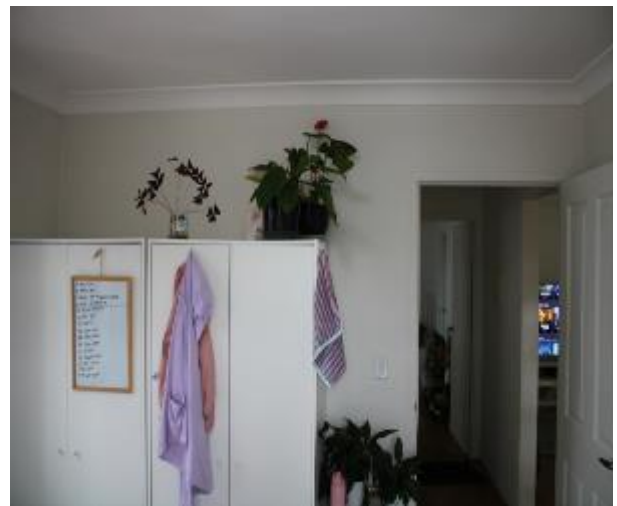


Figure 1065 - General condition of bedroom 2 internal wall

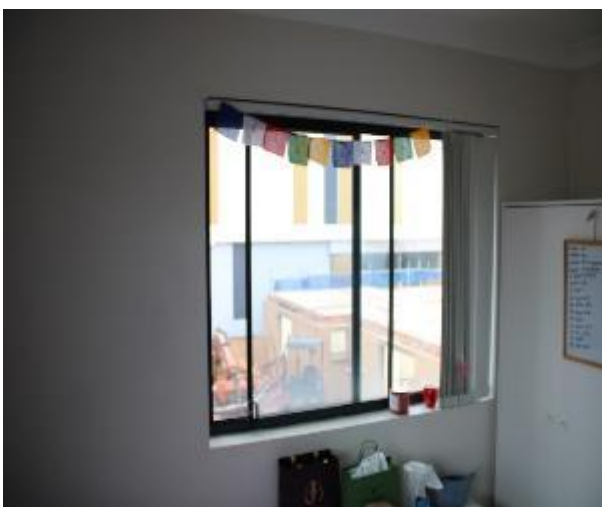


Figure 1066 - General condition of bedroom 2 internal wall



Figure 1067 - Crack propagation through bedroom 2 internal wall



Figure 1068 - Crack propagation through bedroom 2 internal wall



Figure 1069 - Crack propagation through bedroom 2 internal wall



Figure 1070 - Crack propagation through bedroom 2 internal wall



Figure 1071 - Crack propagation through bedroom 2 internal wall

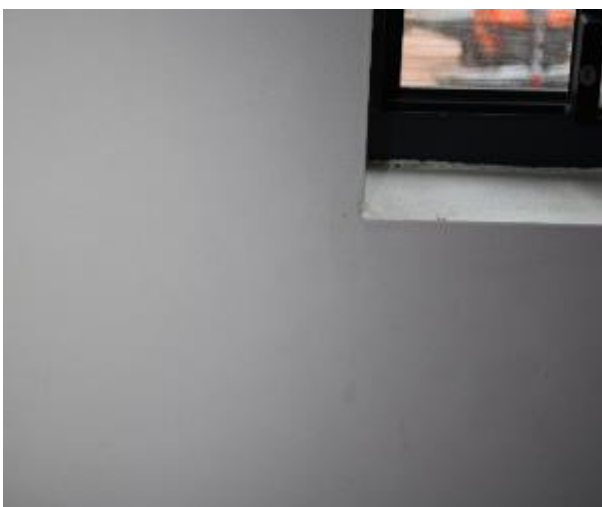


Figure 1072 - Crack propagation through bedroom 2 internal wall



Figure 1073 - Crack propagation through bedroom 2 internal wall



Figure 1074 - General condition of bedroom 2 ceiling



Figure 1075 - General condition of bedroom 2 ceiling



Figure 1076 - General condition of bedroom 2 ceiling

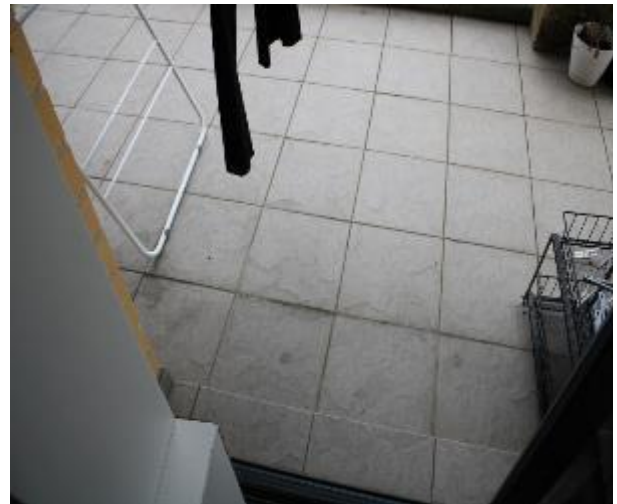


Figure 1077 - General condition of balcony floor tiles



Figure 1078 - General condition of balcony floor tiles

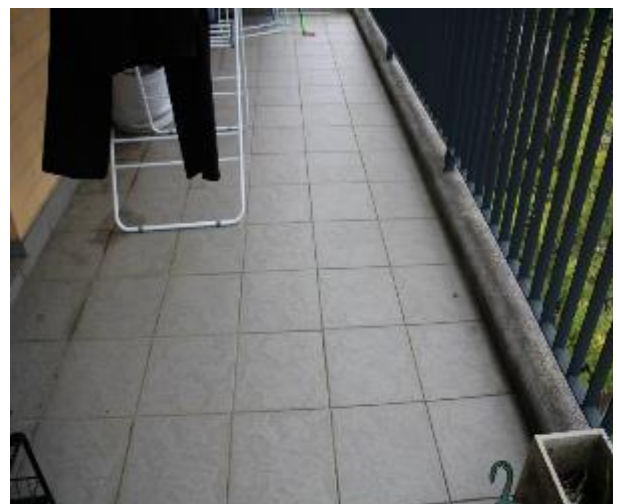


Figure 1079 - General condition of balcony floor tiles

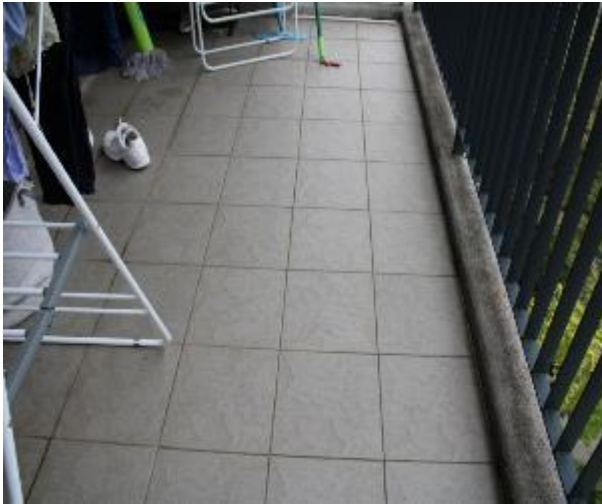


Figure 1080 - General condition of balcony floor tiles



Figure 1081 - General condition of balcony floor tiles



Figure 1082 - General condition of balcony floor tiles

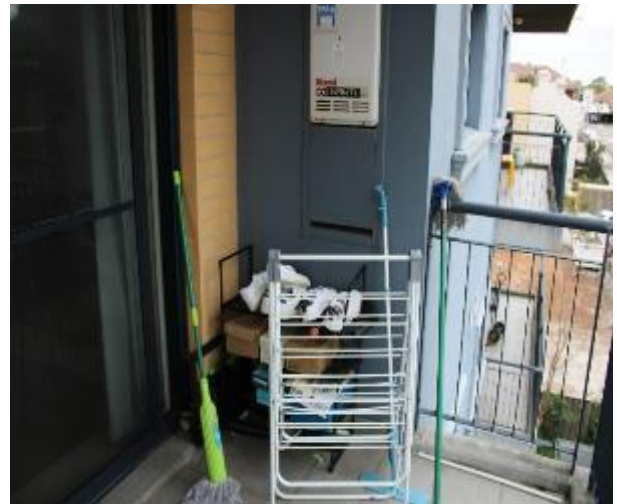


Figure 1083 - General condition of external wall



Figure 1084 - General condition of external wall



Figure 1085 - Crack propagation through external wall



Figure 1086 - Crack propagation through external wall



Figure 1087 - General condition of external wall



Figure 1088 - General condition of external wall

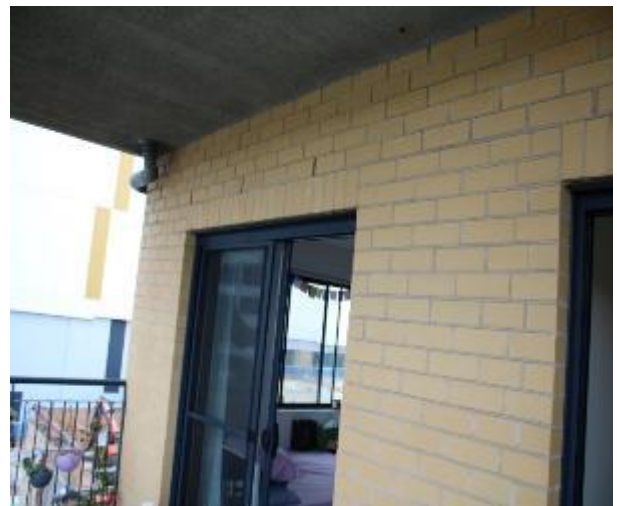


Figure 1089 - General condition of external wall

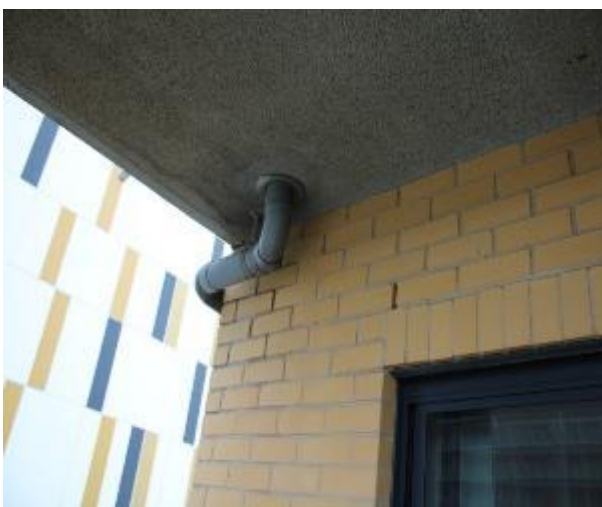


Figure 1090 - General condition of external wall



Figure 1091 - General condition of external wall



Figure 1092 - General condition of external wall



Figure 1093 - General condition of balcony underside slab

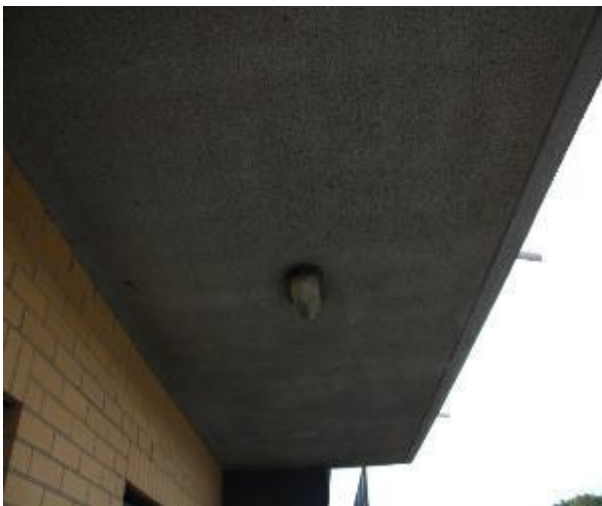


Figure 1094 - General condition of balcony underside slab

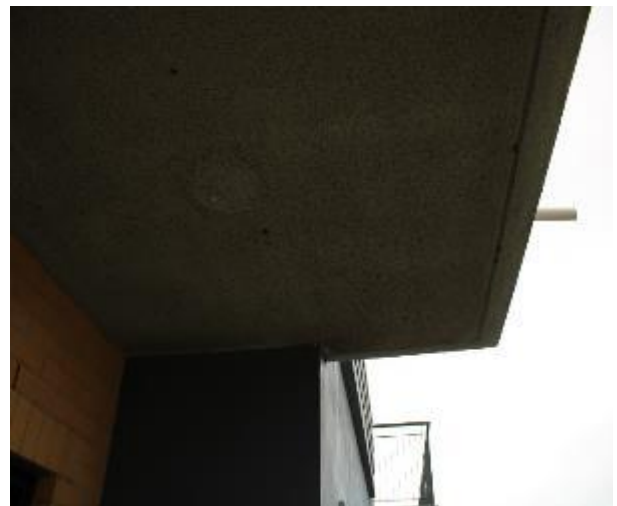


Figure 1095 - General condition of balcony underside slab

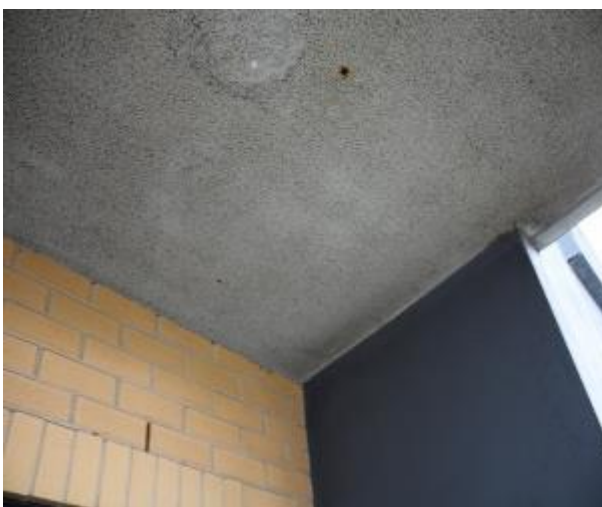


Figure 1096 - General condition of balcony underside slab

## Comments

Unti 14 was also inspected and determined to be in reasonable condition. There were cases of cracking through the internal and external walls, as well as minor cases of paint flaking through the internal walls and ceilings.

**Refer to Appendix C(xiv) for photographic records of the above.**



(xv) Unit 15





Figure 1097 - The following images display the condition of Unit 15



Figure 1098 - General condition of dining room internal wall

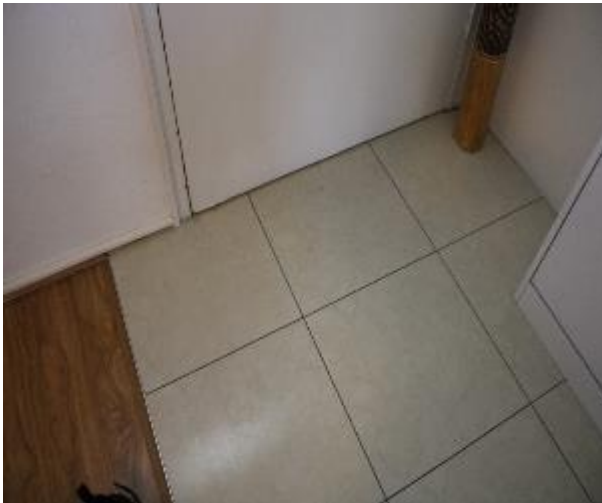


Figure 1099 - General condition of dining room floor tiles

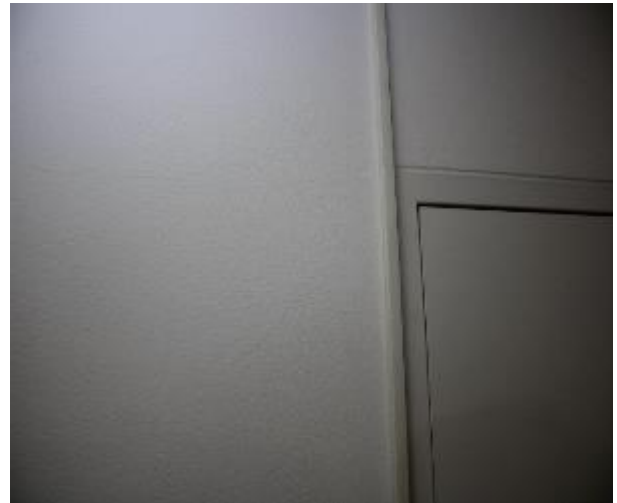


Figure 1100 - Crack propagation through dining room internal wall

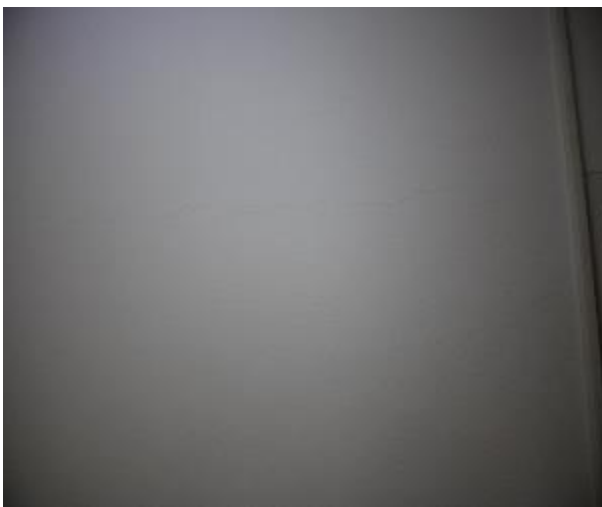


Figure 1101 - Crack propagation through dining room internal wall

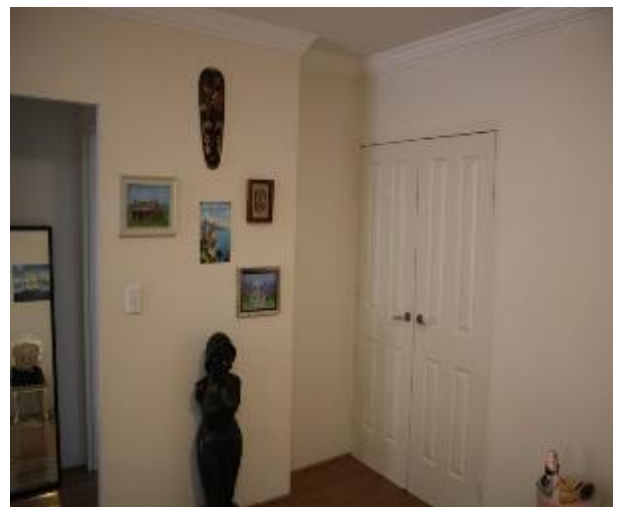


Figure 1102 - General condition of dining room internal wall



Figure 1103 - General condition of dining room internal wall



Figure 1104 - Crack propagation through dining room internal wall

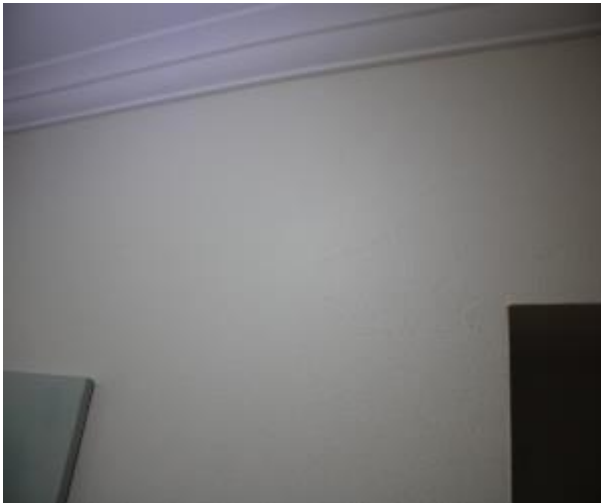


Figure 1105 - Crack propagation through dining room internal wall

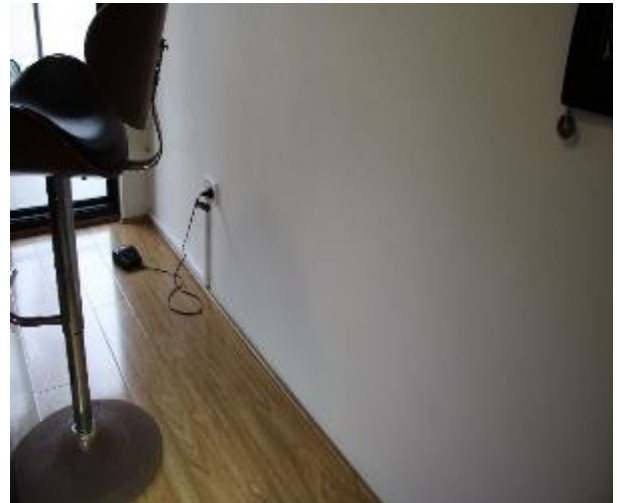


Figure 1106 - General condition of dining room internal wall



Figure 1107 - General condition of dining room internal wall

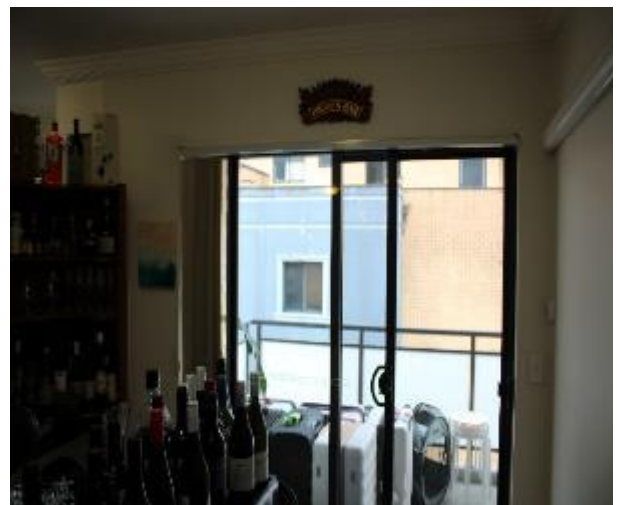


Figure 1108 - General condition of dining room internal wall



Figure 1109 - Crack propagation through dining room internal wall



Figure 1110 - Crack propagation through dining room internal wall



Figure 1111 - General condition of dining room internal wall



Figure 1112 - Crack propagation through dining room internal wall

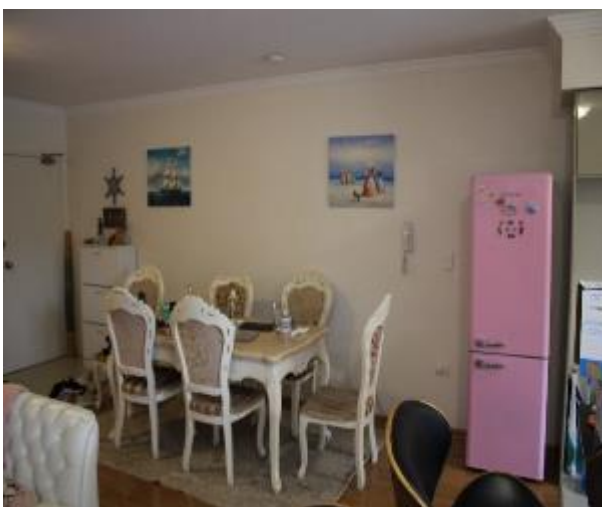


Figure 1113 - General condition of dining room internal wall

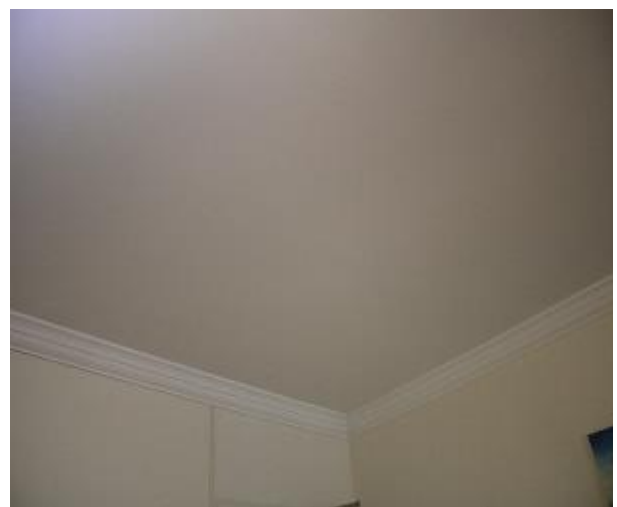


Figure 1114 - General condition of dining room ceiling



Figure 1115 - General condition of dining room ceiling



Figure 1116 - General condition of dining room ceiling



Figure 1117 - General condition of dining room ceiling



Figure 1118 - General condition of dining room ceiling

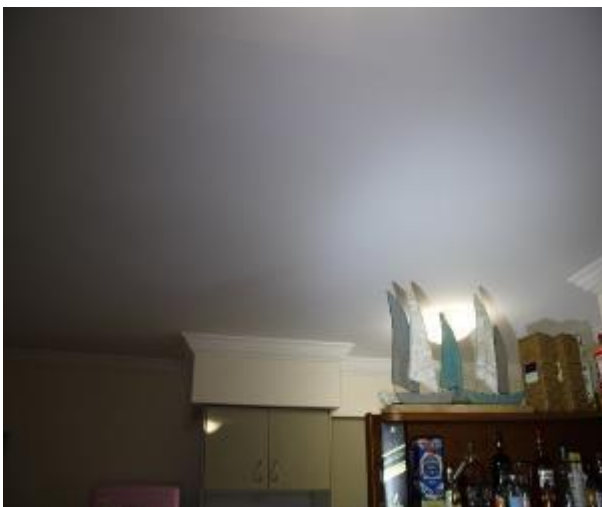


Figure 1119 - General condition of dining room ceiling

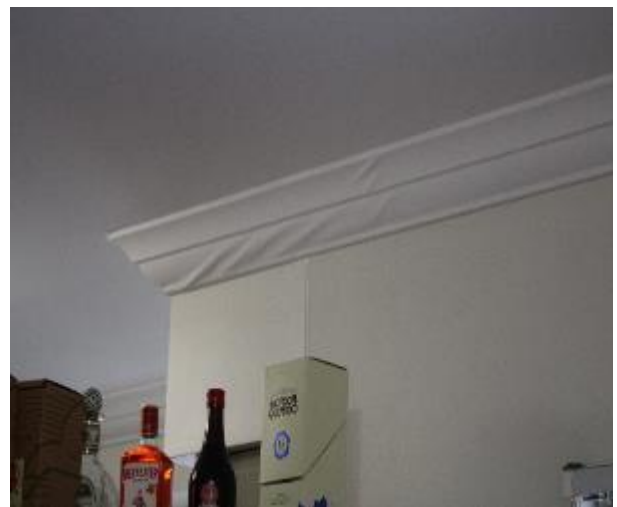


Figure 1120 - Paint flaking through dining room ceiling



Figure 1121 - Crack propagation through dining room ceiling



Figure 1122 - General condition of kitchen floor tiles



Figure 1123 - General condition of kitchen internal wall



Figure 1124 - General condition of kitchen internal wall



Figure 1125 - General condition of kitchen internal wall



Figure 1126 - Crack propagation through kitchen internal wall



Figure 1127 - General condition of kitchen ceiling



Figure 1128 - Crack propagation through kitchen internal wall



Figure 1129 - General condition of kitchen ceiling



Figure 1130 - General condition of kitchen ceiling

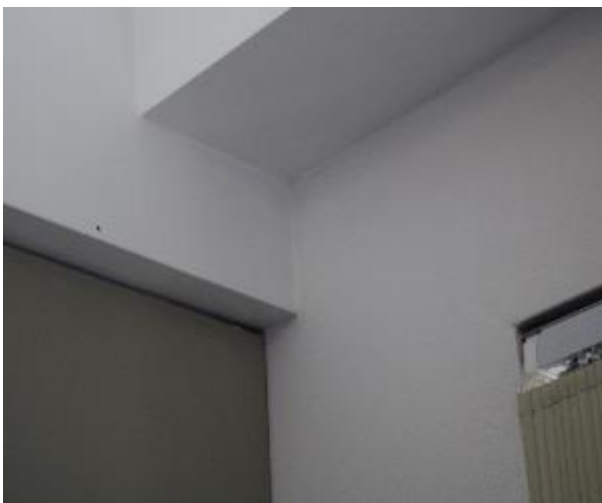


Figure 1131 - Crack propagation through kitchen ceiling

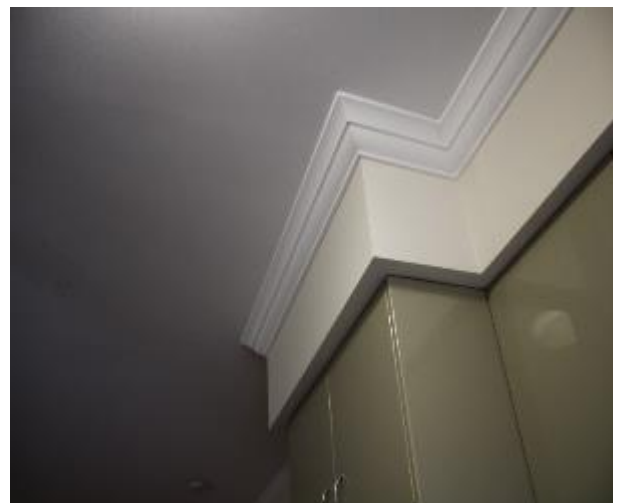


Figure 1132 - General condition of kitchen ceiling



Figure 1133 - General condition of laundry floor tiles



Figure 1134 - General condition of laundry internal wall



Figure 1135 - General condition of laundry internal wall



Figure 1136 - General condition of laundry internal wall



Figure 1137 - General condition of laundry internal wall



Figure 1138 - General condition of laundry ceiling



Figure 1139 - General condition of laundry ceiling



Figure 1140 - Crack propagation through laundry ceiling

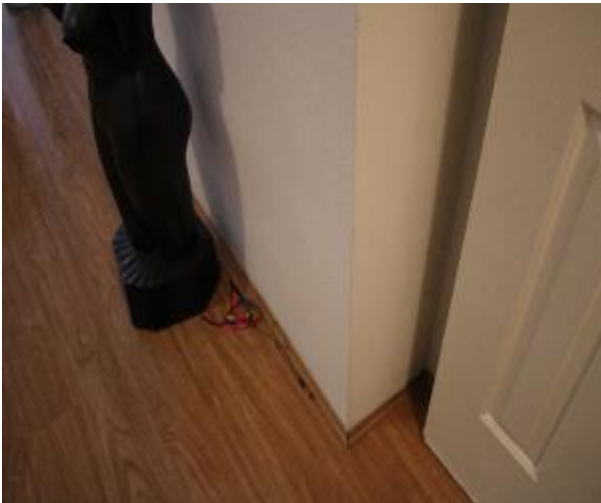


Figure 1141 - General condition of through dining room internal wall

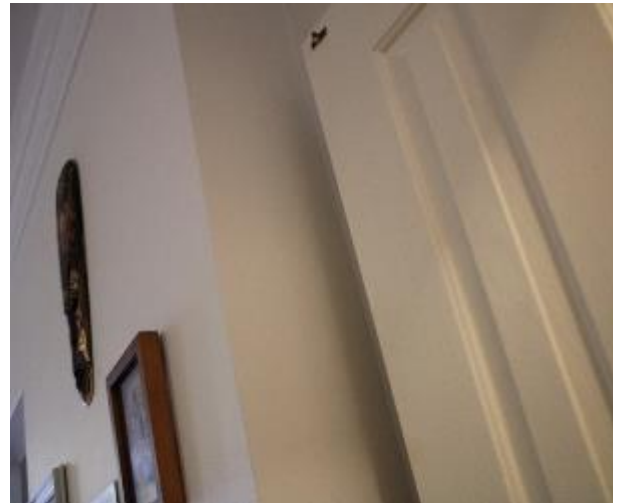


Figure 1142 - General condition of dining room internal wall

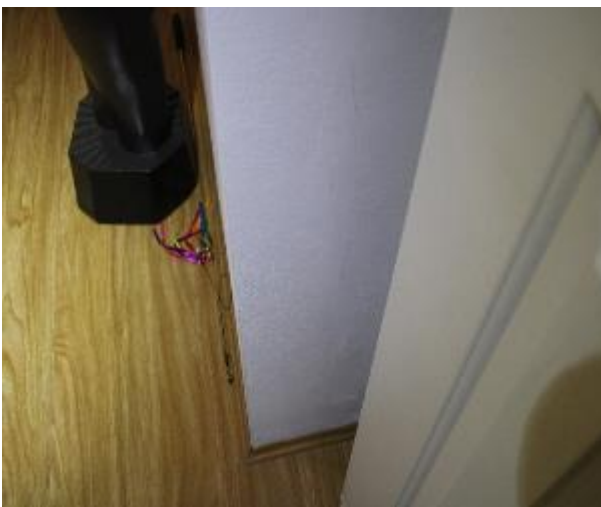


Figure 1143 - Crack propagation through dining room internal wall

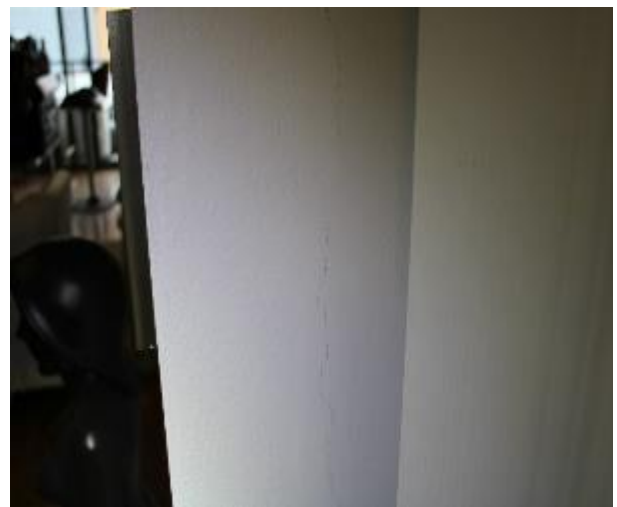


Figure 1144 - Crack propagation through dining room internal wall

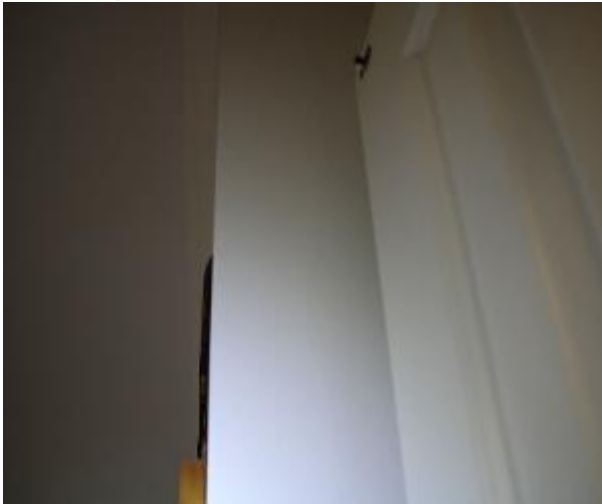


Figure 1145 - Crack propagation through dining room internal wall



Figure 1146 - Crack propagation through dining room internal wall



Figure 1147 - General condition of corridor internal wall



Figure 1148 - General condition of corridor internal wall

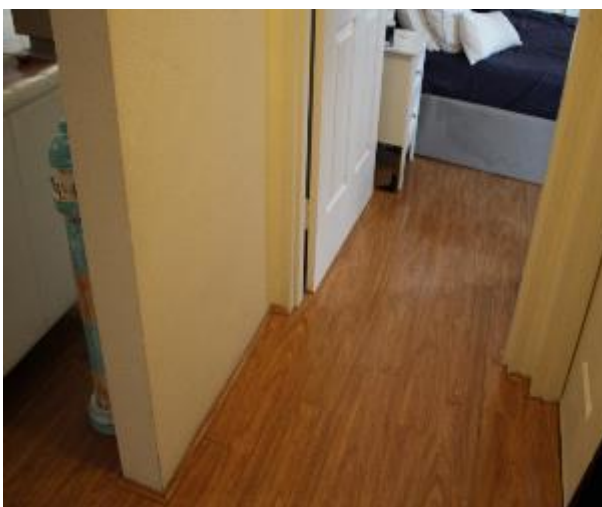


Figure 1149 - General condition of corridor internal wall

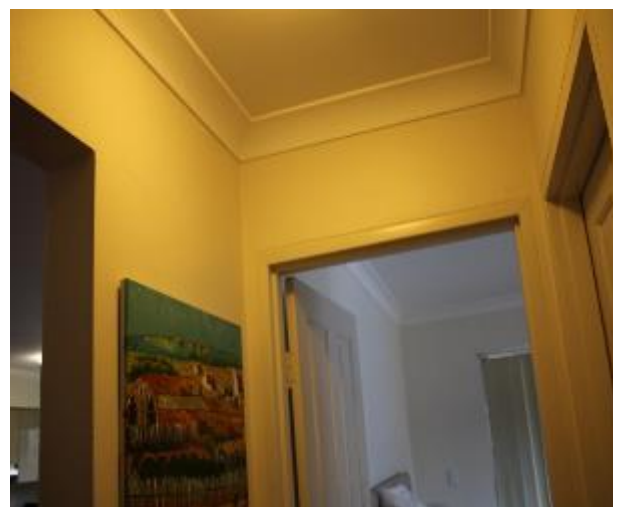


Figure 1150 - General condition of corridor internal wall



Figure 1151 - Crack propagation through corridor internal wall



Figure 1152 - Crack propagation through corridor internal wall

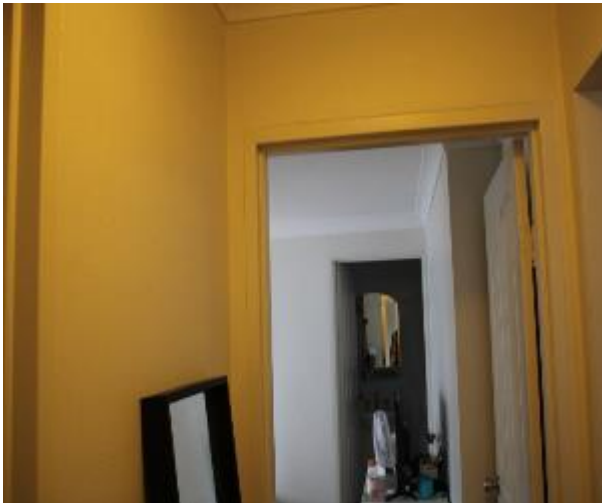


Figure 1153 - General condition of corridor internal wall



Figure 1154 - General condition of corridor ceiling

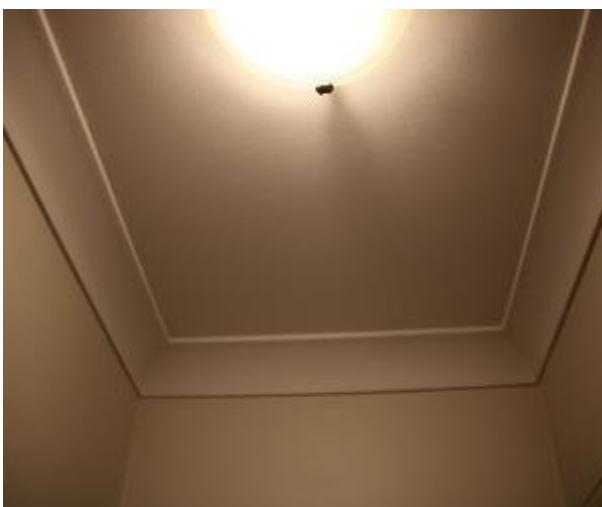


Figure 1155 - General condition of corridor ceiling

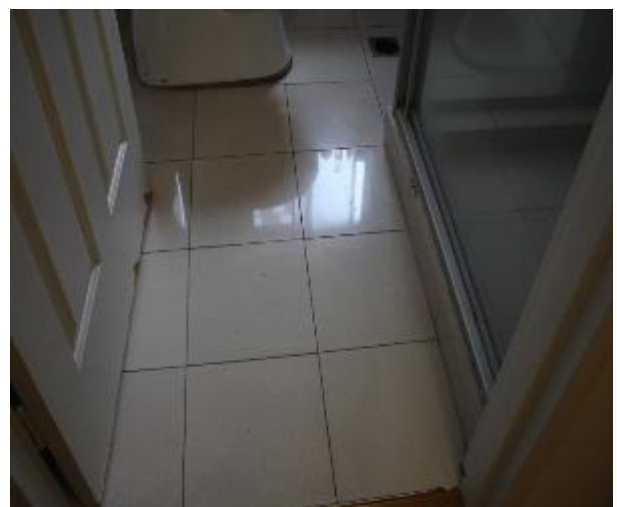


Figure 1156 - General condition of bathroom 1 floor tiles



Figure 1157 - General condition of bathroom 1 floor tiles



Figure 1158 - General condition of bathroom 1 floor tiles



Figure 1159 - General condition of bathroom 1 floor tiles

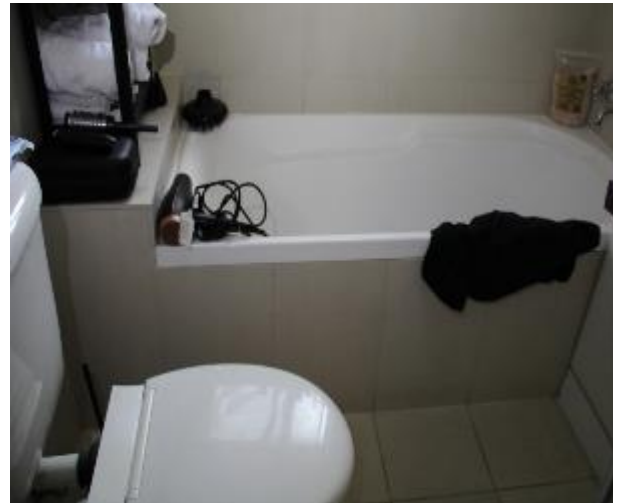


Figure 1160 - General condition of bathroom 1 internal wall

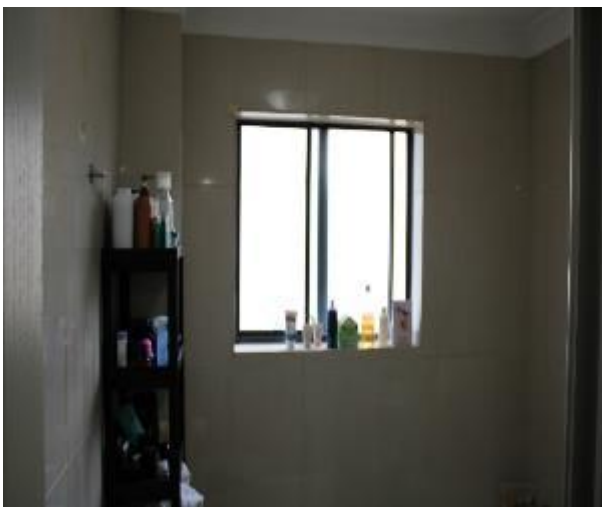


Figure 1161 - General condition of bathroom 1 internal wall

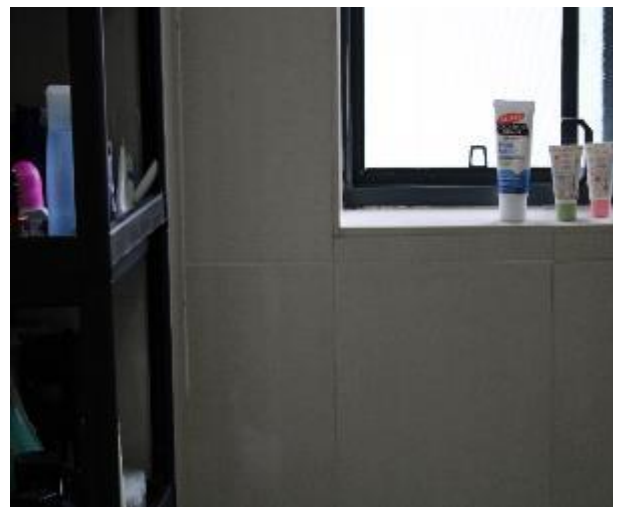


Figure 1162 - Crack propagation through bathroom 1 internal wall



Figure 1163 - Crack propagation through bathroom 1 internal wall



Figure 1164 - Crack propagation through bathroom 1 internal wall



Figure 1165 - Crack propagation through bathroom 1 internal wall



Figure 1166 - General condition of bathroom 1 internal wall

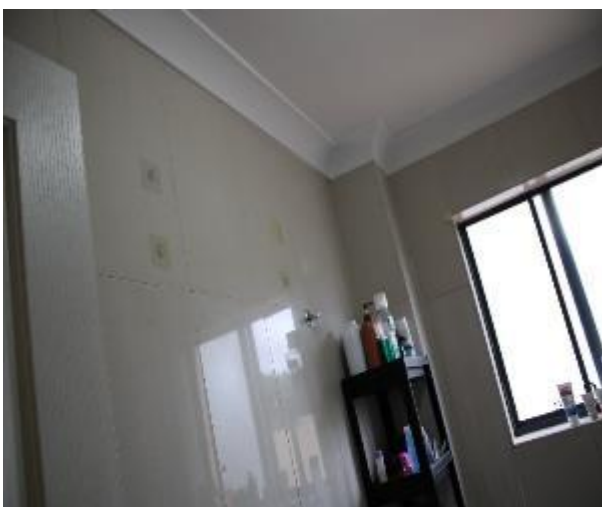


Figure 1167 - General condition of bathroom 1 internal wall

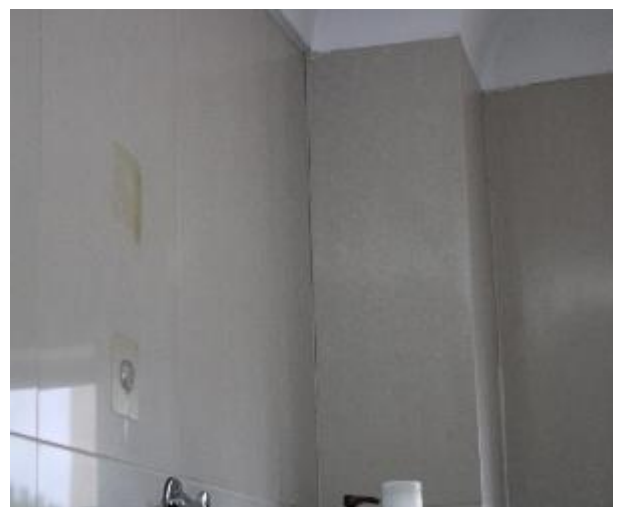


Figure 1168 - Crack propagation through bathroom 1 internal wall



Figure 1169 - General condition of bathroom 1 internal wall



Figure 1170 - General condition of bathroom 1 internal wall



Figure 1171 - General condition of bathroom 1 floor tiles

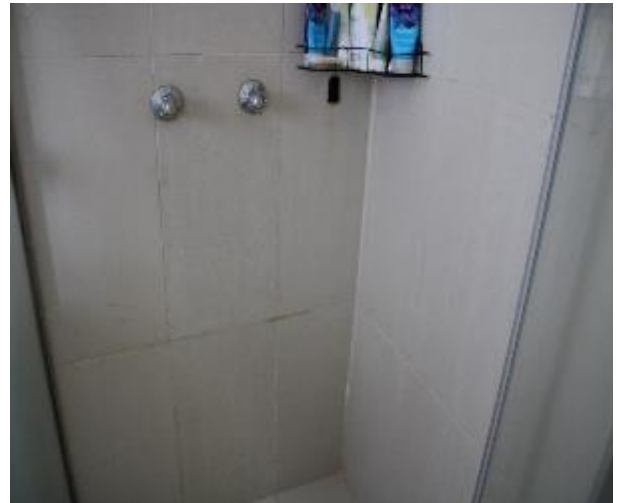


Figure 1172 - General condition of bathroom 1 internal wall



Figure 1173 - Crack propagation through bathroom 1 internal wall

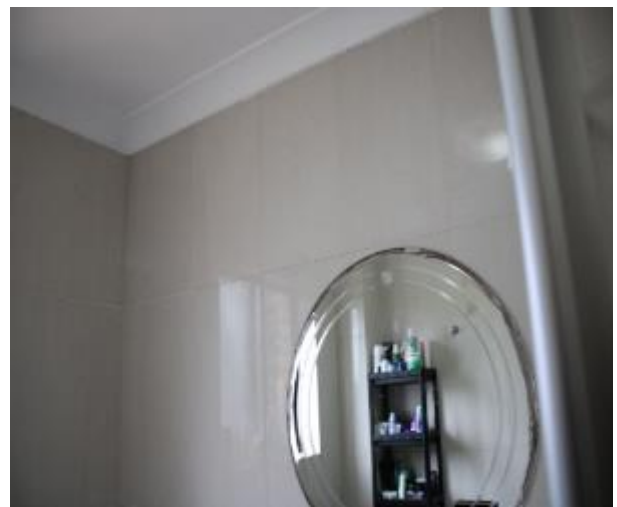


Figure 1174 - General condition of bathroom 1 internal wall

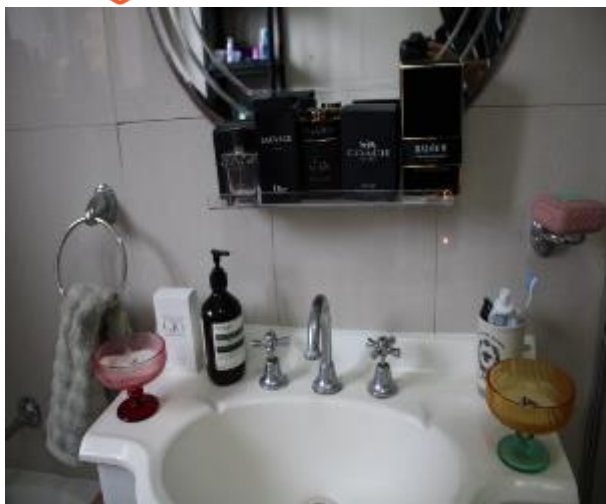


Figure 1175 - General condition of bathroom 1 internal wall



Figure 1176 - Crack propagation through bathroom 1 internal wall

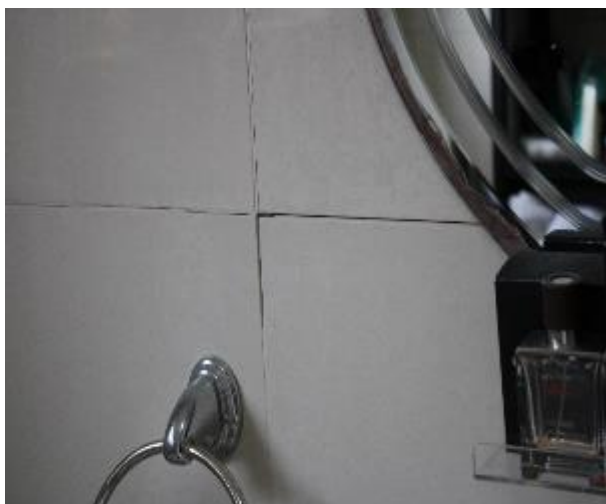


Figure 1177 - Crack propagation through bathroom 1 internal wall



Figure 1178 - Crack propagation through bathroom 1 internal wall

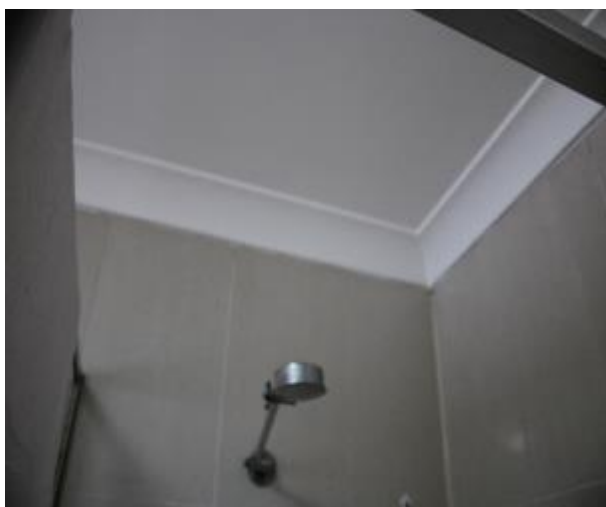


Figure 1179 - General condition of bathroom 1 ceiling

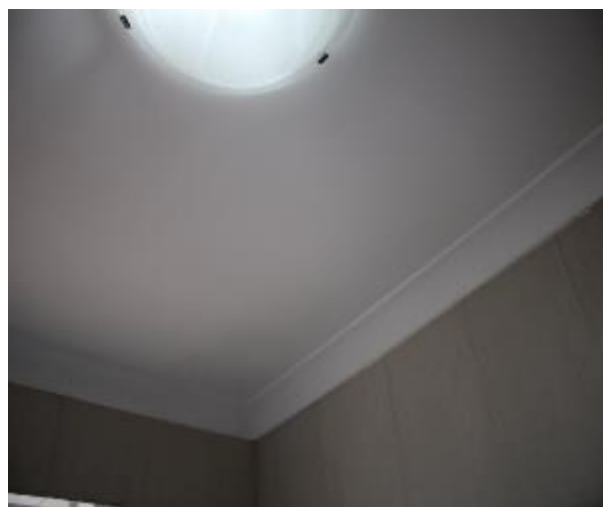


Figure 1180 - General condition of bathroom 1 ceiling



Figure 1181 - General condition of bathroom 1 ceiling



Figure 1182 - General condition of bathroom 1 ceiling



Figure 1183 - General condition of bedroom 1 internal wall

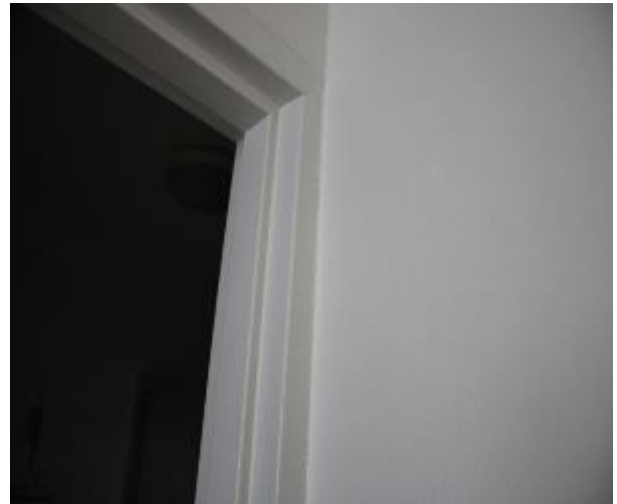


Figure 1184 - Crack propagation through bedroom 1 internal wall



Figure 1185 - General condition of bedroom 1 internal wall



Figure 1186 - Crack propagation through bedroom 1 internal wall



Figure 1187 - Crack propagation through bedroom 1 internal wall



Figure 1188 - Crack propagation through bedroom 1 internal wall

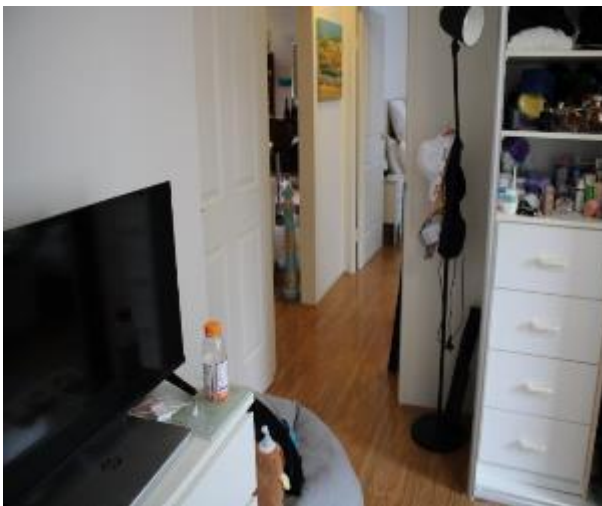


Figure 1189 - General condition of bedroom 1 internal wall

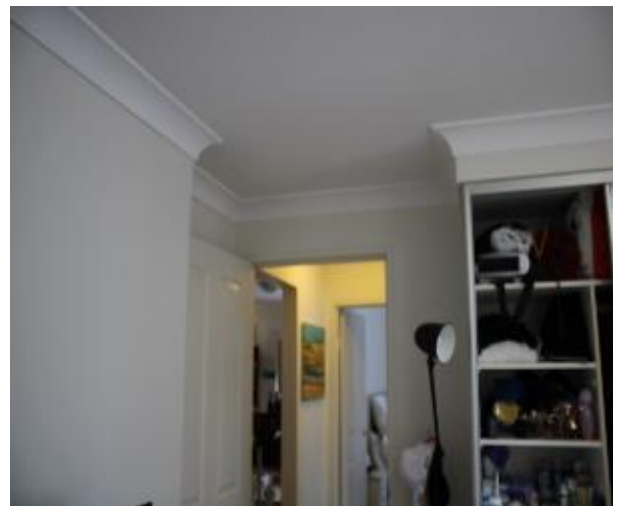


Figure 1190 - General condition of bedroom 1 internal wall

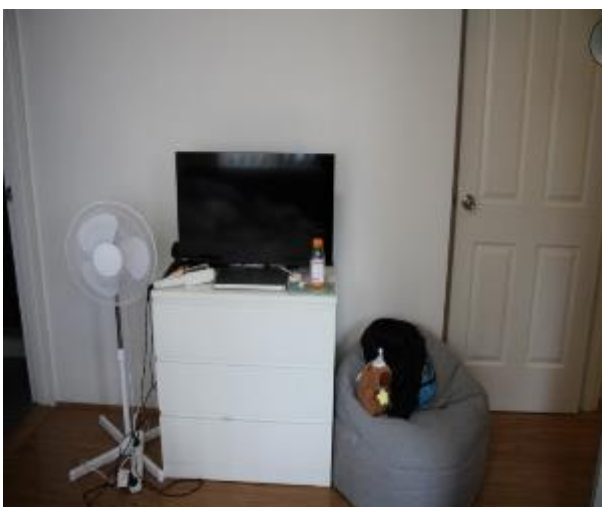


Figure 1191 - General condition of bedroom 1 internal wall

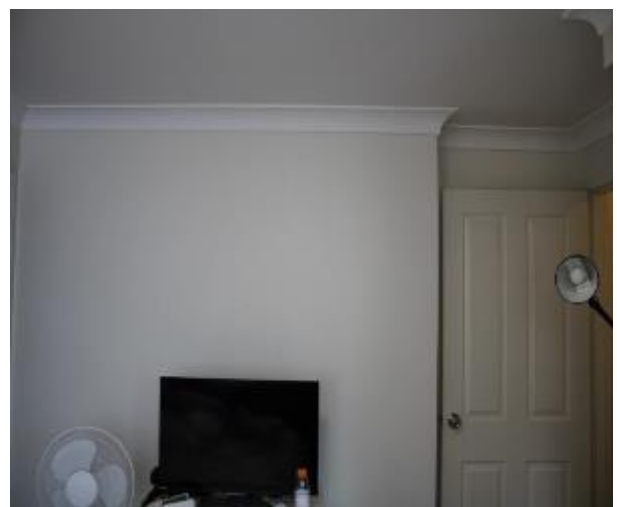


Figure 1192 - General condition of bedroom 1 internal wall



Figure 1193 - General condition of bedroom 1 internal wall



Figure 1194 - General condition of bedroom 1 internal wall

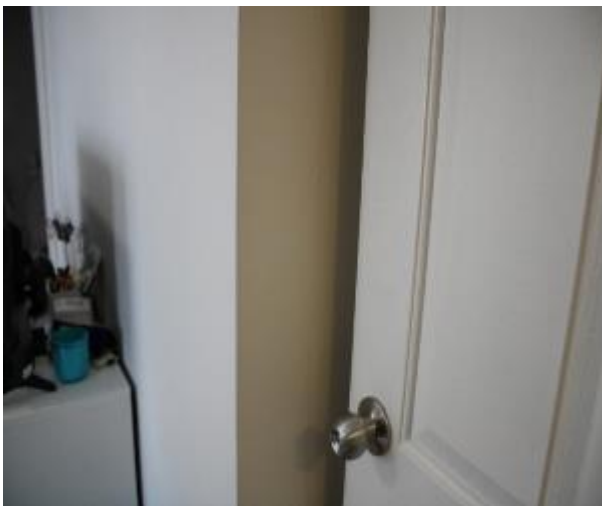


Figure 1195 - Crack propagation through bedroom 1 internal wall

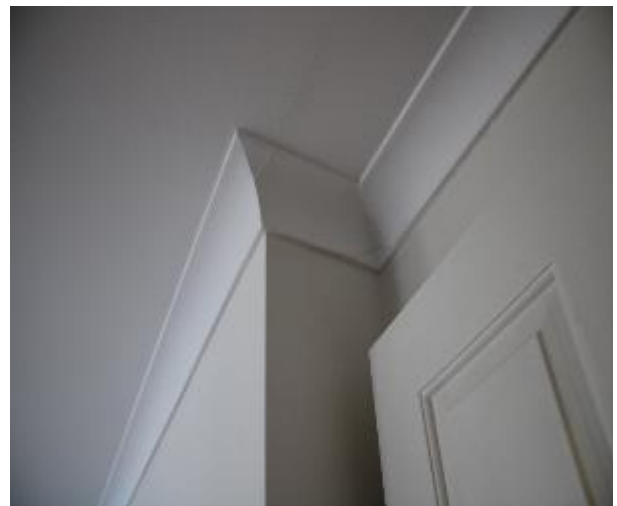


Figure 1196 - General condition of bedroom 1 internal wall



Figure 1197 - Crack propagation through bedroom 1 internal wall

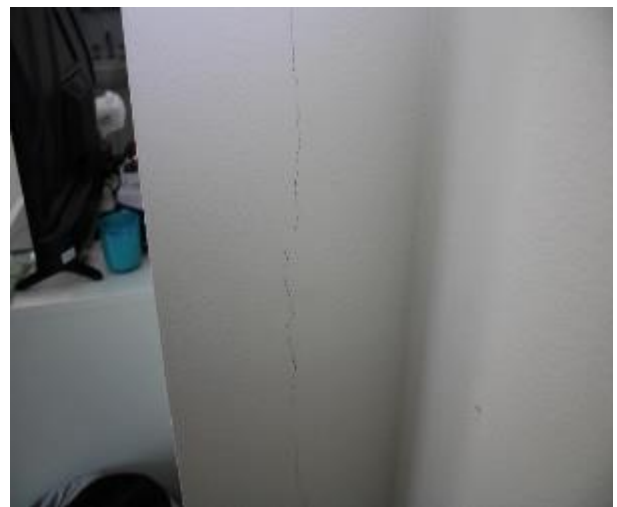


Figure 1198 - Crack propagation through bedroom 1 internal wall



Figure 1199 - Crack propagation through bedroom 1 internal wall



Figure 1200 - General condition of bedroom 1 internal wall



Figure 1201 - General condition of bedroom 1 ceiling



Figure 1202 - Crack propagation through bedroom 1 ceiling

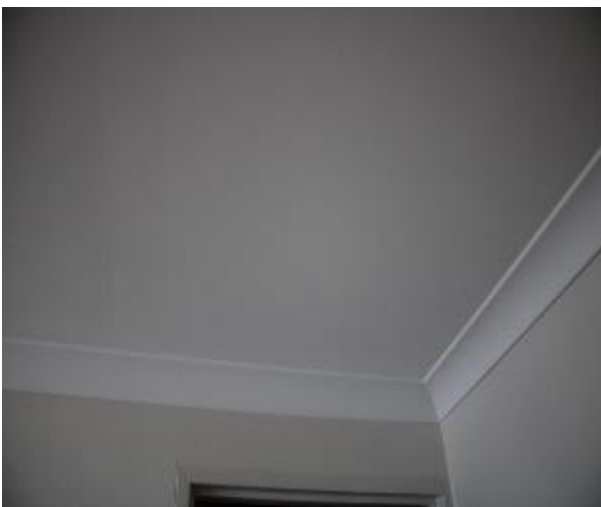


Figure 1203 - General condition of bedroom 1 ceiling

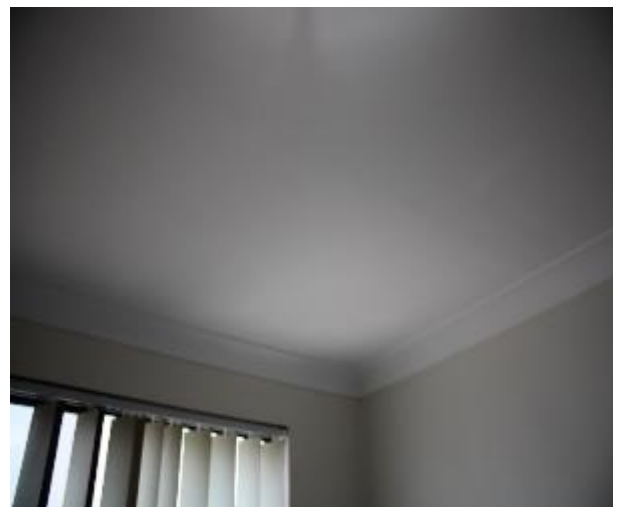


Figure 1204 - General condition of bedroom 1 ceiling



Figure 1205 - General condition of bedroom 1 ceiling



Figure 1206 - General condition of ensuite bathroom floor tiles



Figure 1207 - General condition of ensuite bathroom floor tiles



Figure 1208 - General condition of ensuite bathroom internal wall



Figure 1209 - General condition of ensuite bathroom internal wall



Figure 1210 - Crack propagation through ensuite bathroom internal wall



Figure 1211 - Crack propagation through ensuite bathroom internal wall



Figure 1212 - Crack propagation through ensuite bathroom internal wall



Figure 1213 - Crack propagation through ensuite bathroom internal wall

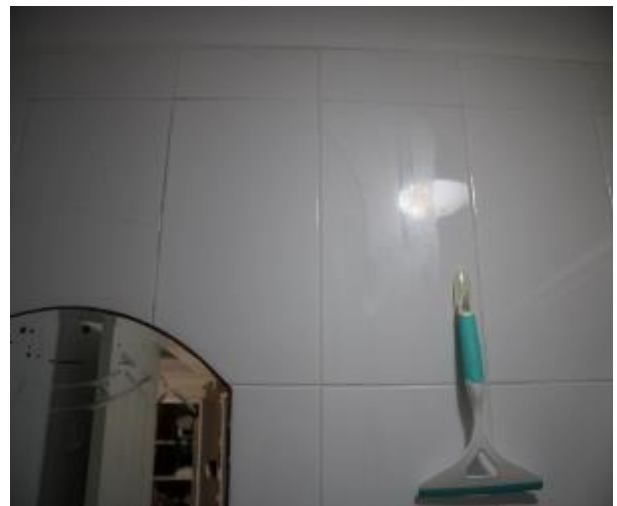


Figure 1214 - Crack propagation through ensuite bathroom internal wall



Figure 1215 - Crack propagation through ensuite bathroom internal wall



Figure 1216 - Crack propagation through ensuite bathroom internal wall



Figure 1217 - General condition of ensuite bathroom internal wall



Figure 1218 - Crack propagation through ensuite bathroom internal wall



Figure 1219 - Crack propagation through ensuite bathroom internal wall

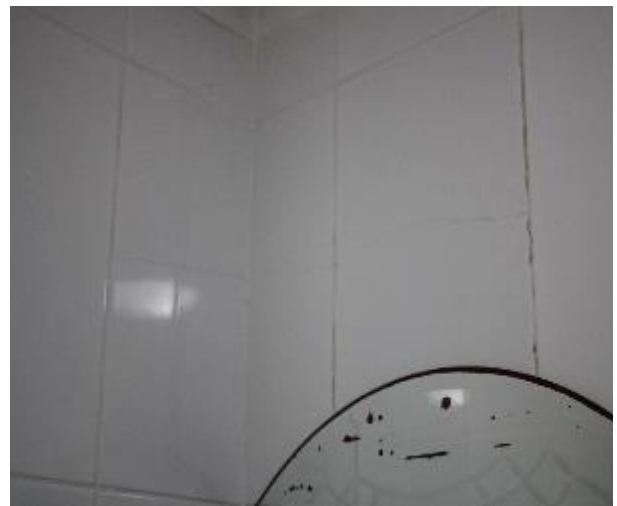


Figure 1220 - Crack propagation through ensuite bathroom internal wall



Figure 1221 - Crack propagation through ensuite bathroom internal wall

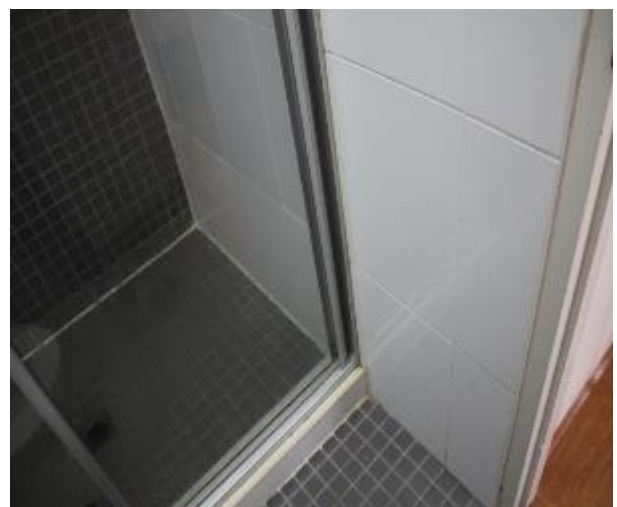


Figure 1222 - General condition of ensuite bathroom internal wall



Figure 1223 - General condition of ensuite bathroom internal wall



Figure 1224 - Crack propagation through ensuite bathroom internal wall

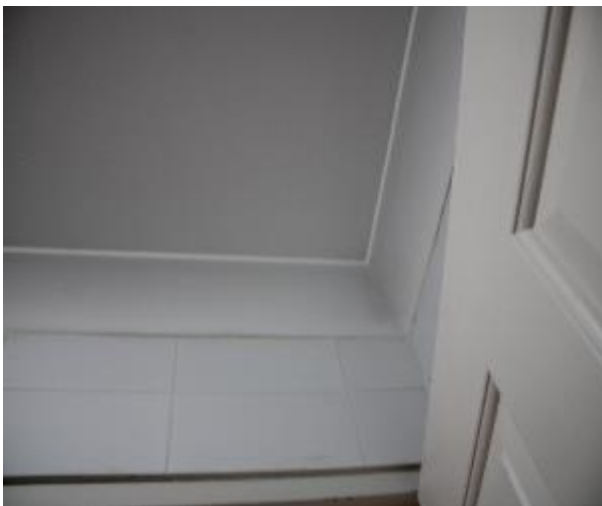


Figure 1225 - General condition of ensuite bathroom ceiling



Figure 1226 - Paint flaking through ensuite bathroom ceiling

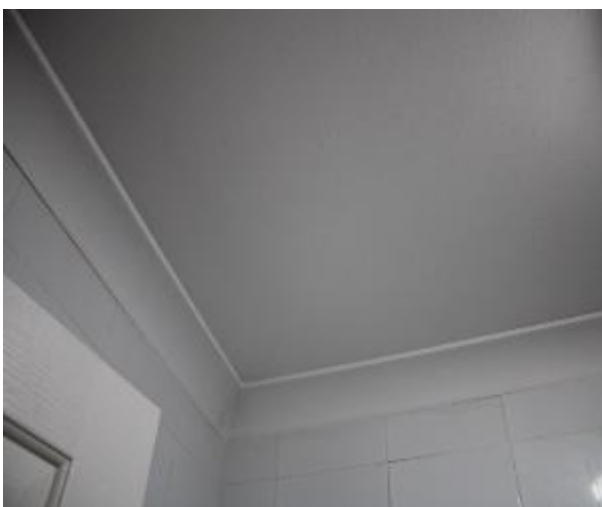


Figure 1227 - General condition of ensuite bathroom ceiling

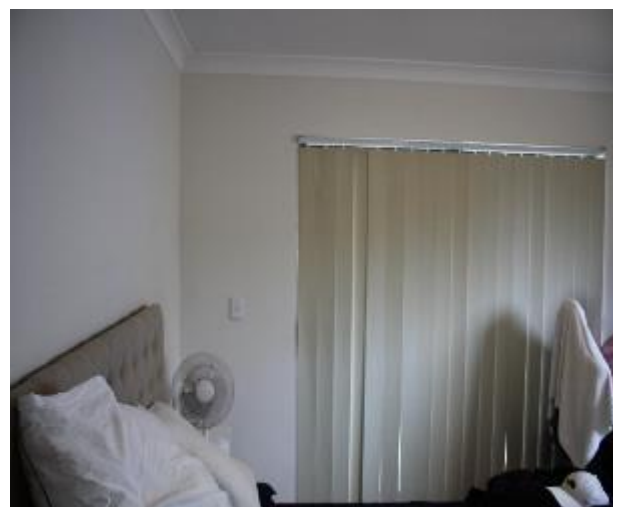


Figure 1228 - General condition of bedroom 2 internal wall



Figure 1229 - General condition of bedroom 2 internal wall



Figure 1230 - General condition of bedroom 2 internal wall

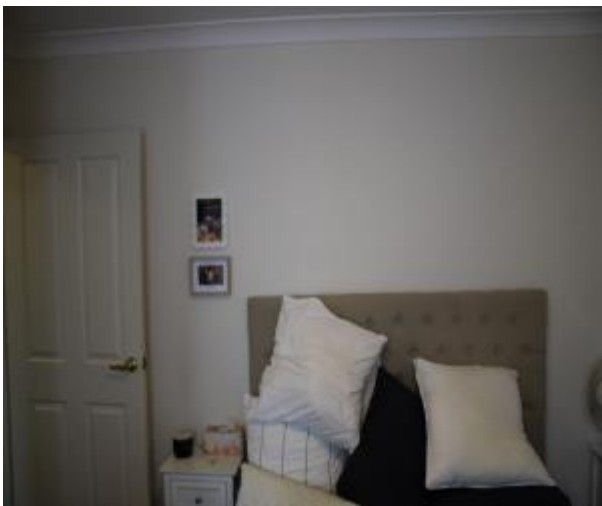


Figure 1231 - General condition of bedroom 2 internal wall



Figure 1232 - Crack propagation through bedroom 2 internal wall

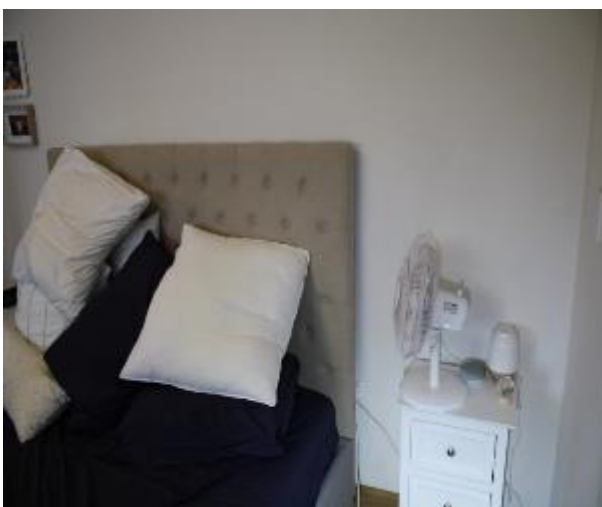


Figure 1233 - General condition of bedroom 2 internal wall

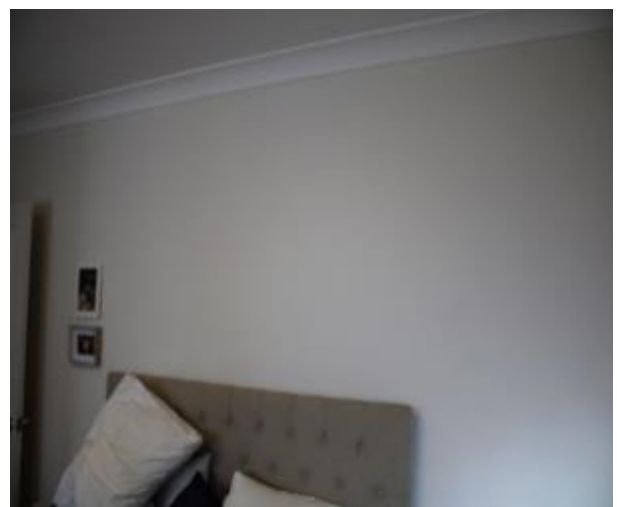


Figure 1234 - General condition of bedroom 2 internal wall



Figure 1235 - General condition of bedroom 2 internal wall



Figure 1236 - General condition of bedroom 2 internal wall



Figure 1237 - General condition of bedroom 2 internal wall

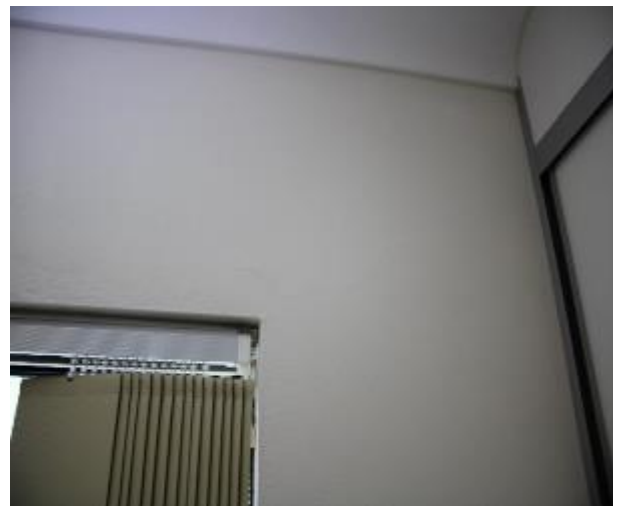


Figure 1238 - Crack propagation through bedroom 2 internal wall

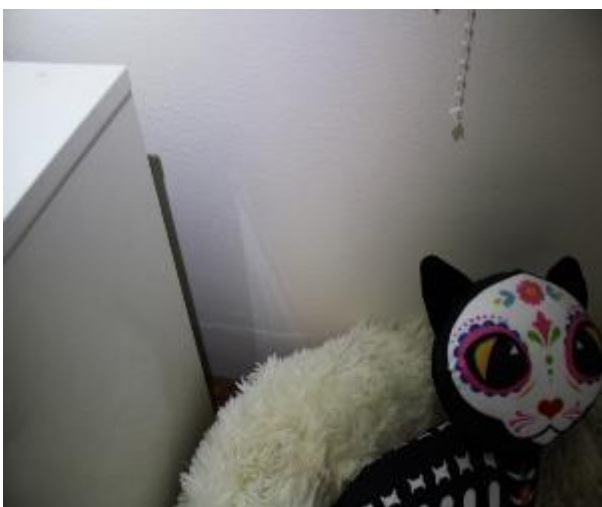


Figure 1239 - Crack propagation through bedroom 2 internal wall

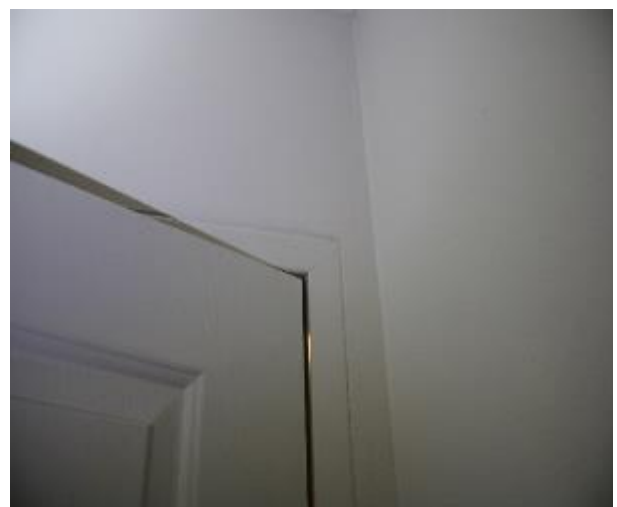


Figure 1240 - Crack propagation through bedroom 2 internal wall



Figure 1241 - General condition of bedroom 2 ceiling



Figure 1242 - General condition of bedroom 2 ceiling



Figure 1243 - General condition of bedroom 2 ceiling



Figure 1244 - Crack propagation through bedroom 2 ceiling

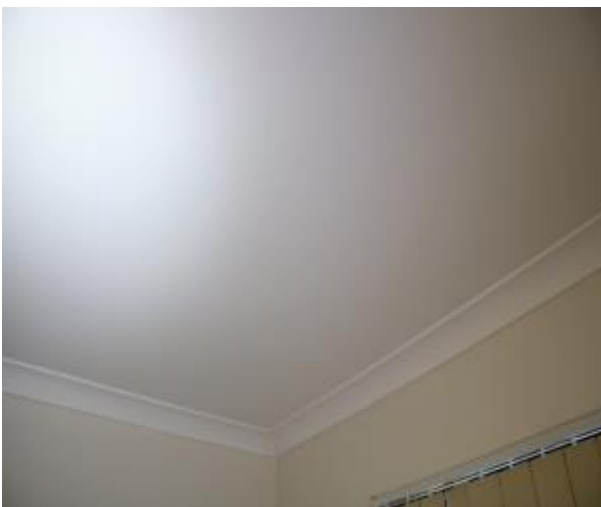


Figure 1245 - General condition of bedroom 2 ceiling

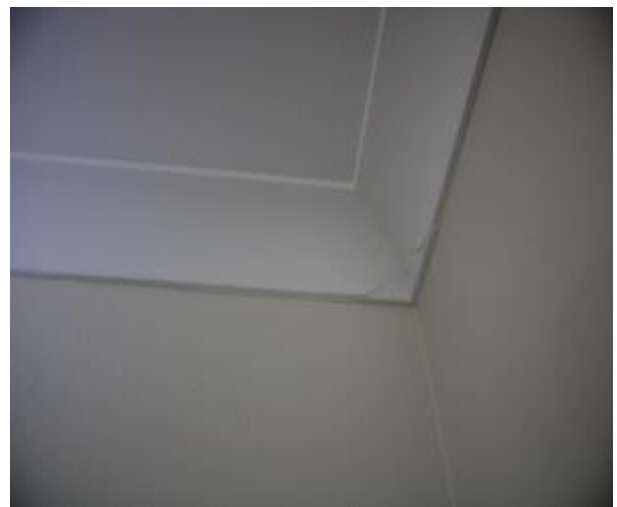


Figure 1246 - Crack propagation through bedroom 2 ceiling



Figure 1247 - General condition of balcony floor tiles



Figure 1248 - Crack propagation through balcony floor tiles



Figure 1249 - General condition of balcony floor tiles

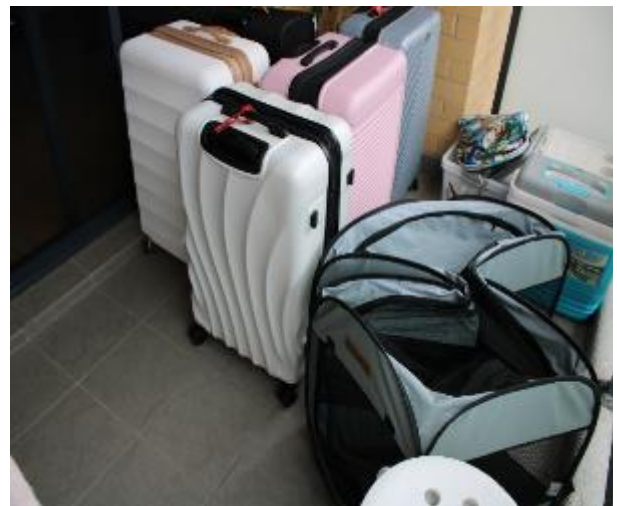


Figure 1250 - General condition of balcony floor tiles

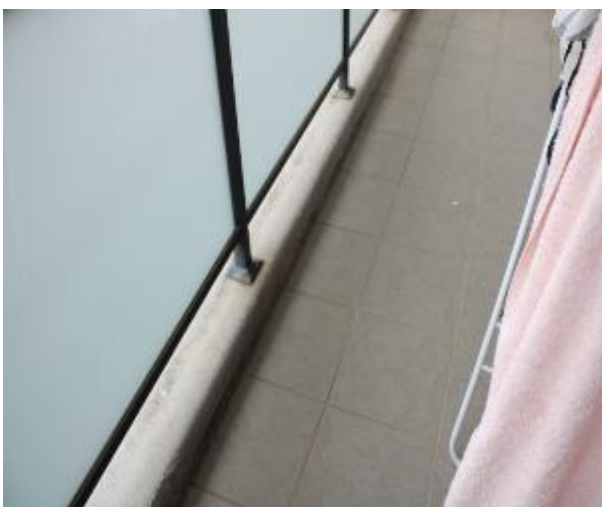


Figure 1251 - General condition of balcony floor tiles



Figure 1252 - General condition of balcony floor tiles



Figure 1253 - General condition of balcony floor tiles



Figure 1254 - General condition of balcony floor tiles



Figure 1255 - General condition of balcony floor tiles



Figure 1256 - General condition of external wall



Figure 1257 - General condition of external wall



Figure 1258 - General condition of external wall



Figure 1259 - General condition of external wall



Figure 1260 - General condition of external wall



Figure 1261 - General condition of external wall

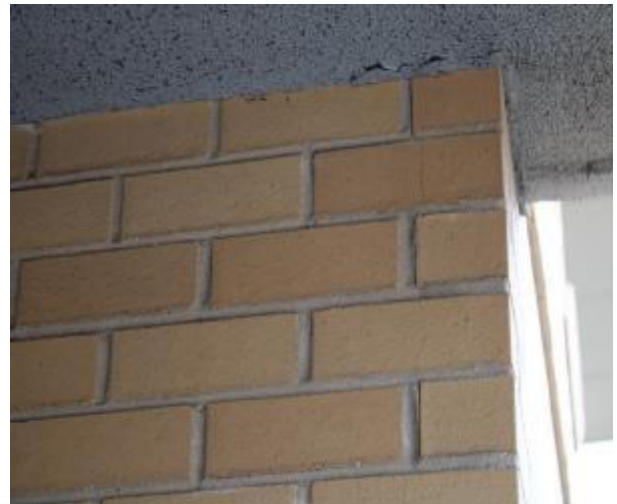


Figure 1262 - Crack propagation through external wall

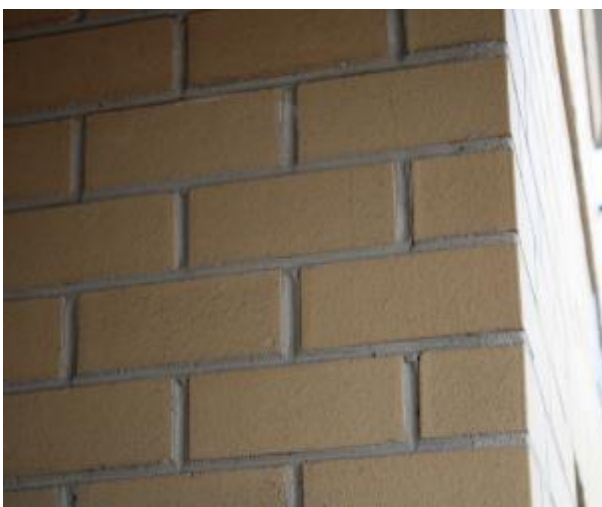


Figure 1263 - Crack propagation through external wall

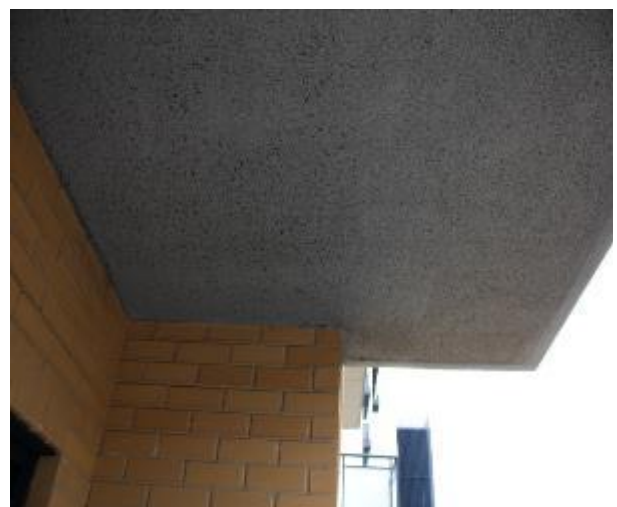


Figure 1264 - General condition of balcony underside slab

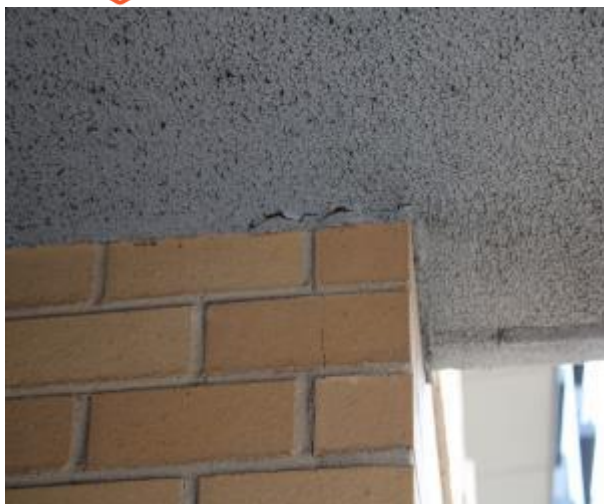


Figure 1265 - Crack propagation through balcony underside slab



Figure 1266 - General condition of balcony underside slab



Figure 1267 - General condition of balcony underside slab

## Comments

Unit 15 was inspected and determined to be in reasonable condition with evidence of cracking through the internal and external walls, balcony underside slab, and balcony floor tiles. There were also cases of cracking and paint flaking through the ceiling.

**Refer to Appendix C(xv) for photographic records of the above.**



(xvi) Unit 16





Figure 1268 - The following images display the condition of Unit 16



Figure 1269 - General condition of lounge room internal wall



Figure 1270 - General condition of lounge room internal wall



Figure 1271 - Crack propagation through lounge room internal wall



Figure 1272 - Crack propagation through lounge room internal wall



Figure 1273 - Crack propagation through lounge room internal wall



Figure 1274 - General condition of lounge room internal wall

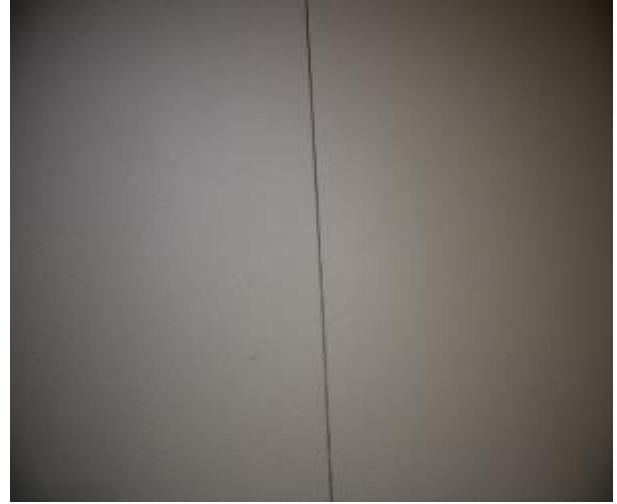


Figure 1275 - General condition of lounge room internal wall



Figure 1276 - Crack propagation through lounge room internal wall



Figure 1277 - General condition of lounge room internal wall



Figure 1278 - General condition of lounge room internal wall



Figure 1279 - General condition of lounge room internal wall



Figure 1280 - General condition of lounge room internal wall



Figure 1281 - Crack propagation through lounge room internal wall



Figure 1282 - Crack propagation through lounge room internal wall



Figure 1283 - General condition of lounge room internal wall

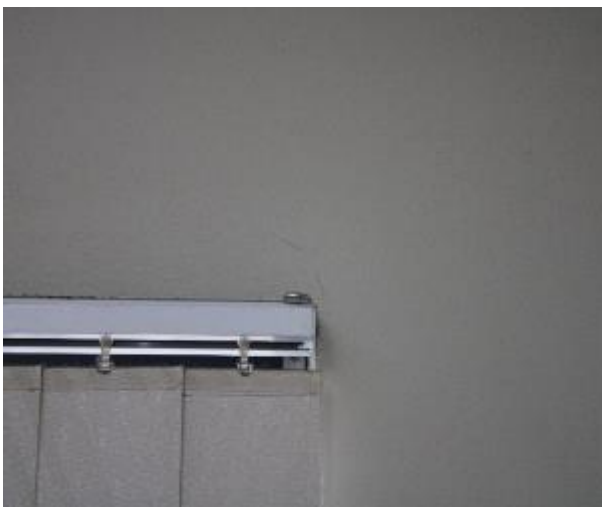


Figure 1284 - Crack propagation through lounge room internal wall



Figure 1285 - Crack propagation through lounge room internal wall



Figure 1286 - General condition of lounge room internal wall



Figure 1287 - General condition of lounge room internal wall



Figure 1288 - Crack propagation through lounge room internal wall



Figure 1289 - Crack propagation through lounge room internal wall



Figure 1290 - Crack propagation through lounge room internal wall



Figure 1291 - Crack propagation through lounge room internal wall



Figure 1292 - General condition of lounge room internal wall



Figure 1293 - General condition of lounge room internal wall



Figure 1294 - General condition of lounge room ceiling



Figure 1295 - General condition of lounge room ceiling



Figure 1296 - General condition of lounge room ceiling



Figure 1297 - General condition of lounge room ceiling



Figure 1298 - General condition of lounge room ceiling



Figure 1299 - General condition of lounge room ceiling



Figure 1300 - General condition of lounge room ceiling

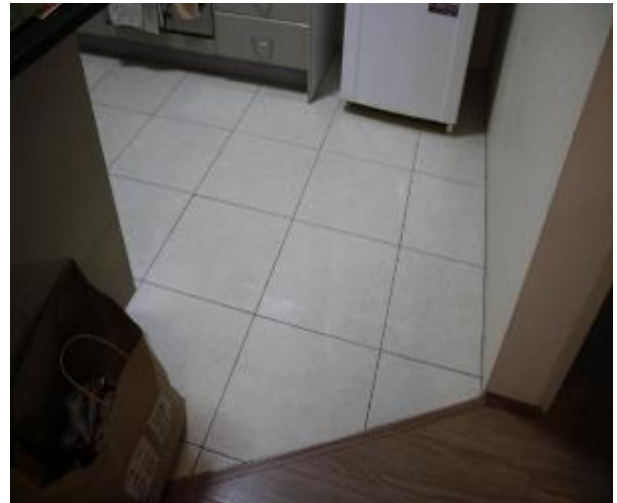


Figure 1301 - General condition of kitchen floor tiles

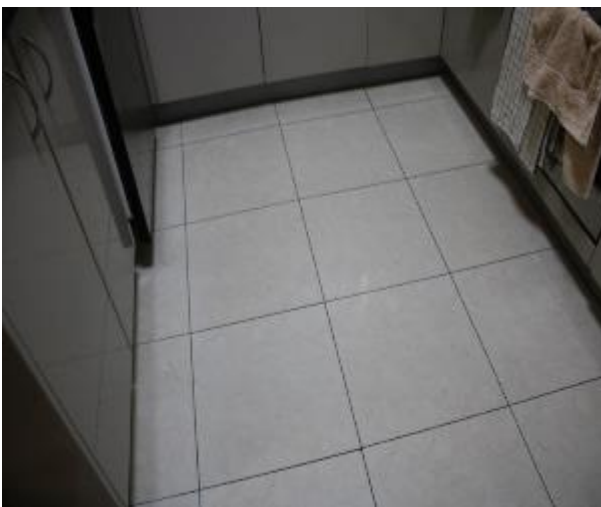


Figure 1302 - General condition of kitchen floor tiles



Figure 1303 - General condition of kitchen internal wall



Figure 1304 - General condition of kitchen internal wall



Figure 1305 - General condition of kitchen internal wall



Figure 1306 - General condition of kitchen internal wall



Figure 1307 - General condition of kitchen internal wall

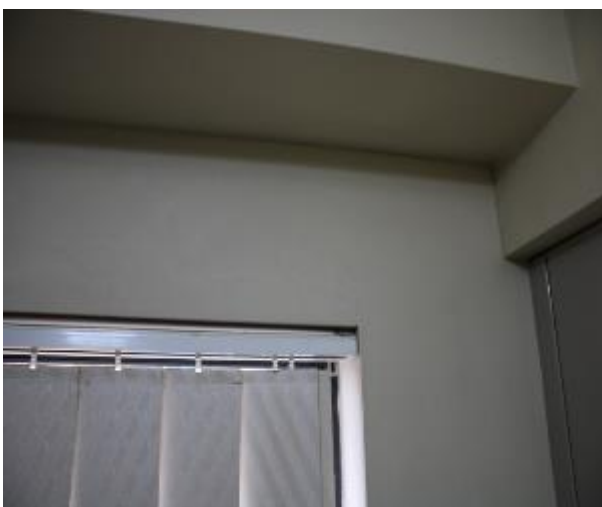


Figure 1308 - Crack propagation through kitchen internal wall



Figure 1309 - Crack propagation through kitchen internal wall



Figure 1310 - Crack propagation through kitchen internal wall



Figure 1311 - Crack propagation through kitchen internal wall



Figure 1312 - General condition of kitchen ceiling

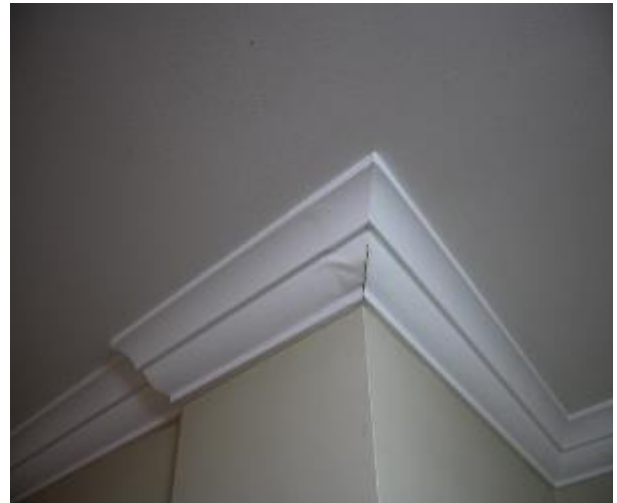


Figure 1313 - Paint flaking through kitchen ceiling

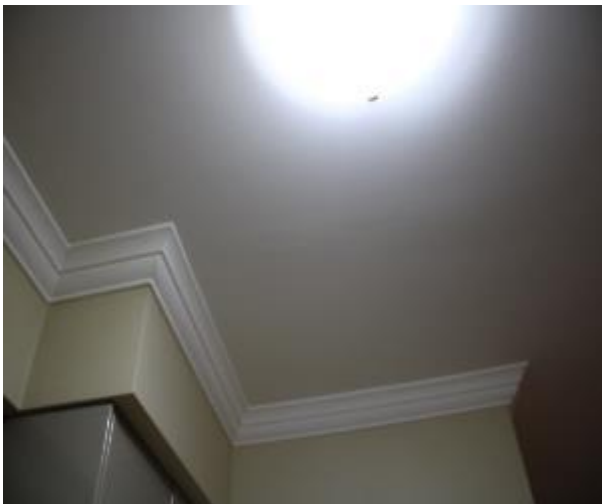


Figure 1314 - General condition of kitchen ceiling

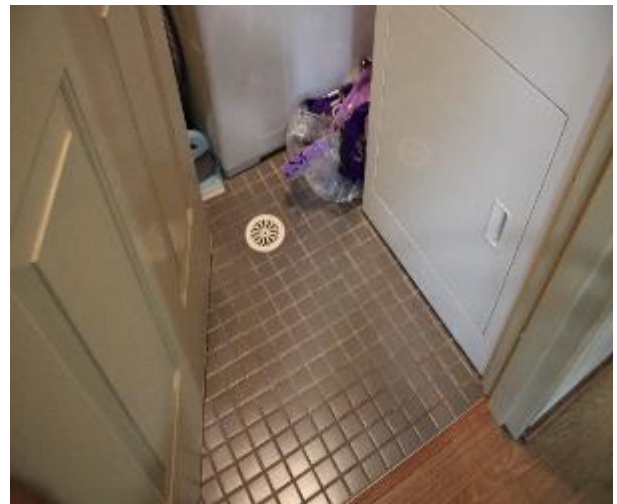


Figure 1315 - General condition of laundry floor tiles



Figure 1316 - General condition of laundry internal wall



Figure 1317 - General condition of laundry internal wall



Figure 1318 - Crack propagation through laundry internal wall



Figure 1319 - General condition of laundry internal wall

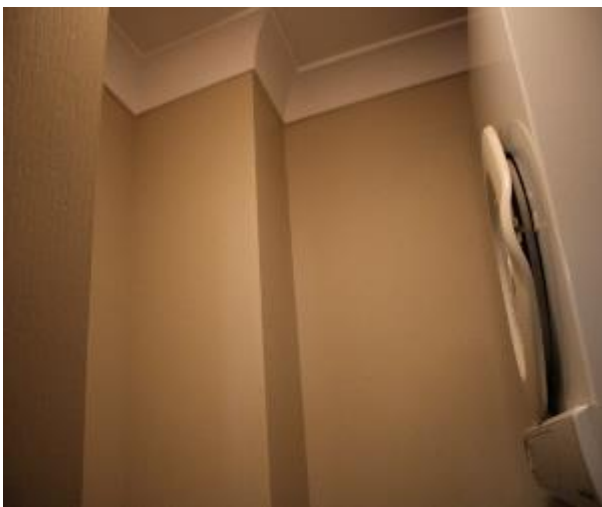


Figure 1320 - General condition of laundry internal wall

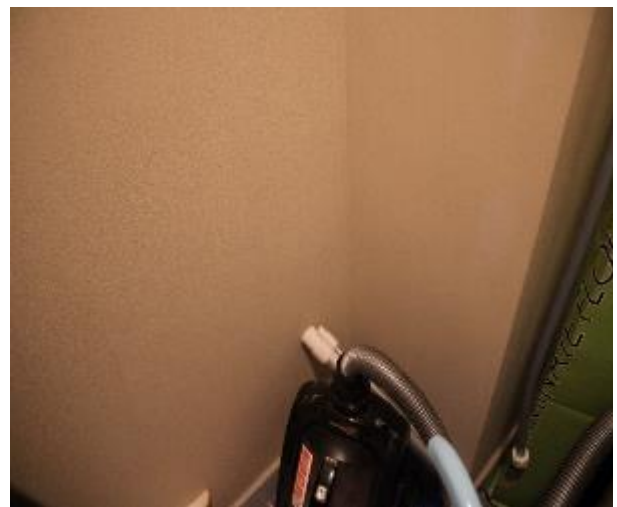


Figure 1321 - Crack propagation through laundry internal wall



Figure 1322 - Crack propagation through laundry internal wall



Figure 1323 - General condition of laundry internal wall



Figure 1324 - General condition of laundry internal wall



Figure 1325 - Crack propagation through laundry internal wall



Figure 1326 - General condition of laundry ceiling

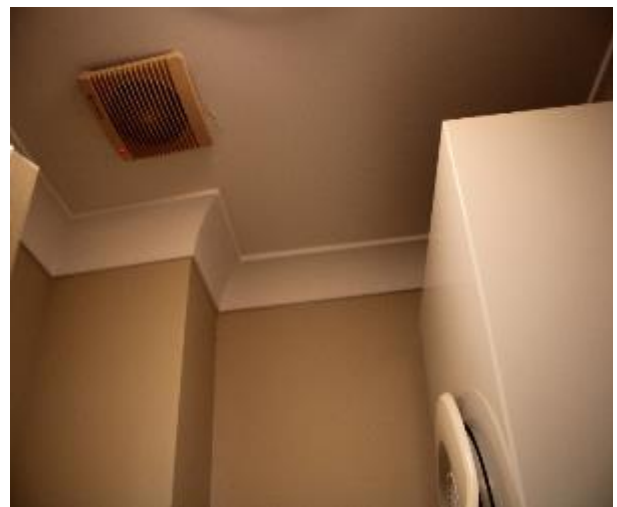


Figure 1327 - General condition of laundry ceiling



Figure 1328 - General condition of corridor flooring



Figure 1329 - General condition of corridor internal wall



Figure 1330 - General condition of corridor internal wall

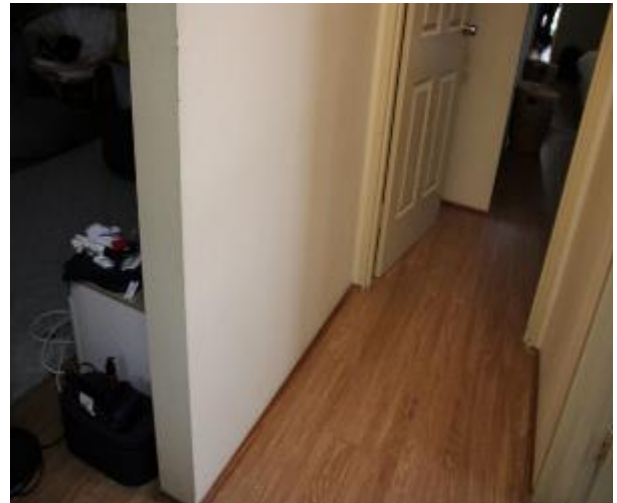


Figure 1331 - General condition of corridor internal wall

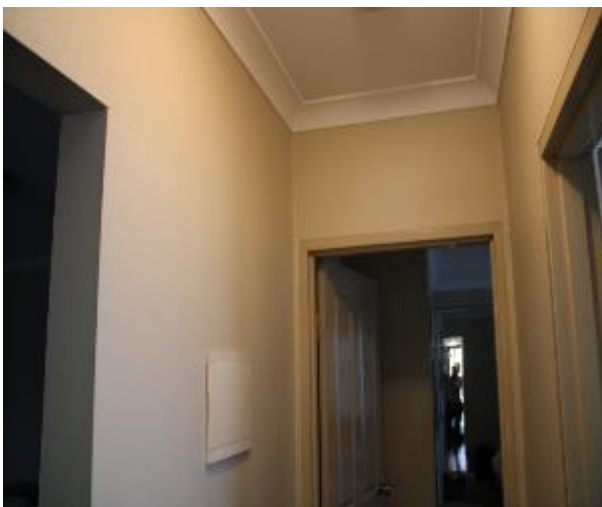


Figure 1332 - General condition of corridor internal wall

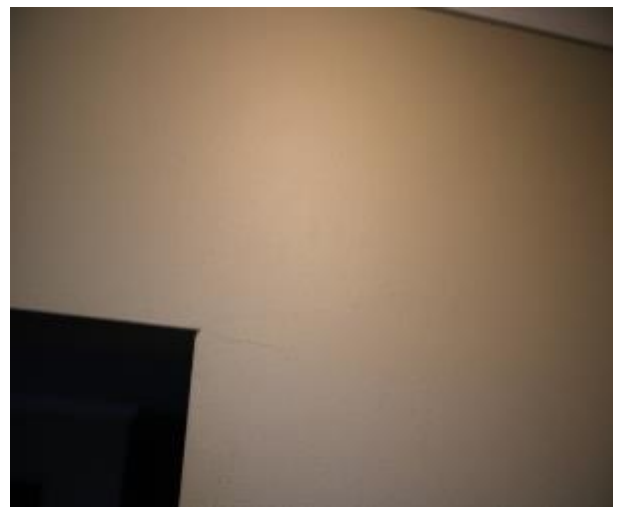


Figure 1333 - Crack propagation through corridor internal wall



Figure 1334 - Crack propagation through corridor internal wall



Figure 1335 - Crack propagation through corridor internal wall



Figure 1336 - General condition of corridor internal wall



Figure 1337 - General condition of corridor ceiling



Figure 1338 - General condition of bathroom 1 floor tiles

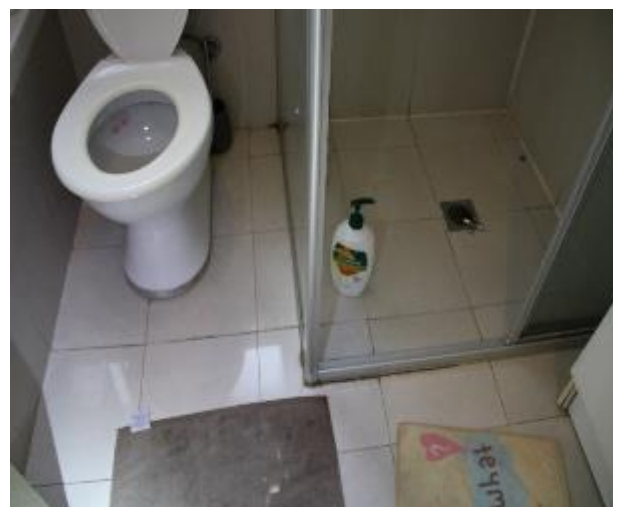


Figure 1339 - General condition of bathroom 1 floor tiles



Figure 1340 - Displacement evident through corridor flooring



Figure 1341 - General condition of bathroom 1 floor tiles



Figure 1342 - General condition of bathroom 1 floor tiles

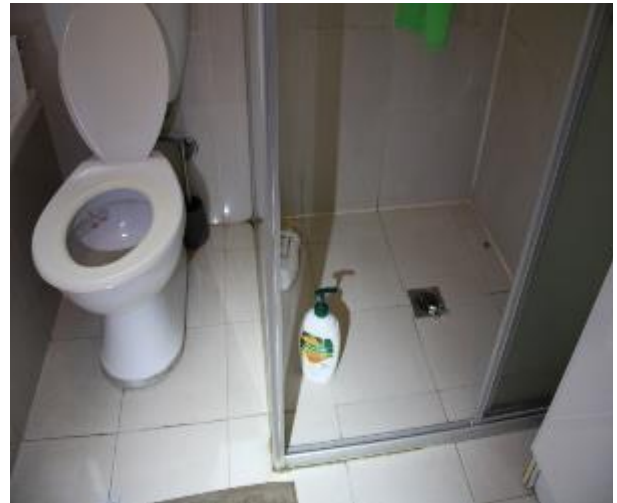


Figure 1343 - General condition of bathroom 1 floor tiles

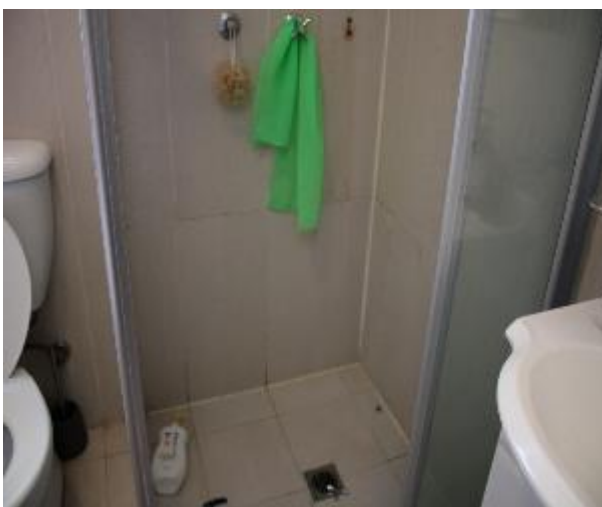


Figure 1344 - General condition of bathroom 1 internal wall

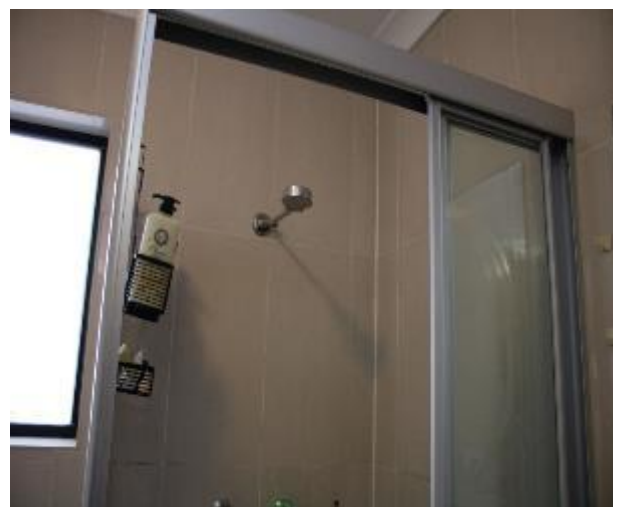


Figure 1345 - General condition of bathroom 1 internal wall



Figure 1346 - General condition of bathroom 1 internal wall



Figure 1347 - General condition of bathroom 1 internal wall



Figure 1348 - General condition of bathroom 1 internal wall



Figure 1349 - Crack propagation through bathroom 1 internal wall



Figure 1350 - General condition of bathroom 1 internal wall



Figure 1351 - General condition of bathroom 1 internal wall



Figure 1352 - General condition of bathroom 1 internal wall



Figure 1353 - General condition of bathroom 1 internal wall



Figure 1354 - General condition of bathroom 1 internal wall



Figure 1355 - General condition of bathroom 1 internal wall

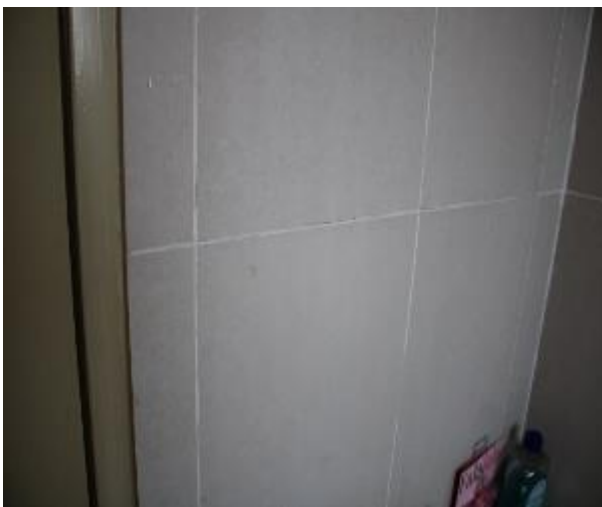


Figure 1356 - Crack propagation through bathroom 1 internal wall



Figure 1357 - Crack propagation through bathroom 1 internal wall



Figure 1358 - General condition of bathroom 1 internal wall



Figure 1359 - General condition of bathroom 1 internal wall



Figure 1360 - General condition of bathroom 1 ceiling



Figure 1361 - General condition of bathroom 1 ceiling

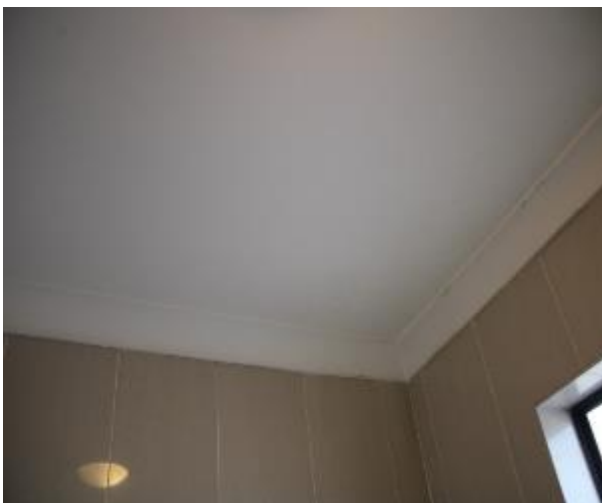


Figure 1362 - General condition of bathroom 1 ceiling

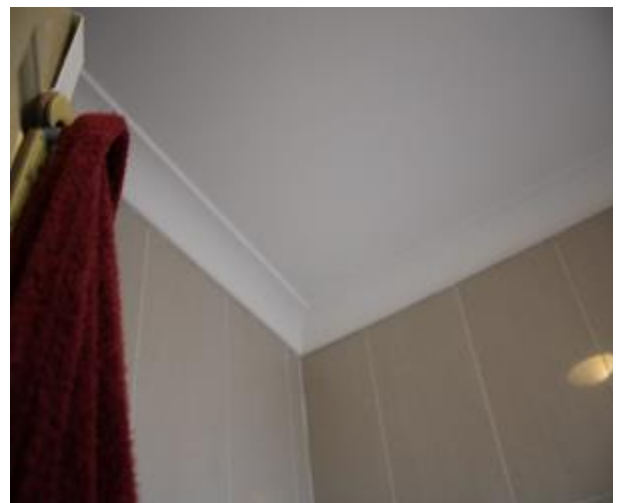


Figure 1363 - General condition of bathroom 1 ceiling



Figure 1364 - Crack propagation through bathroom 1 internal wall



Figure 1365 - General condition of bedroom 1 internal wall

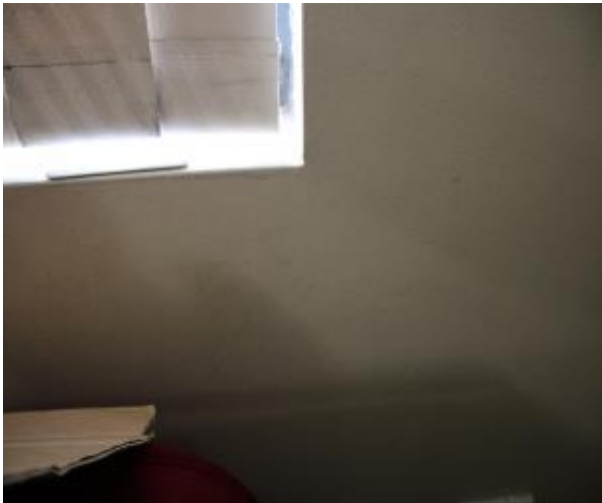


Figure 1366 - Crack propagation through bedroom 1 internal wall



Figure 1367 - Crack propagation through bedroom 1 internal wall

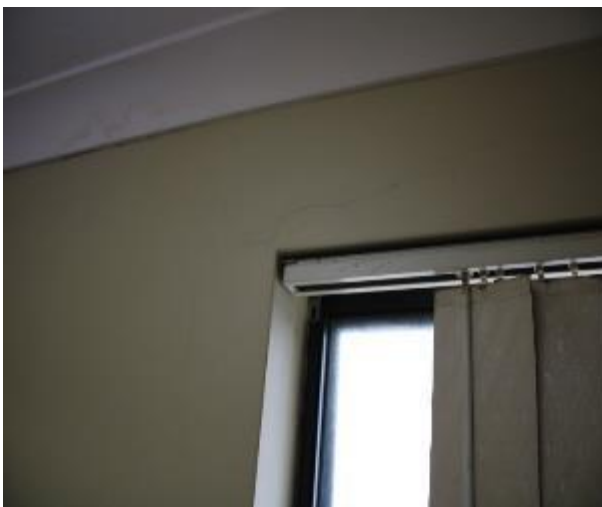


Figure 1368 - Crack propagation through bedroom 1 internal wall

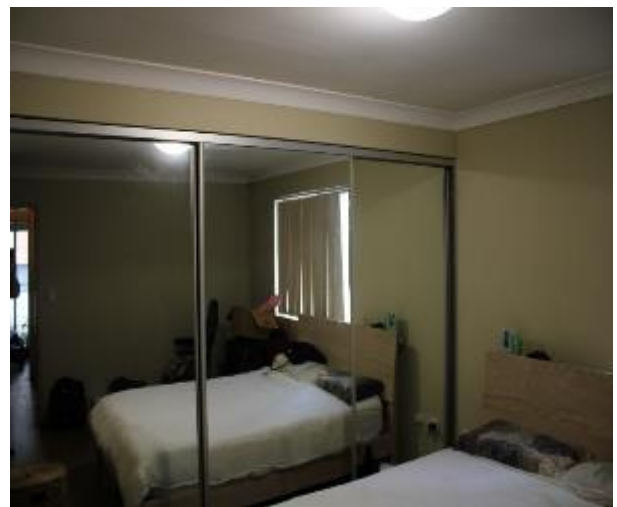


Figure 1369 - General condition of bedroom 1 internal wall



Figure 1370 - Crack propagation through bedroom 1 internal wall



Figure 1371 - General condition of bedroom 1 internal wall



Figure 1372 - General condition of bedroom 1 internal wall

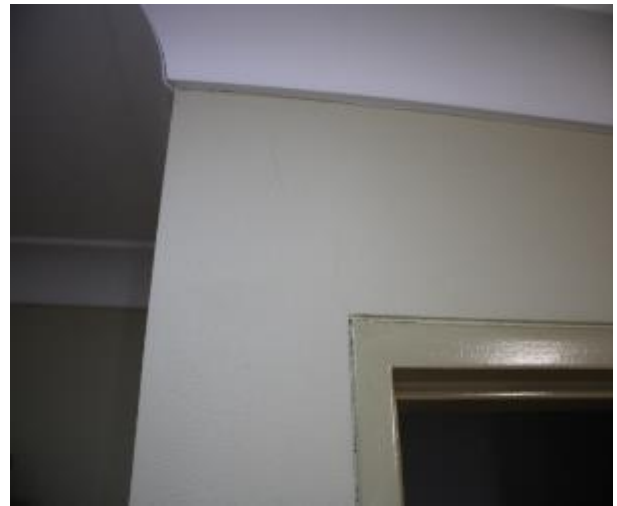


Figure 1373 - Crack propagation through bedroom 1 internal wall



Figure 1374 - General condition of bedroom 1 internal wall

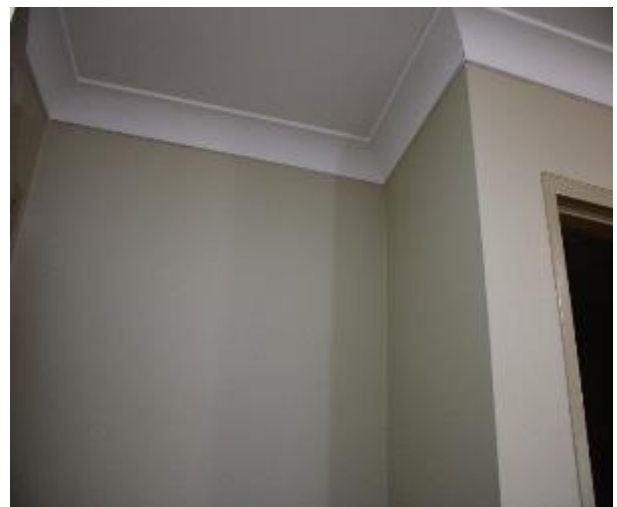


Figure 1375 - General condition of bedroom 1 internal wall

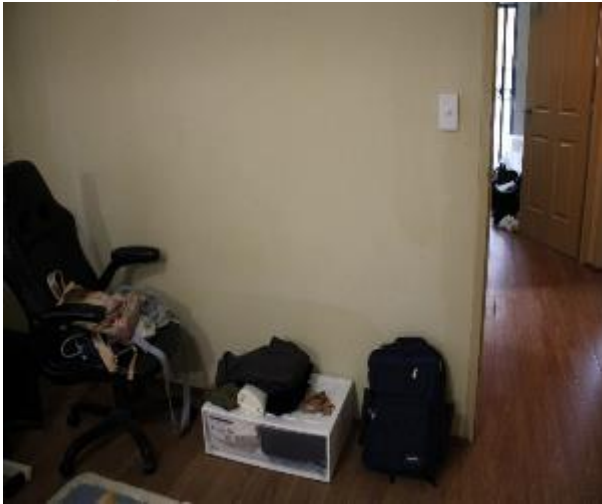


Figure 1376 - General condition of bedroom 1 internal wall



Figure 1377 - General condition of bedroom 1 internal wall



Figure 1378 - General condition of bedroom 1 internal wall

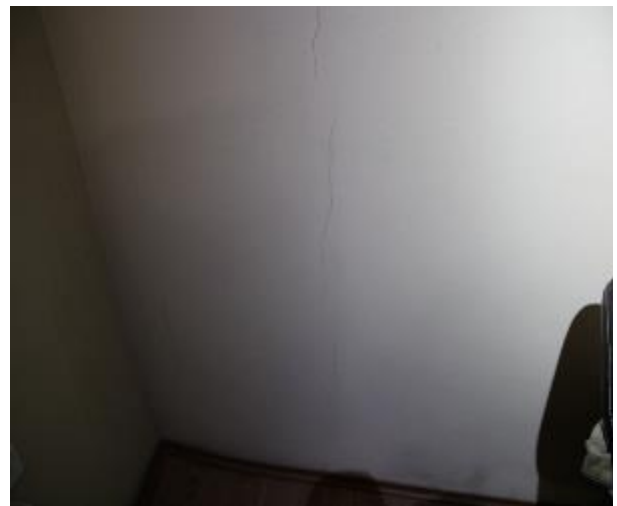


Figure 1379 - Crack propagation through bedroom 1 internal wall

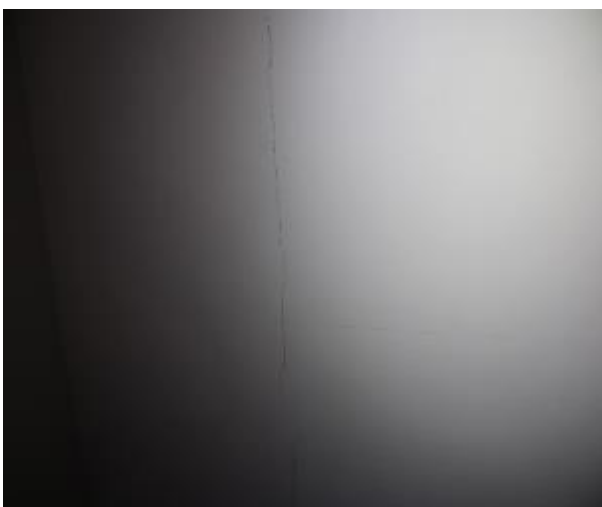


Figure 1380 - Crack propagation through bedroom 1 internal wall

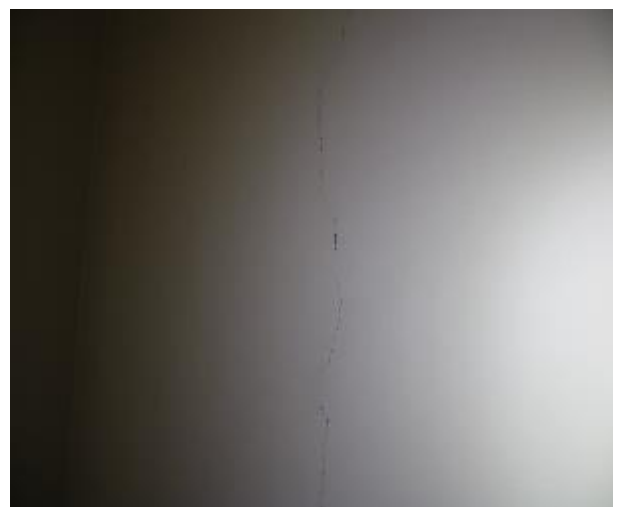


Figure 1381 - Crack propagation through bedroom 1 internal wall



Figure 1382 - Crack propagation through bedroom 1 internal wall



Figure 1383 - General condition of bedroom 1 ceiling



Figure 1384 - Crack propagation through bedroom 1 ceiling

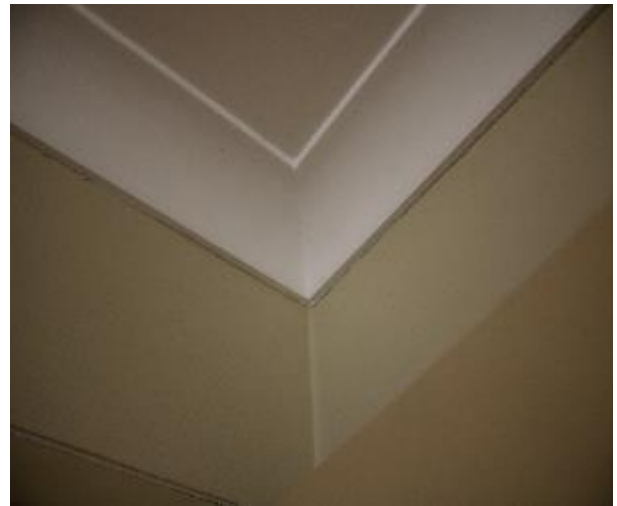


Figure 1385 - Crack propagation through bedroom 1 ceiling

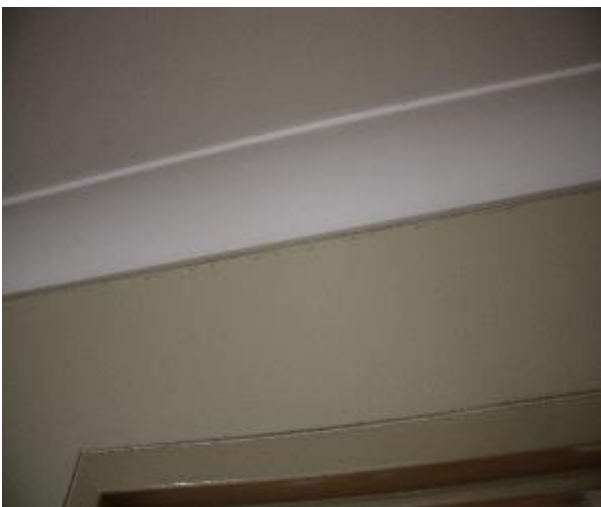


Figure 1386 - Crack propagation through bedroom 1 ceiling

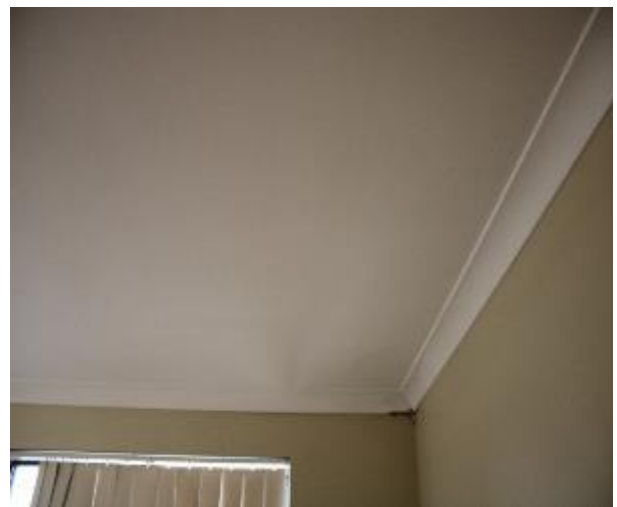


Figure 1387 - General condition of bedroom 1 ceiling



Figure 1388 - Crack propagation through bedroom 1 ceiling



Figure 1389 - Water damage evident through bedroom 1 ceiling



Figure 1390 - Crack propagation through bedroom 1 ceiling



Figure 1391 - General condition of bedroom 1 ceiling



Figure 1392 - Crack propagation through bedroom 1 ceiling



Figure 1393 - Crack propagation through bedroom 1 ceiling



Figure 1394 - General condition of bedroom 1 ceiling



Figure 1395 - Crack propagation through bedroom 1 ceiling



Figure 1396 - General condition of ensuite bathroom floor tiles



Figure 1397 - General condition of ensuite bathroom floor tiles

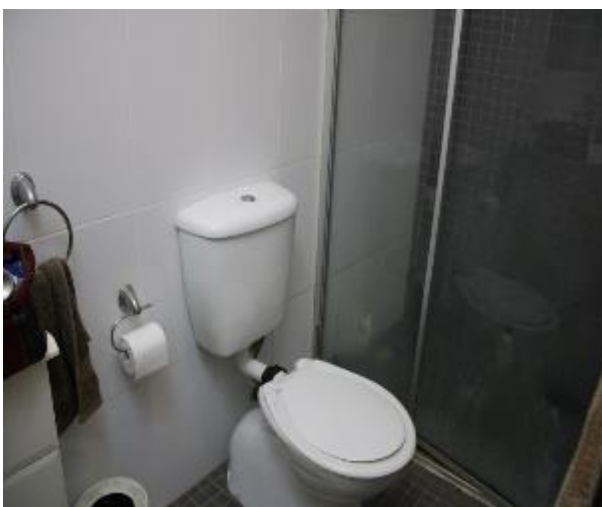


Figure 1398 - General condition of ensuite bathroom internal wall



Figure 1399 - General condition of ensuite bathroom internal wall



Figure 1400 - General condition of ensuite bathroom internal wall



Figure 1401 - General condition of ensuite bathroom internal wall



Figure 1402 - Crack propagation through ensuite bathroom internal wall



Figure 1403 - Crack propagation through ensuite bathroom internal wall



Figure 1404 - General condition of ensuite bathroom internal wall

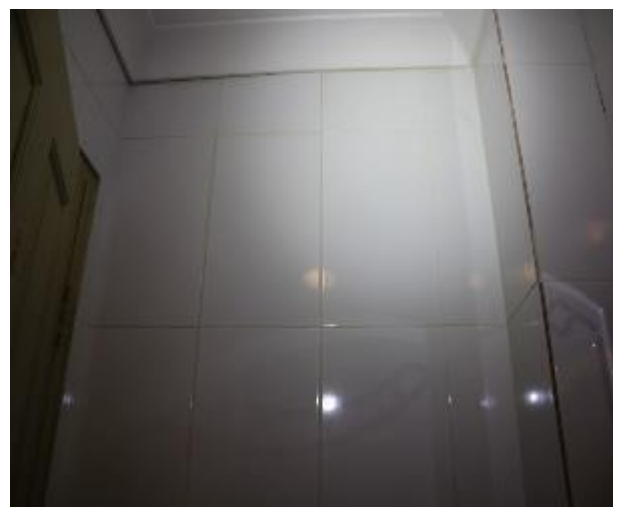


Figure 1405 - General condition of ensuite bathroom internal wall



Figure 1406 - General condition of ensuite bathroom internal wall



Figure 1407 - General condition of ensuite bathroom internal wall



Figure 1408 - General condition of ensuite bathroom internal wall

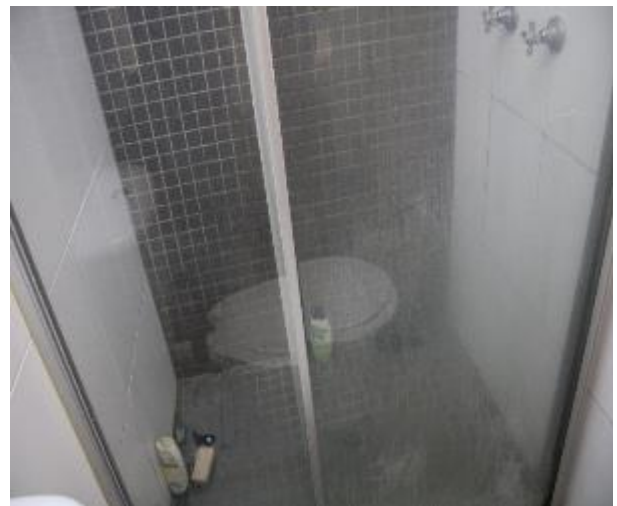


Figure 1409 - General condition of ensuite bathroom internal wall

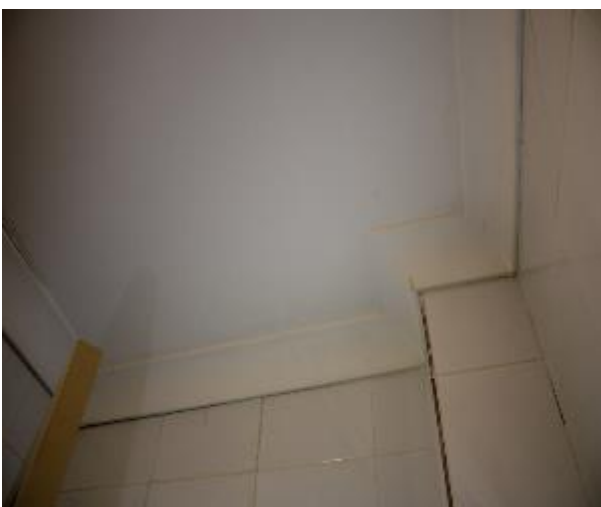


Figure 1410 - General condition of ensuite bathroom ceiling

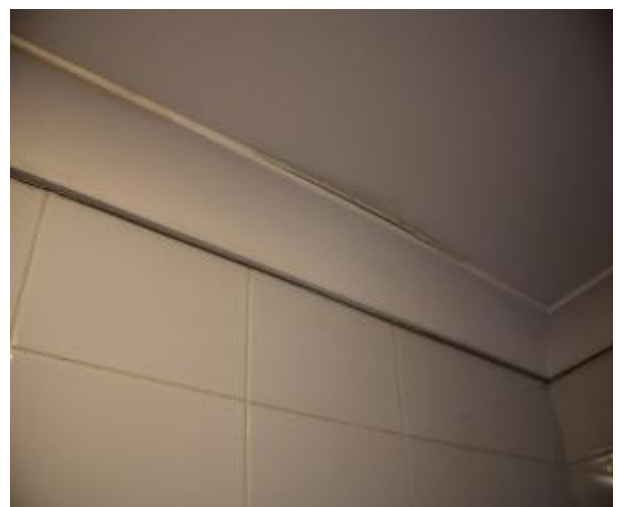


Figure 1411 - Crack propagation through ensuite bathroom ceiling



Figure 1412 - General condition of ensuite bathroom ceiling



Figure 1413 - General condition of study internal wall



Figure 1414 - Crack propagation through study internal wall



Figure 1415 - Crack propagation through study internal wall

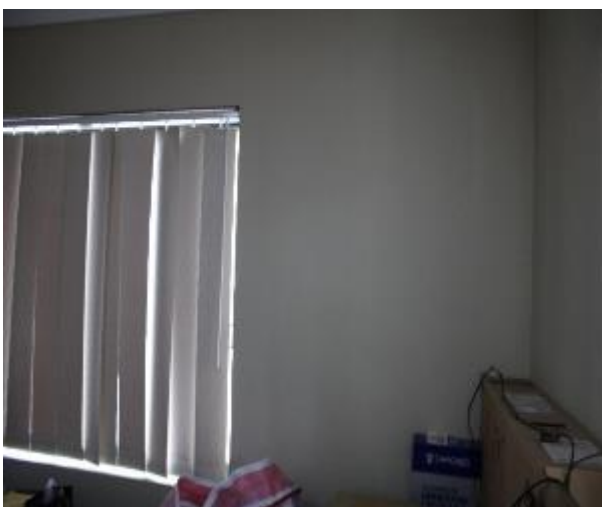


Figure 1416 - General condition of study internal wall



Figure 1417 - General condition of study internal wall



Figure 1418 - Crack propagation through study internal wall



Figure 1419 - Crack propagation through study internal wall



Figure 1420 - Crack propagation through study internal wall

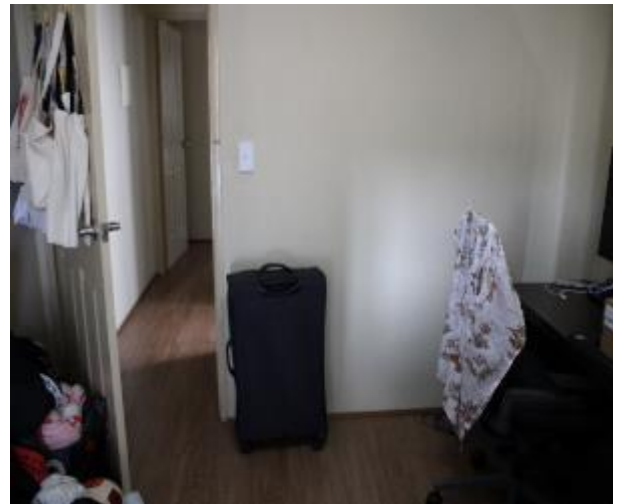


Figure 1421 - General condition of study internal wall

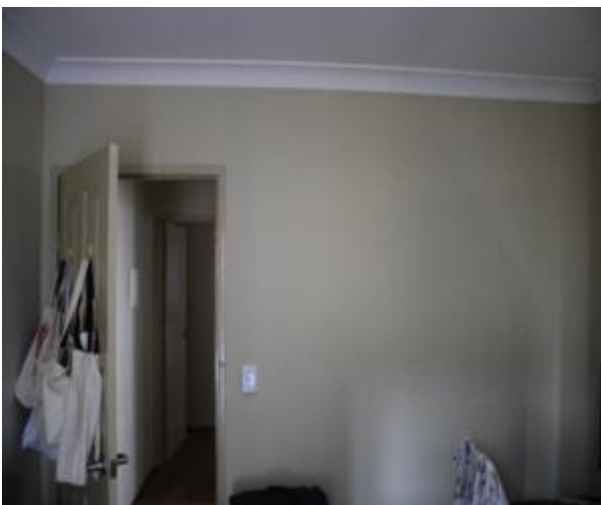


Figure 1422 - General condition of study internal wall

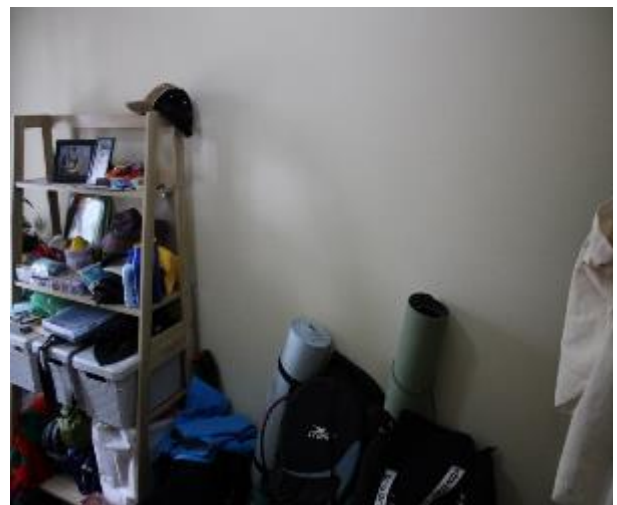


Figure 1423 - General condition of study internal wall



Figure 1424 - General condition of study internal wall



Figure 1425 - General condition of study ceiling



Figure 1426 - Crack propagation through study ceiling

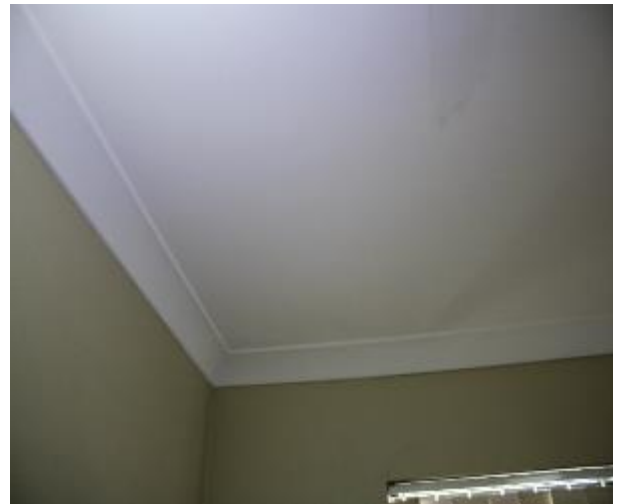


Figure 1427 - General condition of study ceiling

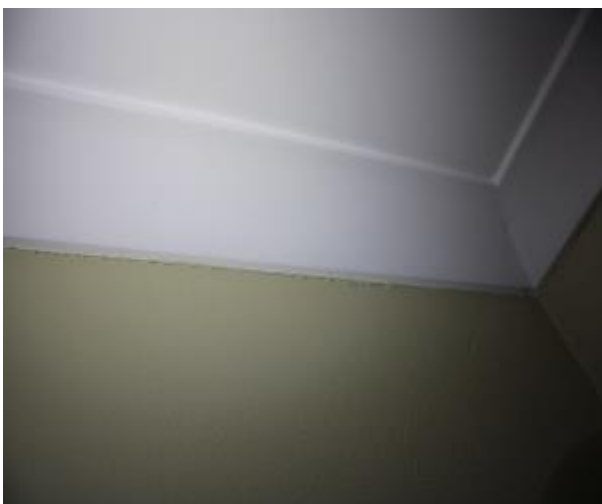


Figure 1428 - Crack propagation through study ceiling

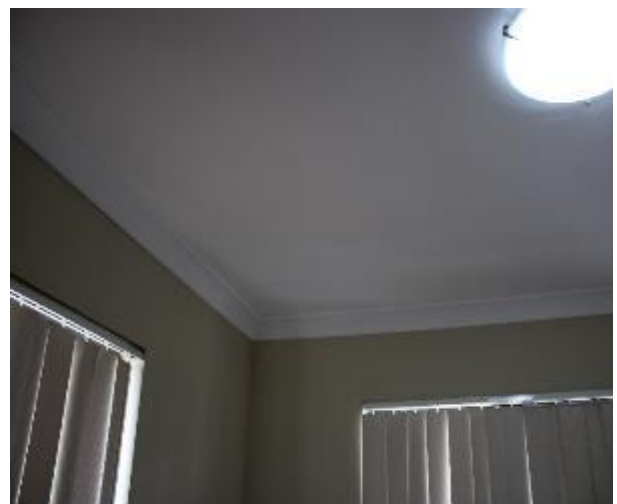


Figure 1429 - General condition of study ceiling



Figure 1430 - General condition of study ceiling



Figure 1431 - Crack propagation through study ceiling



Figure 1432 - General condition of balcony floor tiles



Figure 1433 - General condition of balcony floor tiles

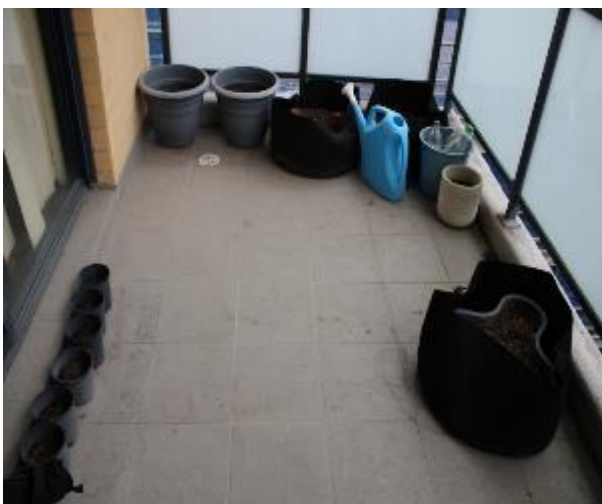


Figure 1434 - General condition of balcony floor tiles



Figure 1435 - General condition of balcony floor tiles



Figure 1436 - Crack propagation through external wall



Figure 1437 - General condition of external wall



Figure 1438 - General condition of external wall



Figure 1439 - General condition of external wall



Figure 1440 - General condition of external wall

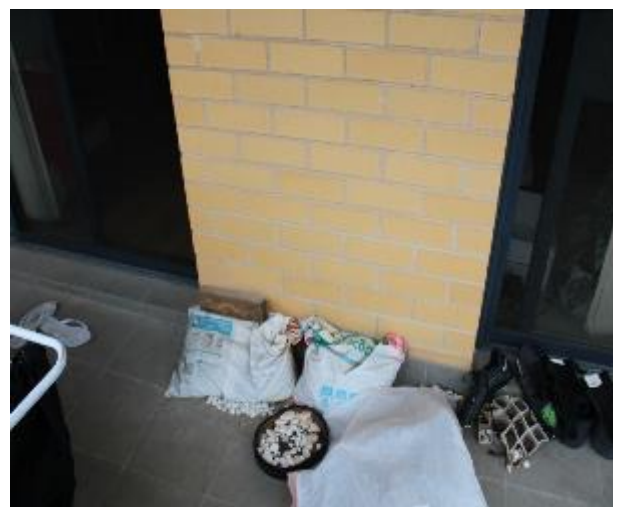


Figure 1441 - General condition of external wall



Figure 1442 - General condition of external wall



Figure 1443 - General condition of external wall



Figure 1444 - General condition of external wall



Figure 1445 - General condition of external wall



Figure 1446 - General condition of balcony underside slab



Figure 1447 - General condition of balcony underside slab



Figure 1448 - General condition of balcony underside slab



Figure 1449 - Crack propagation through balcony underside slab



Figure 1450 - Crack propagation through external wall

## Comments

Unit 16 was inspected and determined to be in reasonable condition. There were cases of cracking through the internal and external walls. There was also evidence of cracking, paint flaking, and water damage through the ceiling, as well as a minor isolated case of displacement through the flooring.

**Refer to Appendix C(xvi) for photographic records of the above.**



(xvii) Unit 17



## Comments

It is important to note that Unit 17 was unattended at the time of this inspection, and hence no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(xvii) for photographic records of the above.**



## Comments

It is important to note that Unit 18 was unattended at the time of this inspection, and hence no comment can be made on the pre-existing condition of the unit.

**Refer to Appendix C(xviii) for photographic records of the above.**





Figure 1451 - The following images display the condition of Unit 19



Figure 1452 - General condition of open kitchen/ lounge room internal wall



Figure 1453 - General condition of open kitchen/ lounge room internal wall

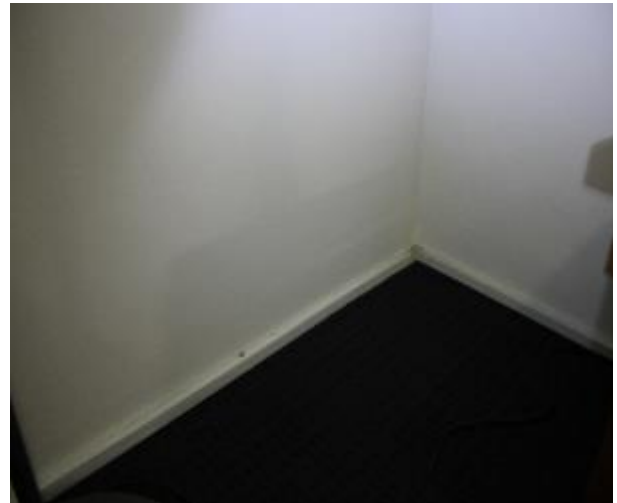


Figure 1454 - General condition of open kitchen/ lounge room internal wall

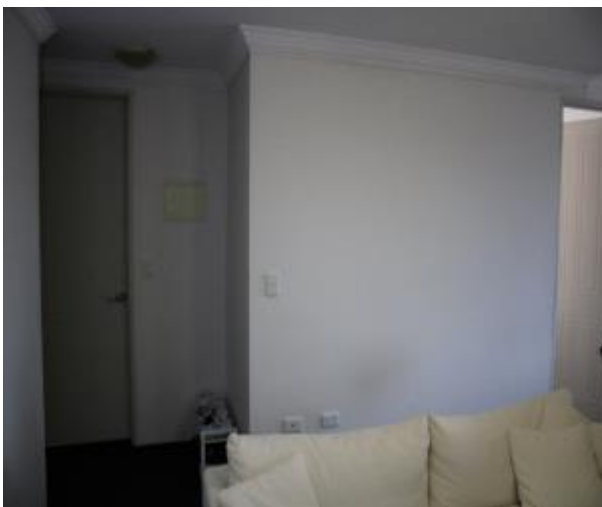


Figure 1455 - General condition of open kitchen/ lounge room internal wall



Figure 1456 - General condition of open kitchen/ lounge room internal wall



Figure 1457 - General condition of open kitchen/ lounge room internal wall



Figure 1458 - General condition of open kitchen/ lounge room internal wall

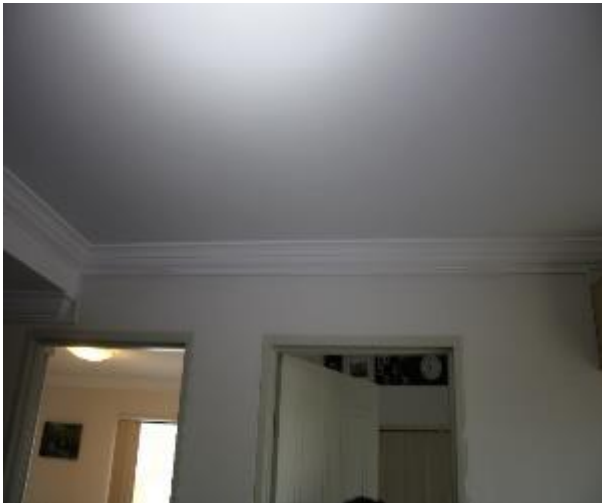


Figure 1459 - General condition of open kitchen/ lounge room internal wall



Figure 1460 - General condition of open kitchen/ lounge room internal wall

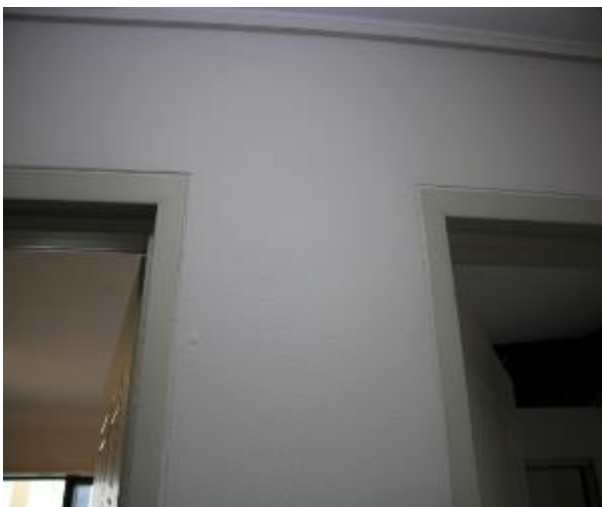


Figure 1461 - Crack propagation through open kitchen/ lounge room internal wall

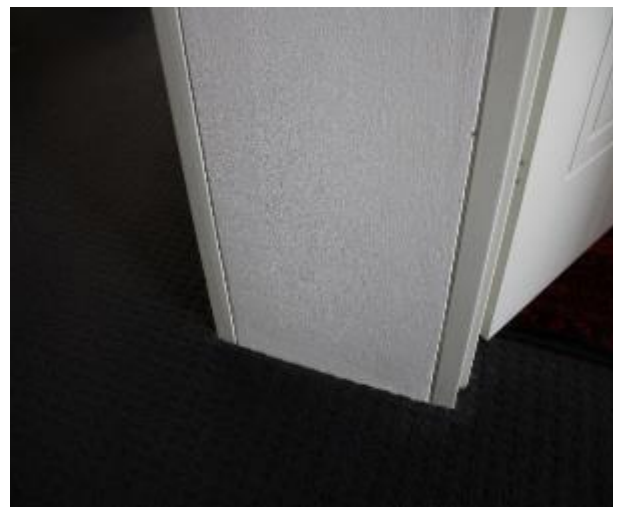


Figure 1462 - Crack propagation through open kitchen/ lounge room internal wall

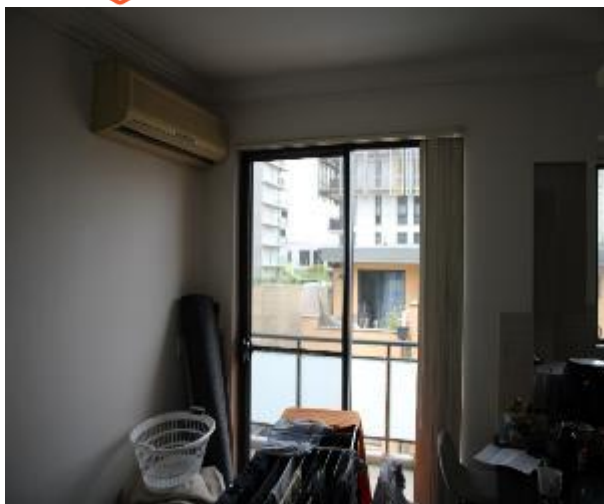


Figure 1463 - General condition of open kitchen/  
lounge room internal wall



Figure 1464 - General condition of kitchen floor tiles



Figure 1465 - General condition of kitchen floor tiles



Figure 1466 - General condition of open kitchen/  
lounge room internal wall



Figure 1467 - General condition of open kitchen/  
lounge room internal wall



Figure 1468 - General condition of open kitchen/  
lounge room internal wall



Figure 1469 - Crack propagation through open kitchen/ lounge room internal wall



Figure 1470 - open kitchen/ lounge room internal wall



Figure 1471 - General condition of open kitchen/ lounge room internal wall



Figure 1472 - General condition of open kitchen/ lounge room ceiling

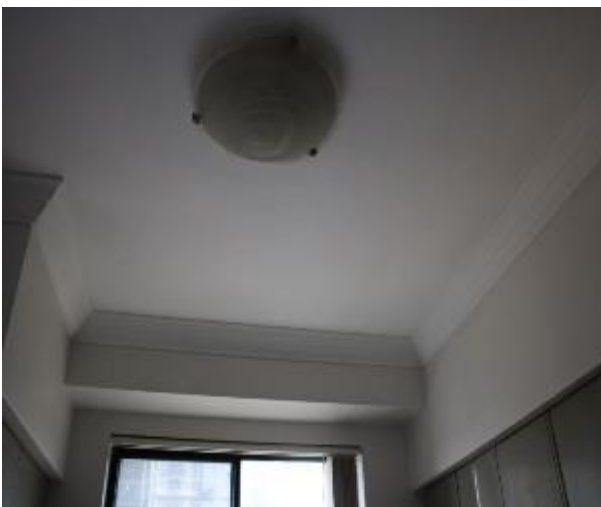


Figure 1473 - General condition of open kitchen/ lounge room ceiling

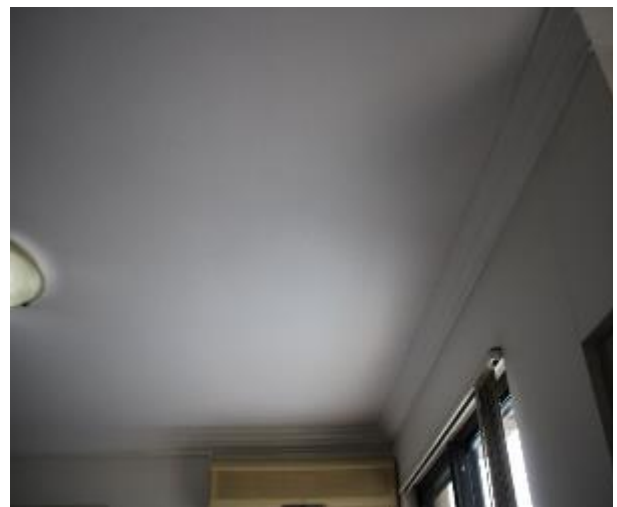


Figure 1474 - General condition of open kitchen/ lounge room ceiling



Figure 1475 - General condition of open kitchen/ lounge room ceiling



Figure 1476 - Crack propagation through open kitchen/ lounge room ceiling



Figure 1477 - Crack propagation through open kitchen/ lounge room ceiling



Figure 1478 - General condition of open kitchen/ lounge room ceiling



Figure 1479 - Crack propagation through open kitchen/ lounge room ceiling

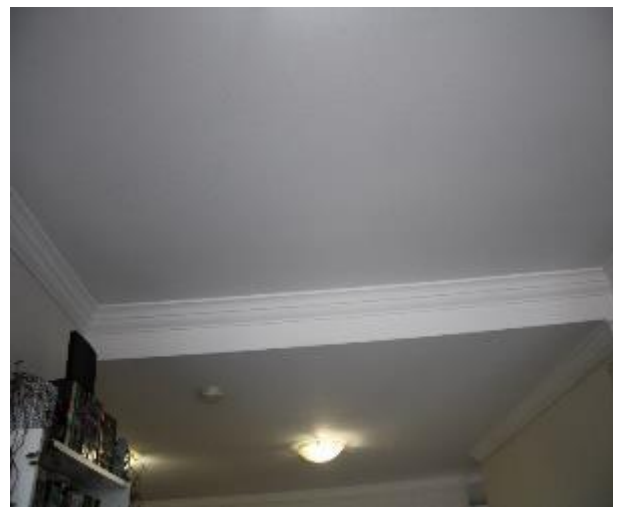


Figure 1480 - General condition of open kitchen/ lounge room ceiling



Figure 1481 - General condition of open kitchen/  
lounge room ceiling



Figure 1482 - General condition of open kitchen/  
lounge room ceiling



Figure 1483 - General condition of open kitchen/  
lounge room ceiling



Figure 1484 - General condition of open kitchen/  
lounge room ceiling

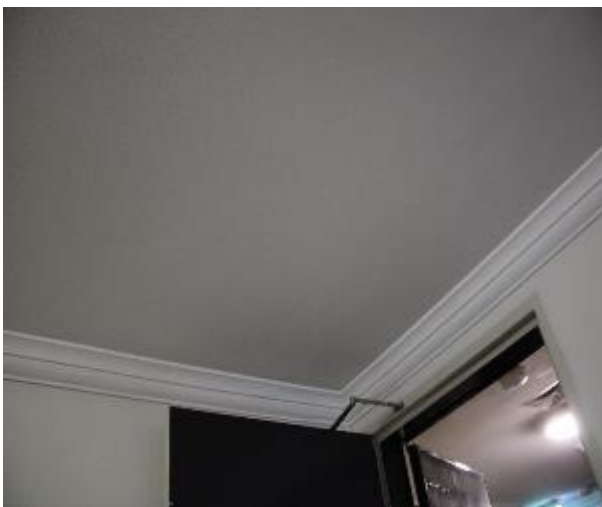


Figure 1485 - General condition of open kitchen/  
lounge room ceiling

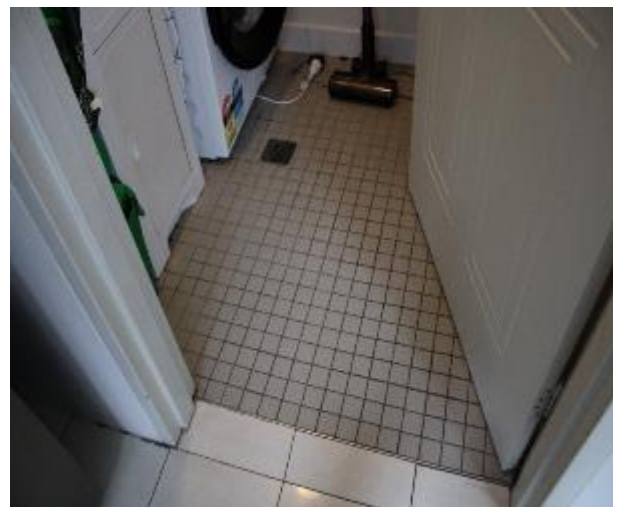


Figure 1486 - General condition of laundry floor tiles



Figure 1487 - General condition of laundry internal wall



Figure 1488 - General condition of laundry internal wall



Figure 1489 - General condition of laundry internal wall



Figure 1490 - General condition of laundry internal wall

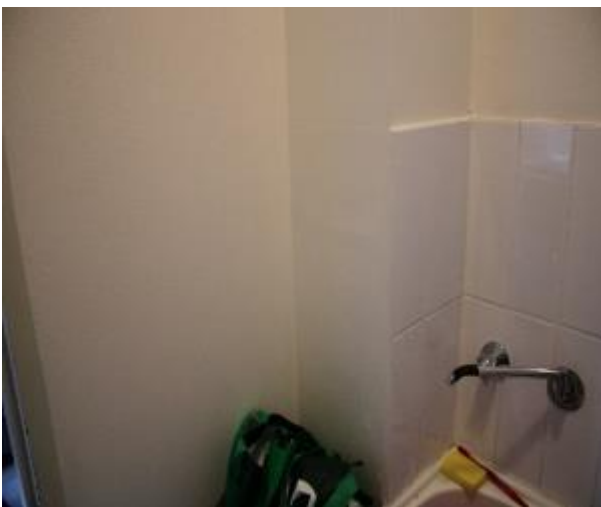


Figure 1491 - General condition of laundry internal wall

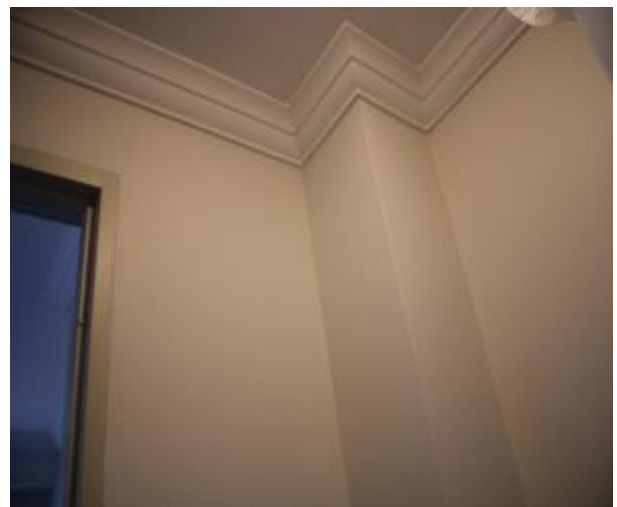


Figure 1492 - General condition of laundry internal wall



Figure 1493 - Crack propagation through laundry internal wall



Figure 1494 - General condition of laundry internal wall



Figure 1495 - General condition of laundry internal wall



Figure 1496 - General condition of laundry ceiling

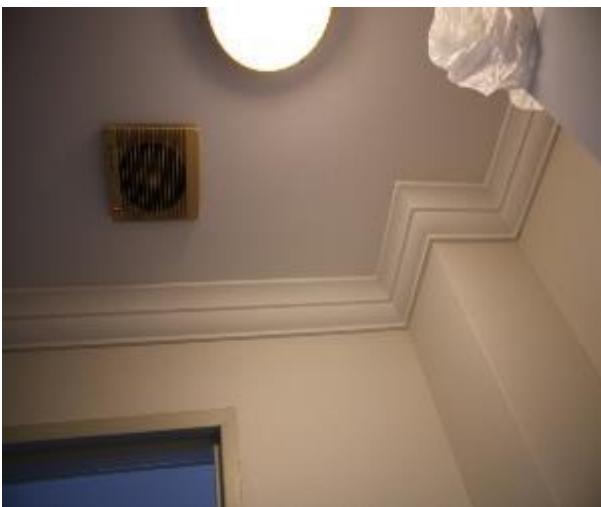


Figure 1497 - General condition of laundry ceiling



Figure 1498 - General condition of balcony floor tiles

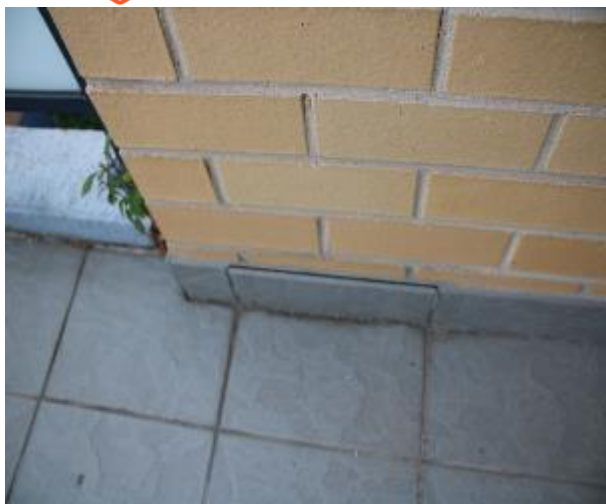


Figure 1499 - Crack propagation through balcony floor tiles

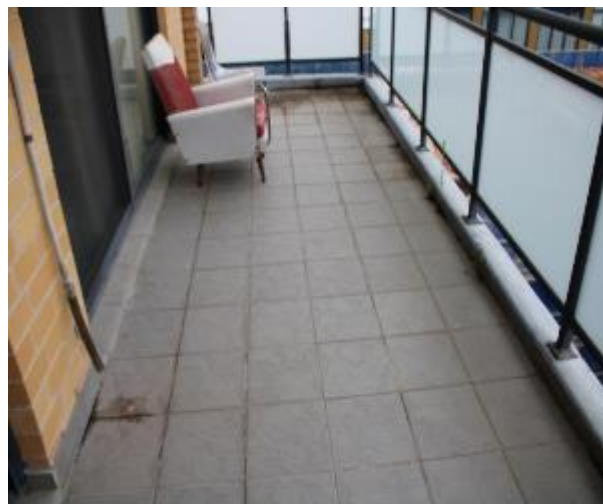


Figure 1500 - General condition of balcony floor tiles



Figure 1501 - General condition of balcony floor tiles



Figure 1502 - General condition of balcony floor tiles

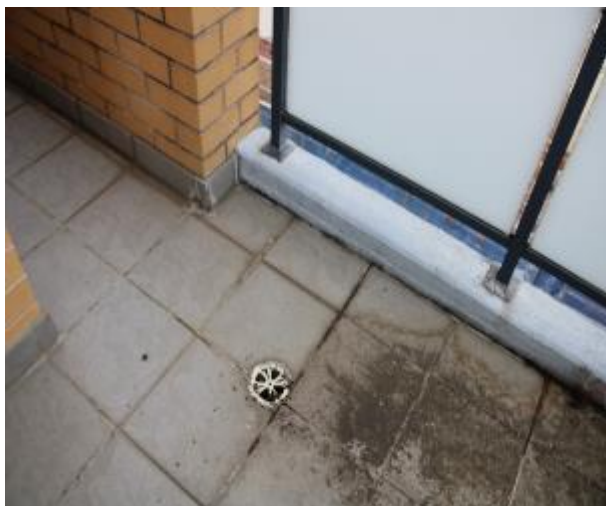


Figure 1503 - General condition of balcony floor tiles



Figure 1504 - General condition of balcony floor tiles



Figure 1505 - General condition of balcony floor tiles



Figure 1506 - General condition of balcony floor tiles



Figure 1507 - General condition of balcony floor tiles

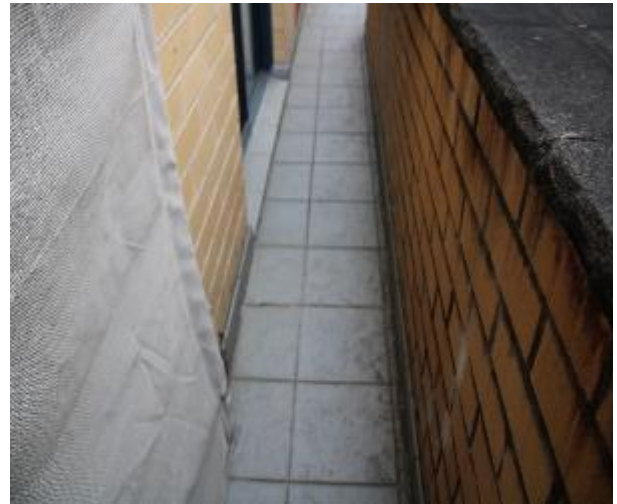


Figure 1508 - General condition of balcony floor tiles

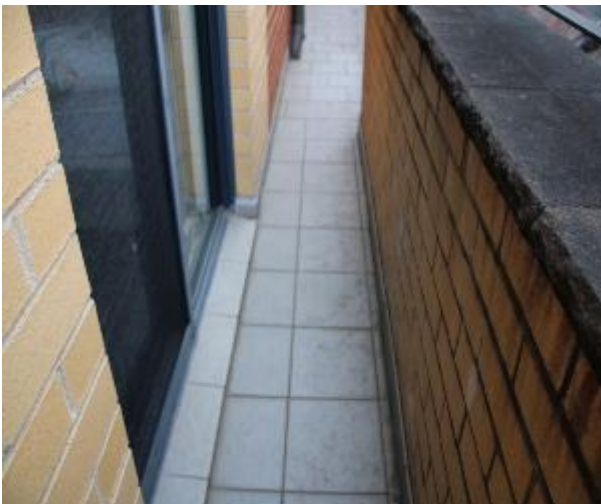


Figure 1509 - General condition of balcony floor tiles

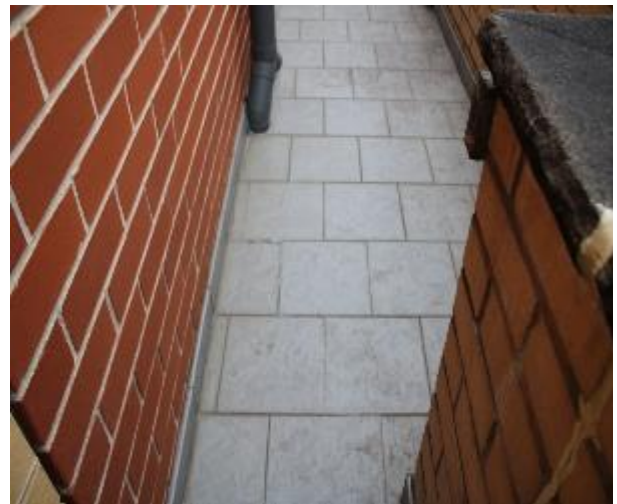


Figure 1510 - General condition of balcony floor tiles



Figure 1511 - General condition of balcony floor tiles



Figure 1512 - General condition of balcony floor tiles



Figure 1513 - General condition of external wall



Figure 1514 - General condition of external wall



Figure 1515 - General condition of external wall

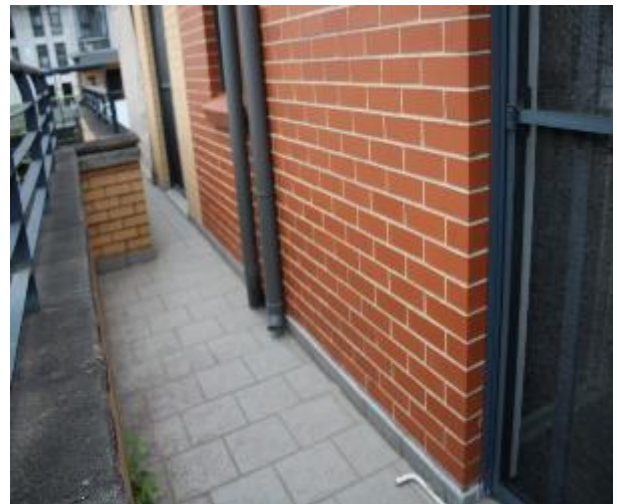


Figure 1516 - General condition of external wall

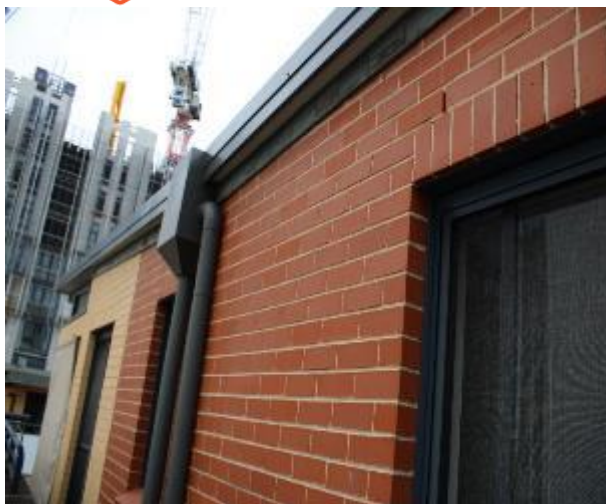


Figure 1517 - General condition of external wall

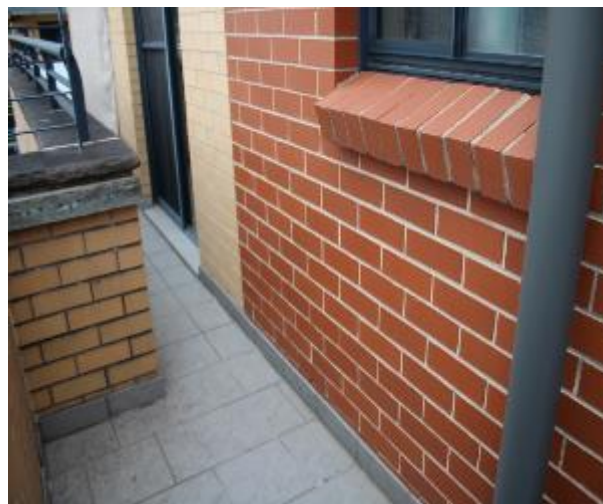


Figure 1518 - General condition of external wall



Figure 1519 - General condition of external wall

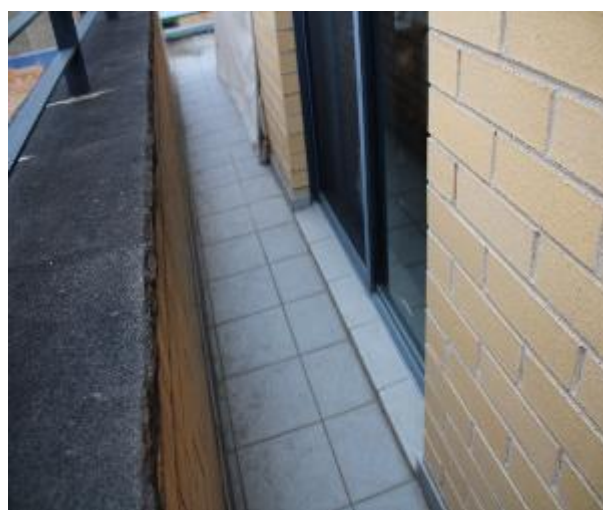


Figure 1520 - General condition of external wall



Figure 1521 - General condition of external wall

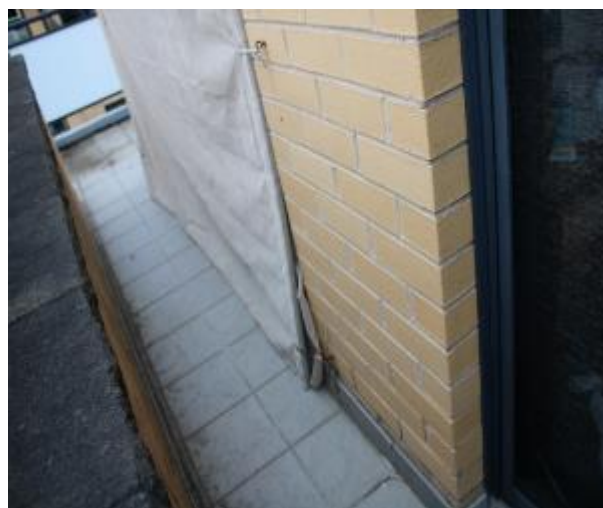


Figure 1522 - General condition of external wall



Figure 1523 - General condition of external wall



Figure 1524 - General condition of external wall



Figure 1525 - General condition of external wall



Figure 1526 - General condition of external wall



Figure 1527 - General condition of external wall



Figure 1528 - General condition of external wall



Figure 1529 - General condition of external wall



Figure 1530 - General condition of balcony underside slab



Figure 1531 - General condition of balcony underside slab



Figure 1532 - General condition of balcony underside slab

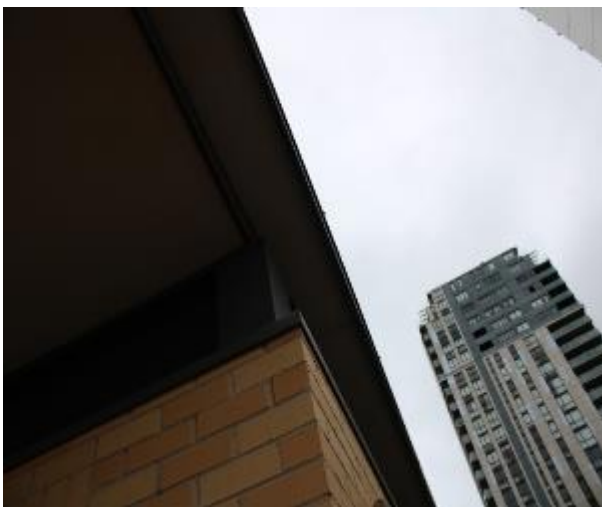


Figure 1533 - General condition of balcony underside slab



Figure 1534 - General condition of balcony balustrade



Figure 1535 - General condition of balcony balustrade



Figure 1536 - General condition of balcony balustrade



Figure 1537 - General condition of balcony balustrade



Figure 1538 - General condition of balcony balustrade



Figure 1539 - General condition of balcony balustrade



Figure 1540 - General condition of balcony balustrade



Figure 1541 - General condition of balcony balustrade



Figure 1542 - General condition of balcony balustrade



Figure 1543 - General condition of balcony balustrade



Figure 1544 - General condition of balcony balustrade



Figure 1545 - General condition of balcony balustrade



Figure 1546 - General condition of bedroom 1 internal wall

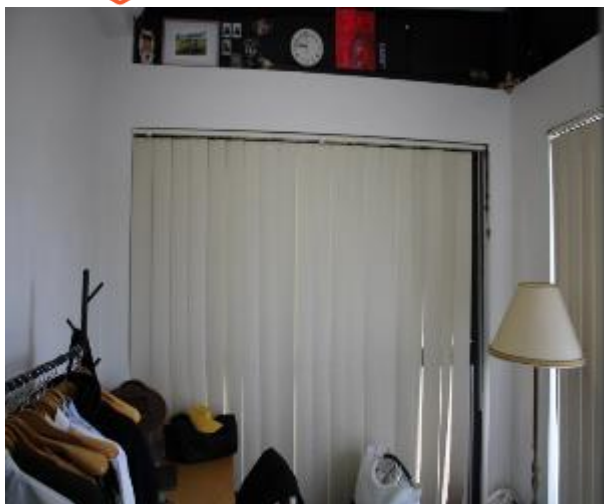


Figure 1547 - General condition of bedroom 1 internal wall



Figure 1548 - Crack propagation through bedroom 1 internal wall



Figure 1549 - Crack propagation through bedroom 1 internal wall

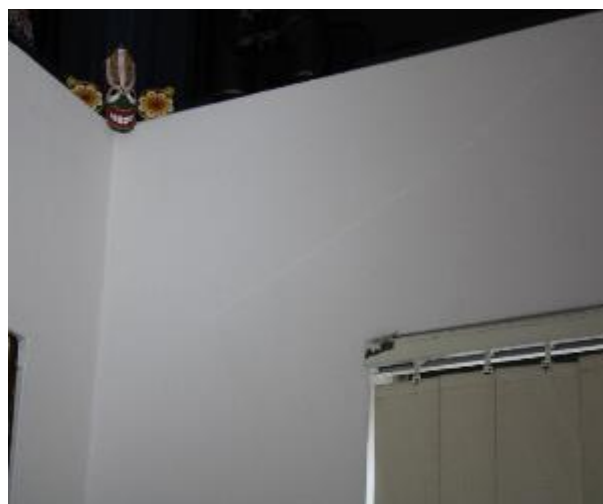


Figure 1550 - Crack propagation through bedroom 1 internal wall

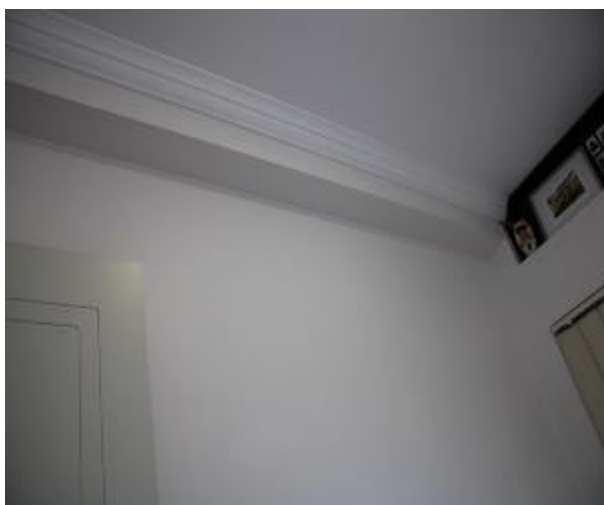


Figure 1551 - General condition of bedroom 1 internal wall



Figure 1552 - Crack propagation through bedroom 1 internal wall



Figure 1553 - Crack propagation through bedroom 1 internal wall



Figure 1554 - General condition of bedroom 1 internal wall

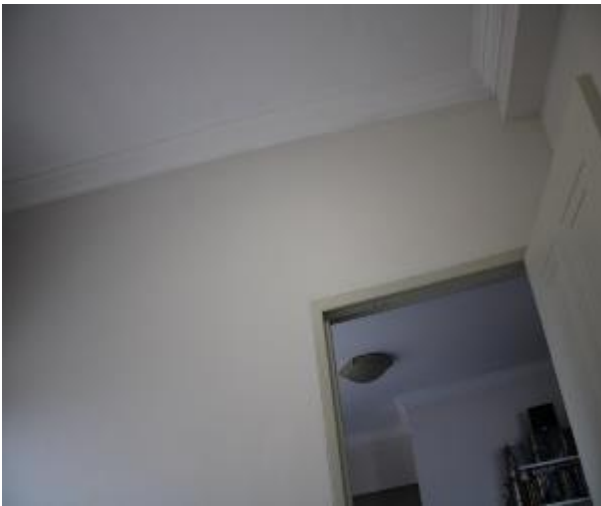


Figure 1555 - General condition of bedroom 1 internal wall

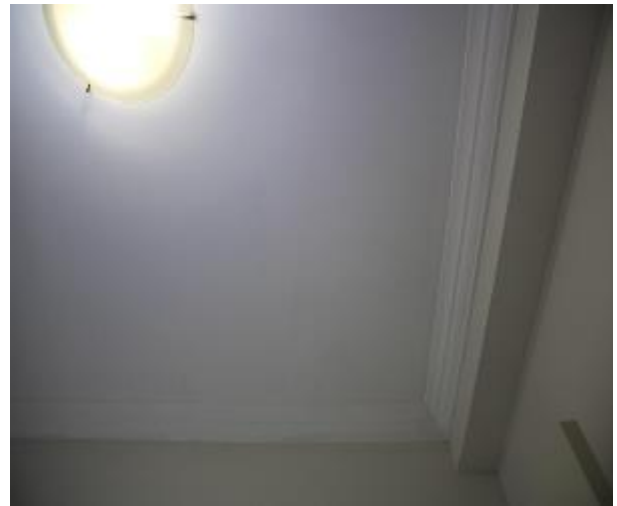


Figure 1556 - General condition of bedroom 1 ceiling

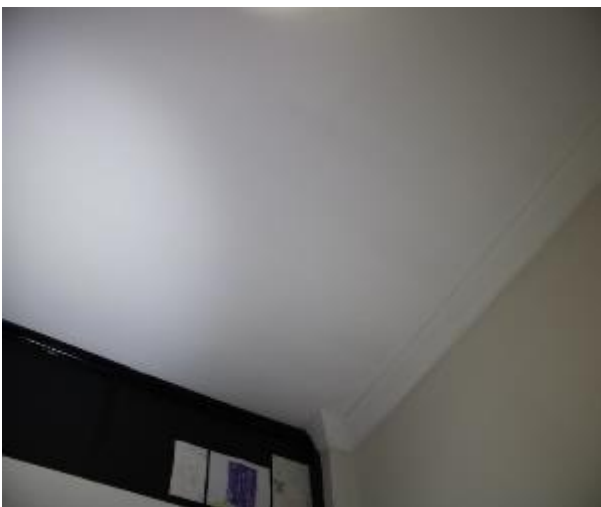


Figure 1557 - General condition of bedroom 1 ceiling



Figure 1558 - Crack propagation through bedroom 1 ceiling



Figure 1559 - General condition of bedroom 1 ceiling



Figure 1560 - General condition of bedroom 1 ceiling



Figure 1561 - Crack propagation through bedroom 1 ceiling

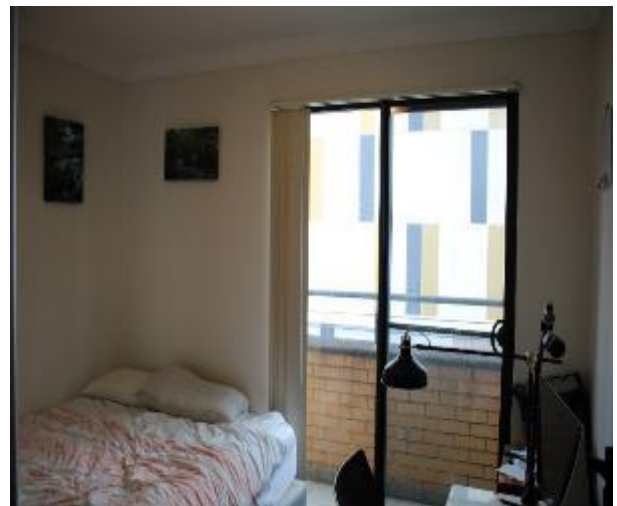


Figure 1562 - General condition of bedroom 2 internal wall

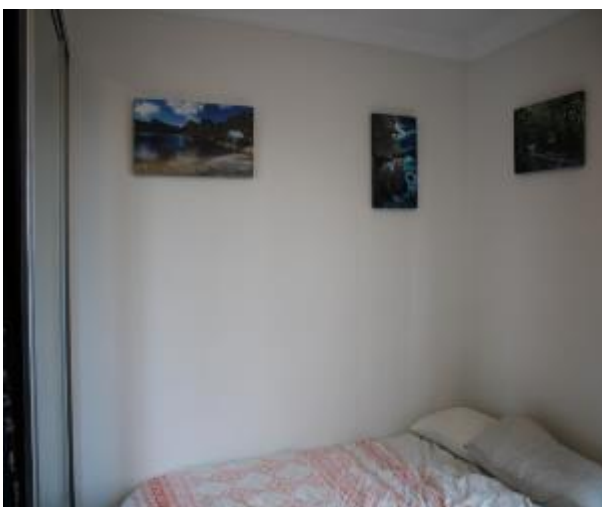


Figure 1563 - General condition of bedroom 2 internal wall



Figure 1564 - General condition of bedroom 2 internal wall



Figure 1565 - General condition of bedroom 2 internal wall



Figure 1566 - General condition of bedroom 2 internal wall



Figure 1567 - General condition of bedroom 2 internal wall

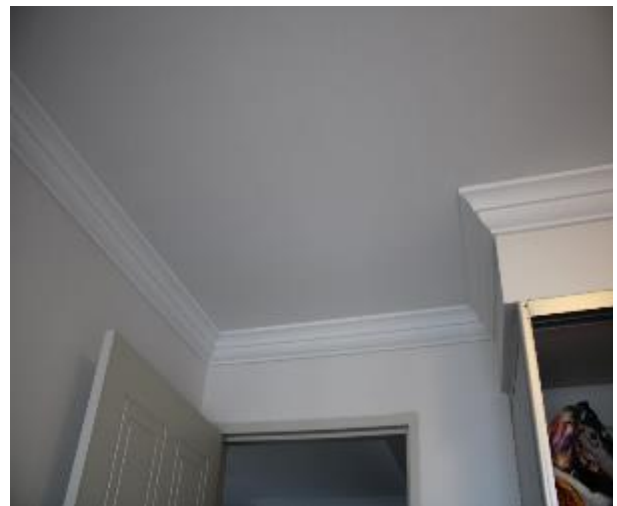


Figure 1568 - General condition of bedroom 2 ceiling

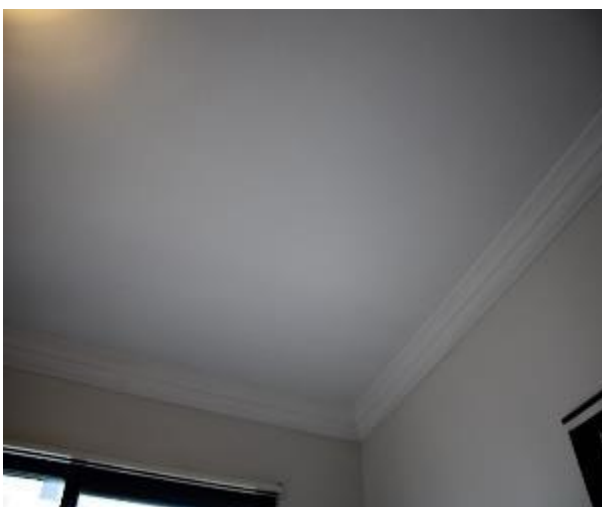


Figure 1569 - General condition of bedroom 2 ceiling

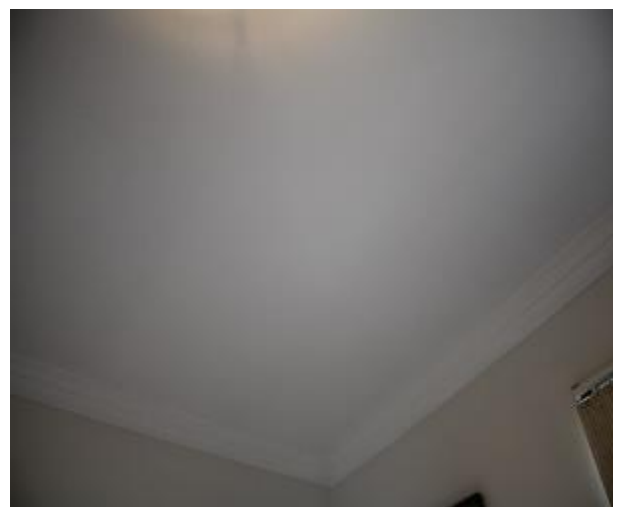


Figure 1570 - General condition of bedroom 2 ceiling



Figure 1571 - General condition of bedroom 2 ceiling



Figure 1572 - General condition of corridor internal wall

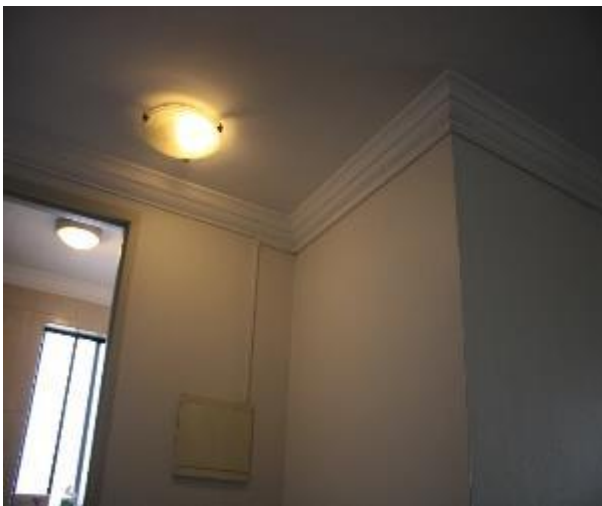


Figure 1573 - General condition of corridor internal wall

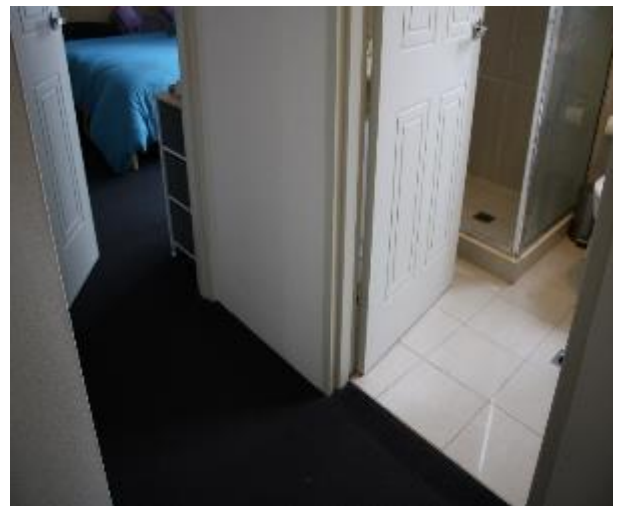


Figure 1574 - General condition of corridor internal wall



Figure 1575 - General condition of corridor internal wall

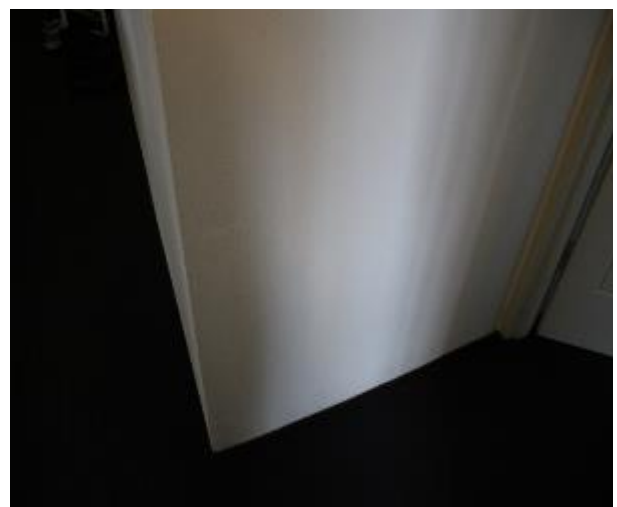


Figure 1576 - General condition of



Figure 1577 - General condition of corridor internal wall



Figure 1578 - General condition of corridor ceiling



Figure 1579 - General condition of corridor ceiling

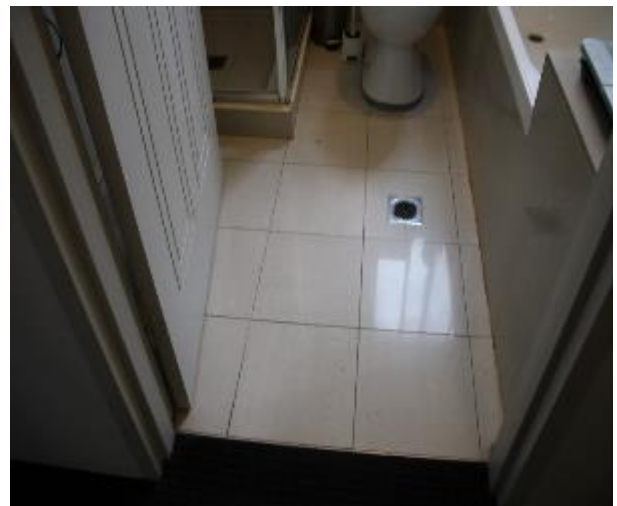


Figure 1580 - General condition of bathroom 1 floor tiles



Figure 1581 - General condition of bathroom 1 floor tiles

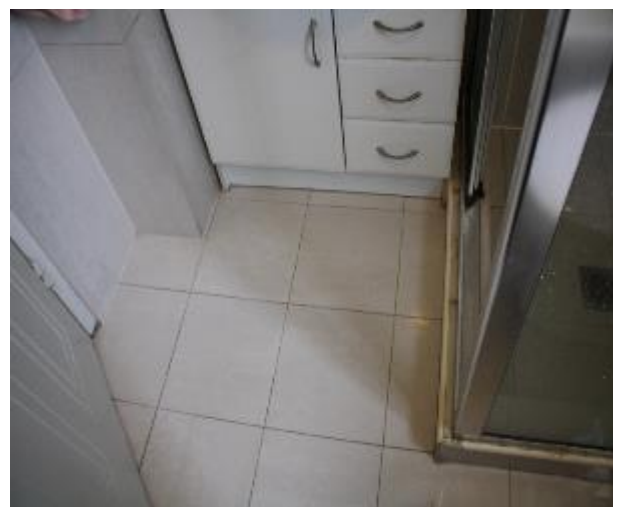


Figure 1582 - General condition of bathroom 1 floor tiles



Figure 1583 - General condition of bathroom 1 internal wall



Figure 1584 - General condition of bathroom 1 internal wall



Figure 1585 - General condition of bathroom 1 internal wall



Figure 1586 - General condition of bathroom 1 internal wall

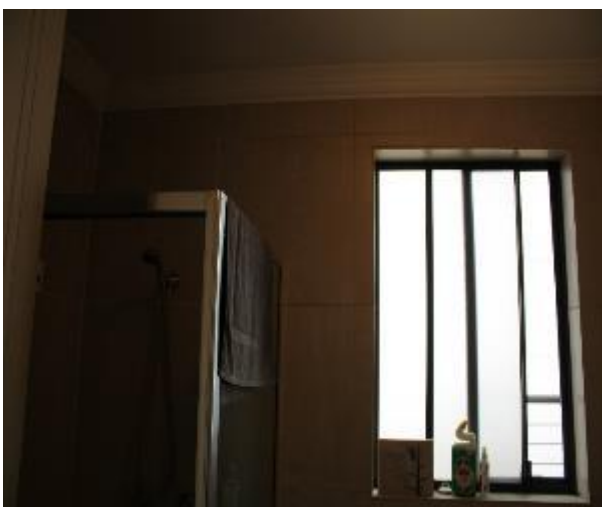


Figure 1587 - General condition of bathroom 1 internal wall



Figure 1588 - Crack propagation through bathroom 1 internal wall



Figure 1589 - Crack propagation through bathroom 1 internal wall



Figure 1590 - Crack propagation through bathroom 1 internal wall



Figure 1591 - General condition of bathroom 1 internal wall



Figure 1592 - General condition of bathroom 1 internal wall



Figure 1593 - General condition of bathroom 1 internal wall

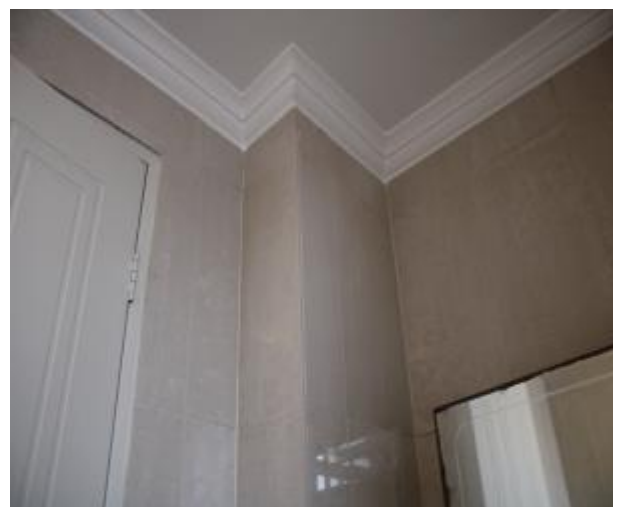


Figure 1594 - General condition of bathroom 1 internal wall



Figure 1595 - Crack propagation through bathroom 1 internal wall



Figure 1596 - Crack propagation through bathroom 1 internal wall



Figure 1597 - Crack propagation through bathroom 1 internal wall

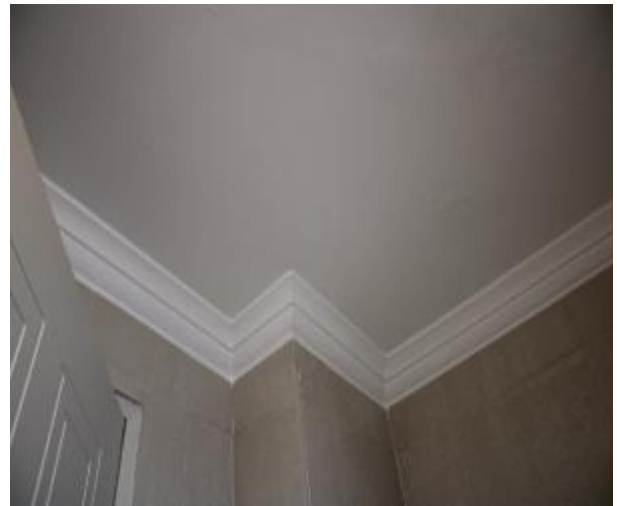


Figure 1598 - General condition of bathroom 1 ceiling



Figure 1599 - General condition of bathroom 1 ceiling

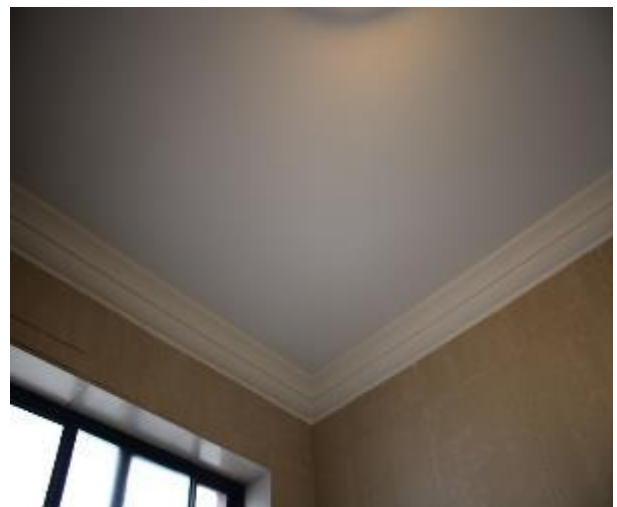


Figure 1600 - General condition of bathroom 1 ceiling



Figure 1601 - General condition of bathroom 1 ceiling



Figure 1602 - General condition of bedroom 3 internal wall



Figure 1603 - General condition of bedroom 3 internal wall



Figure 1604 - Crack propagation through bedroom 3 internal wall

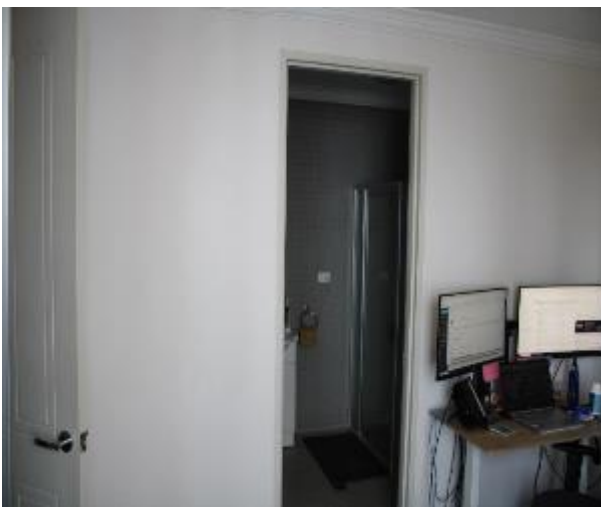


Figure 1605 - General condition of bedroom 3 internal wall

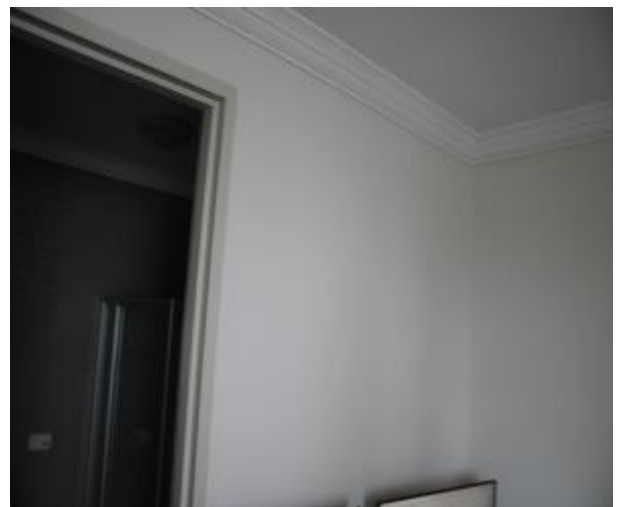


Figure 1606 - General condition of bedroom 3 internal wall



Figure 1607 - General condition of bedroom 3 internal wall



Figure 1608 - General condition of bedroom 3 internal wall



Figure 1609 - Crack propagation through bedroom 3 internal wall

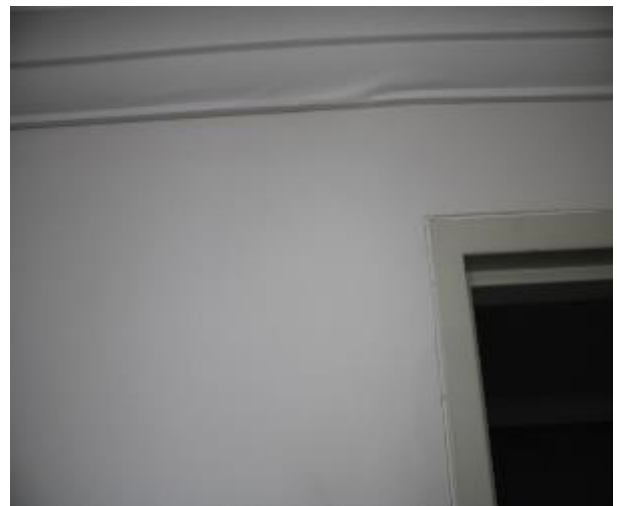


Figure 1610 - Crack propagation through bedroom 3 internal wall

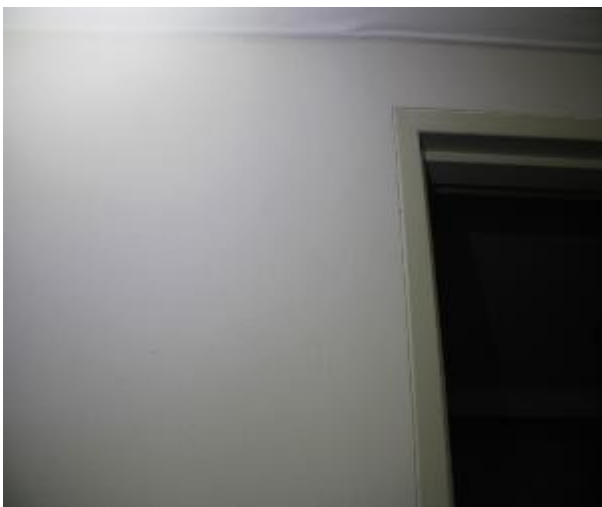


Figure 1611 - General condition of bedroom 3 internal wall



Figure 1612 - General condition of bedroom 3 internal wall



Figure 1613 - General condition of bedroom 3 internal wall



Figure 1614 - General condition of bedroom 3 ceiling



Figure 1615 - General condition of bedroom 3 ceiling



Figure 1616 - General condition of bedroom 3 ceiling

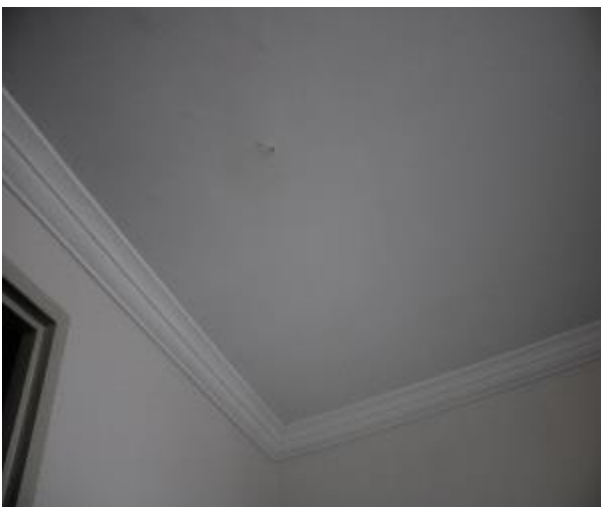


Figure 1617 - General condition of bedroom 3 ceiling



Figure 1618 - Paint flaking through bedroom 3 ceiling



Figure 1619 - General condition of bedroom 3 ceiling



Figure 1620 - General condition of ensuite bathroom floor tiles



Figure 1621 - General condition of ensuite bathroom floor tiles



Figure 1622 - General condition of ensuite bathroom internal wall

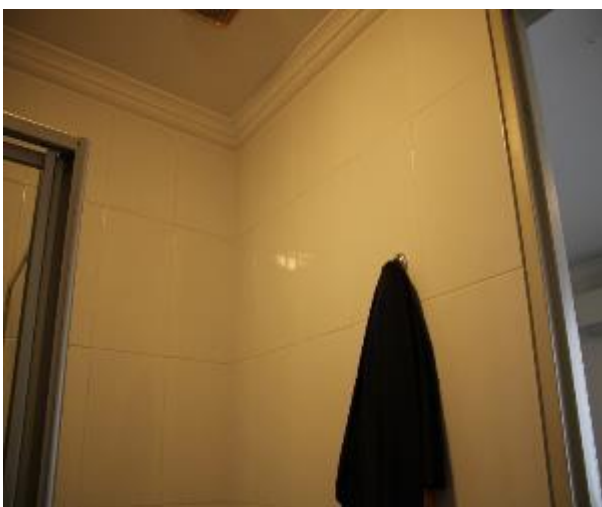


Figure 1623 - General condition of ensuite bathroom internal wall

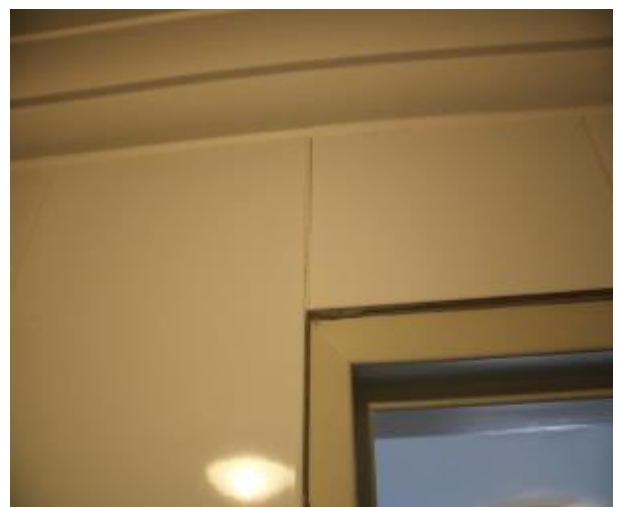


Figure 1624 - Crack propagation through ensuite bathroom internal wall



Figure 1625 - Crack propagation through ensuite bathroom internal wall



Figure 1626 - Crack propagation through ensuite bathroom internal wall



Figure 1627 - Crack propagation through ensuite bathroom internal wall



Figure 1628 - General condition of ensuite bathroom internal wall



Figure 1629 - General condition of ensuite bathroom internal wall



Figure 1630 - General condition of ensuite bathroom internal wall



Figure 1631 - General condition of ensuite bathroom internal wall



Figure 1632 - General condition of ensuite bathroom internal wall



Figure 1633 - General condition of ensuite bathroom ceiling



Figure 1634 - General condition of ensuite bathroom ceiling

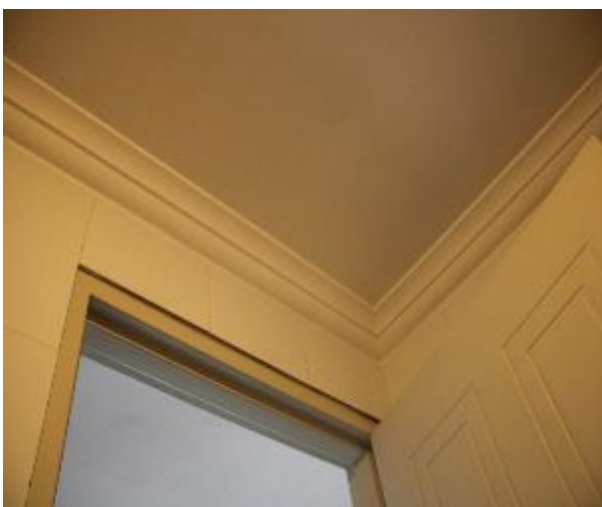


Figure 1635 - General condition of ensuite bathroom ceiling

## Comments

Unit 19 was inspected and found to be in reasonable condition. There were cases of cracking through the internal walls, ceilings, and floor tiles, as well as isolated paint flaking through the ceiling.

**Refer to Appendix C(xix) for photographic records of the above.**



## Record of Communication

| Attempt          | Method                                                                | Date       | Notes          |
|------------------|-----------------------------------------------------------------------|------------|----------------|
| 19 George Street |                                                                       |            |                |
| Attempt 1        | Email to Strata Manager (Supreme Strata)                              | 25/02/2026 | -              |
| Attempt 2        | Email to Strata Manager (Supreme Strata)                              | 03/03/2026 | -              |
| Attempt 3        | In person to strata managers office to acquire key access to building | 17/03/2026 | Access granted |

**\*Refer to the communication record at the end of this report**

## Record of Inspections

| Address                          | Inspecting Engineer | Date of Inspection |
|----------------------------------|---------------------|--------------------|
| 19 George Street<br>Common Areas | H.T.                | 19/03/2026         |
| 19 George Street<br>Fire Stairs  | H.T.                | 19/03/2026         |
| 19 George Street<br>Units        | H.T.                | 18/03/2026         |

| Prepared by | Reviewed by |
|-------------|-------------|
| H.T.        | S.H.        |

## Summary

This report serves as a record of the condition of Units 1-19 of 19 George Street prior to the commencement of any works proposed at:

21 George Street, Burwood, NSW 2134.

**DISCLAIMER OF LIABILITY:** - No liability shall be accepted on account of failure of the within Report to notify any problems in any area(s) or section(s) of the subject property physically Inaccessible for inspection or to which access for Inspection is denied by or to the Consultant (including but not limited to any area(s) or section(s) so specified by the within Report).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** - This Report is made solely for the use and benefit of Client named on the front of this Report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report whether in whole or in part does so at their own risk.

Please do not hesitate to contact us, should you have any further queries regarding this report.

For and on behalf of



Per:

**Stefan Hasham**

B.E. (Civl/Struc), MIEAust, DEP0000270, PRE0000248  
Managing Director

**Mohammad Haghighat**

B.Sc, M.Sc. (Struc), MIEAust, CPEng, N.E.R., R.P.E.Q. (26108), DEP0000786, PRE0000192,  
Technical director

**Letter 1:****HHC ENGINEERS**

ABN: 81 376 652 478

**DATE: 25 FEBRUARY 2026****REFERENCE: 20250047.L01**

RE: Pre-Dilapidation Report for Property  
21 GEORGE STREET, BURWOOD, NSW 2134

Dear Sir/Madam,

I am writing to you on behalf of HHC Engineers who is the Structural consultancy firm appointed to compile the dilapidation report for the proposed development at: 21 GEORGE STREET, BURWOOD, NSW 2134. The purpose of this letter is to request your cooperation in order for our client to fulfill council requirements in producing a pre-dilapidation report.

A dilapidation report documents the structural condition of the neighbouring properties to a development site prior to the commencement of any construction works. This is achieved by taking internal and external photographic evidence of the properties and documenting it in a report. The report may be used as evidence of the existing status/condition of the neighbouring properties which is beneficial to all parties. In order to successfully complete our report we require access into your property to take our photographic evidence. Once we have compiled our report, a soft copy of the report can be made available to you upon your request from the developer. The cost of this report is completely billed to the owners of the proposed development.

Furthermore, please be advised that if you are a tenant or current occupant of the adjoining property, you are obligated to inform the legal owner of the proposed site survey.

Feel free to contact us on the below work numbers or Hussein on 0415 605 313 for further information. Your coordination is much appreciated in this time.

On Behalf Of; HHC Engineers

**Regards,**

**Stefan Hasham**

B.E. (Civil/Struc), MIEAust  
Managing Director

**Mohammad Haghighat**

B.Sc, M.Sc., MIEAust, CPEng, NER, RPEQ  
Technical Director



**Evidence of Letter 1:**

**From:** Camila Bueno de Farias <[CamilaB@hhceng.com.au](mailto:CamilaB@hhceng.com.au)>  
**Sent:** Wednesday, 25 February 2026 3:16 PM  
**To:** Albert Liu <[repair@supremestrata.com.au](mailto:repair@supremestrata.com.au)>  
**Cc:** HHC Engineers Info <[info@hhceng.com.au](mailto:info@hhceng.com.au)>  
**Subject:** SP69504 - [19 George Street, Burwood, NSW 2134](#)

Hi Albert,

As per your conversation with Hussein earlier today, we are the structural consultancy firm appointed to prepare the dilapidation report for the neighbouring development located at [21 George Street, Burwood NSW 2134](#).

The first stage of our process is to compile a dilapidation report of the neighbouring properties to fulfil council requirements.

The building which you manage, located at 19 George Street, Burwood, is required to be inspected.

Details of the report and the process in which it is compiled is outlined in the attached letter.

We kindly request that you provide a copy of the strata plan/layout plan, so that we may identify the areas affected within your building.

Once made available we will propose a date with sufficient notice and prepare a letter for you to forward to the occupants.

Please do not hesitate to contact me should you require any further information or wish to discuss further.

Regards,

**Camila Bueno de Farias**

Administration Officer

**D** +61 2 9166 8707

**P** +61 2 9166 8700

**E** [camilab@hhceng.com.au](mailto:camilab@hhceng.com.au)

**W** [www.hhceng.com.au](http://www.hhceng.com.au)

**A** Suite 202, 16 Railway Parade, Burwood, NSW, 2134

\* continued next page



**HHC ENGINEERS**

**Evidence of Letter 1- continued:**

**From:** Albert Liu <[repair@supremestrata.com.au](mailto:repair@supremestrata.com.au)>  
**Sent:** Wednesday, 25 February 2026 3:57 PM  
**To:** Camila Bueno de Farias <[CamilaB@hhceng.com.au](mailto:CamilaB@hhceng.com.au)>  
**Cc:** HHC Engineers Info <[info@hhceng.com.au](mailto:info@hhceng.com.au)>  
**Subject:** RE: SP69504 - 19 George Street, Burwood, NSW 2134

Hi Camila,

Please see the attached as requested.

Thank you.

Kind regards,

**Albert Liu**  
Compliance Team



**Phone:** 02 8007 7221 | **Fax:** 02 8007 7113

**Address:** Suite 16, Level 2, 12 Railway Parade, Burwood NSW 2134

**Postal Address:** PO Box 2100, Burwood North NSW 2134

**Email:** [repair@supremestrata.com.au](mailto:repair@supremestrata.com.au) | **Website:** [www.supremestrata.com.au](http://www.supremestrata.com.au)

**Letter 2:****HHC ENGINEERS**

ABN: 81 376 652 478

**DATE: 02 MARCH 2025****REFERENCE: 20220203.L01.2****ATTENTION RESIDENTS**

On **Wednesday and Thursday, 18<sup>th</sup> and 19<sup>th</sup> of MARCH 2025**, a building inspection will be held at your building **19 George Street, Burwood (SP69504)** to inspect the internals and externals of each lot, by taking photographic evidence of the structural elements. Each lot should take roughly 30 minutes to inspect depending on their condition.

The inspection is in regards to the proposed neighbouring construction site at **21 GEORGE STREET, BURWOOD**, which will commence construction in the near future. We have arranged this inspection through your respective building management **SUPREME STRATA**, who have worked closely with us in preparing for this inspection to take place. The report may be used as evidence of the existing status/condition of the neighbouring properties which is beneficial to all parties. The cost of this inspection has been completely billed to the owners of the proposed neighbouring development.

**Inspection times are as follows:****UNITS 1-19 – Wednesday, 18<sup>th</sup> of MARCH 2025- between 8:00am–4:00PM****UNITS 20-29 – Thursday, 19<sup>th</sup> of MARCH 2025- between 8:00am–3:00PM**

Furthermore, please be advised that if you are a tenant or current occupant of the adjoining property, you are obligated to inform the legal owner of the proposed site survey.

Should you have any further questions relating to this inspection, please contact us on the below work numbers or contact **Hussein** directly on +61 415 605 313 or **ALBERT** from **SUPREME STRATA** on (02) 8007 7221.

We will be attending all units in no detailed order on the day. Should you wish to book-in a specific time slot for your unit, please send a **text message** to Hussein above with your name, unit number/ address and requested time and we will do our best to accommodate.

Your coordination is much appreciated in this time.

On Behalf Of; HHC Engineers

**Regards,****Stefan Hasham**

B.E. (Civil/Struc), MIEAust  
Managing Director

**Mohammad Haghighat**

B.Sc, M.Sc., MIEAust, CPEng, NER, RPEQ  
Technical Director



**Evidence of Letter 2:**

**From:** Camila Bueno de Farias <CamilaB@hhceng.com.au>  
**Sent:** Tuesday, 3 March 2026 2:56 PM  
**To:** Albert Liu <repair@supremestrata.com.au>  
**Cc:** HHC Engineers Info <info@hhceng.com.au>  
**Subject:** RE: SP69504 - 19 George Street, Burwood, NSW 2134

Hi Albert,

Thank you for providing the strata plans for the relevant sections of the building.

Please see below outline of scheduled inspections. If you could, please circulate the attached letter to the relevant owners/occupants/agents. You may also wish to have the letter posted in the common areas/notice boards etc.

Please note we will require 2x access swipes/keys to access all areas within the building for the 2 days of inspections. If you could please advise the best point of contact for this.

Schedule:

UNITS 1 TO 19 – Wednesday, 18<sup>th</sup> of MARCH 2026- between 8:00am–4:00PM

UNITS 20 TO 29 – Thursday, 19<sup>th</sup> of MARCH 2026- between 8:00am–4:00PM

Thank you

Regards,

**Camila Bueno de Farias**

Administration Officer

**D** +61 2 9166 8707

**P** +61 2 9166 8700

**E** camilab@hhceng.com.au

**W** www.hhceng.com.au

**A** Suite 202, 16 Railway Parade, Burwood, NSW, 2134

\* continued next page



**Evidence of Letter 2 - continued:**

**From:** Albert Liu <[repair@supremestrata.com.au](mailto:repair@supremestrata.com.au)>  
**Sent:** Friday, 6 March 2026 10:52 AM  
**To:** Camila Bueno de Farias <[CamilaB@hhceng.com.au](mailto:CamilaB@hhceng.com.au)>  
**Cc:** HHC Engineers Info <[info@hhceng.com.au](mailto:info@hhceng.com.au)>  
**Subject:** RE: SP69504 - 19 George Street, Burwood, NSW 2134

Hi Camila,

Confirming your notice has been distributed out to these units.

Regarding access, please come to our office to log collection and drop-off of keys for access. The address is the one in my signature.

Thank you.

Kind regards,

**Albert Liu**

Compliance Team



**Phone:** 02 8007 7221 | **Fax:** 02 8007 7113

**Address:** Suite 16, Level 2, 12 Railway Parade, Burwood NSW 2134

**Postal Address:** PO Box 2100, Burwood North NSW 2134

**Email:** [repair@supremestrata.com.au](mailto:repair@supremestrata.com.au) | **Website:** [www.supremestrata.com.au](http://www.supremestrata.com.au)

**IMPORTANT:**

**Liability limited by a scheme approved under Professional Standards Legislation.**

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