GREENPLUS PROPERTY SERVICES
PROPERTY RISKS RESOLVED

PRE-CONSTRCUTION DILAPIDATION INSPECTION

Adjacent Public Domain Areas

In Conjunction with Development at
74 Rickard Road, Bankstown NSW

On Behalf of:
Mainland Civil Pty Ltd

Prepared By:
GreenPlus Property Services

October 2020
Job Number: 820042.1_Rv.1

GreenPlus Property Services Pty Ltd. ABN 109 404 051 82-84 Dickson Avenue, Artarmon, NSW 2064
Phone: +61 2 9922 1777 **Fax:** +61 2 9922 1010 **Web:** www.eesigroup.com

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DOCUMENT CONTROL:

Revision	Issued By	Sign	Date of Issue	Comment
Final	Blake Gao, Chartered Engineer, (CPEng, NPER Reg. No: 2809663)		6/Oct./2020	
	Steven Ju Manager EA Qualified Engineer, ID 3030870		6/Oct./2020	

1.0 ABOUT THIS DILAPIDATION SURVEY

1.1. Project Brief

Figure 1: Aerial photo of the proposed construction site as hatched in yellow

(Courtesy: Nearmap)

Note:
This aerial photo may not reflect the true condition of the site as the time of inspection.

Proposed construction:	Excavation and re-development of the existing carpark
Relevant DA	TBA
Status of construction	Pre-Construction Site hoarding erected
Inspection instructed by:	Asbin Bashyal, Project Engineer, Mainland Civil P/L
Location of construction	74 Rickard Road, Bankstown NSW
Inspected Areas:	Public roads and ground as illustrated in the above aerial photo, including; o Public Roads surrounding the site and that to be used for entering and exiting the site; o Paul Keating Park, including the western seating steps, the lawn ground, children's playground; o External areas of Bankstown Community Centre Tower and Bankstown Library & Knowledge Centre, including the building

	elevations, surrounding grounds and external landscape features;
Date of Inspection(s)	27 September 2020
Weather during inspection(s)	Sunny
Inspected and prepared by:	Steven Ju, qualified engineer Blake Gao, Chartered Engineer,
Type of Inspected Property	○ DA ○ Aerial photo from NearMap

1.2. Structure and Materials

The Roads

The surrounding roads are constructed of asphalt bitumen vehicle roadway with sandstone or concrete kerb stones. Concrete pavement to majority of the footpaths. Metal grill stormwater drains along the kerb lines.

Bankstown Community Centre Tower

A 14-storey commercial and office concrete structure with full height glazing panel building elevations to all sides. Raised ground floor to the western side. Construction of new ramp access underway to the western side.

Bankstown Library & Knowledge Centre

A re-developed Government & Public, Art & Culture constructed of concrete panel wall structure and columns. The southern and eastern elevations are featured with cable strengthened folded patterning red and plain aluminum sunscreens.

Water pond to the raised southern external ground.

2.0 METHODOLOGY

This dilapidation report is a result of walking through and visual inspection with an assessment of the level of defect to both structural and aesthetics aspects. The following assessment tools and standards are followed to achieve a reasonable assessment.

a) We carry out the preparation and procedure of inspection in accordance with

- "AS 4349 Inspection of Buildings – General Requirements",
- "Royal Institute of Chartered Surveyors (RICS) Guidance Note 63/2010 Building Surveys And Technical Due Diligence Of Commercial Property

b) Our assessment of the commonly occurred damages is guided by the below measurement standards;

- Table C1 Classification of damage with reference to walls (Appendix C of AS2870 -1996)

Description of Typical Damage	Approximate Crack Width Limit	Damage category
Hairline cracks	< 0.1 mm	**0**
Fine cracks	< 1 mm	**1**
Cracks noticeable	< 5mm	**2**

Distinct Cracking	5mm to 15mm(or a number of cracks 3mm or more in one group)	**3**
Extensive Damage where extensive repair work involving breaking-out and replacement	15mm to 25mm but also depends on number of cracks.	**4**

- Table C2 Classification of damage with reference to concrete floors (Appendix C of AS2870 -1996)

Description of Typical Damage	Approximate Crack Width Limit	Change in Offset from a 3m Straight Edge Centred Over Defect	Damage category
Hairline cracks, insignificant movement of slab from level.	<0.3mm	<8mm	**0**
Fine but noticeable cracks. Slab reasonably level.	<1.0mm	<10mm	**1**
Distinct cracks. Slab noticeably curved or changed in level.	<2.0mm	<15mm	**2**
Wide cracks. Obvious curvature or change in level.	2mm to 4mm	15mm to 25mm	**3**
Gaps in slab. Disturbing curvature or change in level.	4mm to 10mm	>25mm	**4**

A cracking gauge or a measure tape has been put against the evidently noted defects with a photo taken to record a representative gratitude of their defective nature.

c) Visual inspection was carried out to achieve a record the following aspects;

- The general condition of the client instructed areas that are visually accessible, predominately focusing on the building members and the existing structures
- The existing building defects such as cracking, structure deformation, displacement, but exclusive of any loose furniture, tenant fixture and fitting, any wear and tear or defects from lack of maintenance;
- The distressed road surface, such as potholes, deterioration to the kerb stones, cracking to footpath pavement, impact damage to traffic signs, ect

Damages and defects described or highlighted in the attached photographic record are considered of being visually noticeable. Other defect/damage that may have not been highlighted or describe could be classified as being very minor or negligible.

3.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

Following our site inspection, we consider the condition of the inspected public roads are generally sound in structure and there is no structurally alarming issues or destress noted. Defects and distresses noted are predominantly the existing ones when been compared to the pre-construction photographic records.

However, the following defects are considered visually evident and recommended to be monitored during the construction;

Rickard Road (part between Chapel Road and Jacobs Street)

- Construction works near the eastern intersection with Jacobs Street is underway during our inspection.
- Cracking to the carriage way is evident to variously locations along the left lane of the westbound;

- Longitude subsidence generally noted the westbound lanes, questioning the loading capacity of the road bases;
- We suspect the subsidence as a result of heavy loading by public traffics
- Cracking damage is more evidently noted at the traffic light to Chapel Road, which is considered be a result of frequent breaking forces.

Chapel Road (part between Rickard Road and The Mall)

- The majority part of the road is noted in a generally good condition with minor surface cracking approaching the intersection with Rickard Road;
- The southern round-about with The Mall contains evident cracking and sign of bleeding. The damage extends to the south-eastern corner of the intersection and disclosed a questionable condition of the road base on the sloping ground.
- Although the location of this damage is considered in a considerable distance from the site, caution to be taken if the roads to be used for construction purpose;

The Mall (part between Chapel Road and Jacobs Street)

- This road is suffering from evident overloading damage and surface spalling, possibly caused by the frequent bus travelling to and from the bus depot at its eastern end.
- Wheel damage is evident to the kerb dish and one of the stormwater pit lintel.
- Although the location of this damage is considered in a considerable distance from the site, caution to be taken if the roads to be used for construction purpose;

The Carpark Road (surrounding the site from Rickard Road to Jacobs Street)

- The section to the west of the construction site is considered in a generally good condition
- The sections to the south and east of the construction site contains evident surface deterioration and cracks and is considered in a generally poor condition;
- Given the road is in a very close proximity and to be used as main vehicular route during the construction, it is recommended to care to be taken to avoid damages if construction vehicles using these roads.

Jacobs Street (part between Rickard Road and The Mall

- The road is in a generally fair condition.
- Part of southern medium strip in the road collapsed, which need to be further investigated if necessary;

Paul Keating Park

- The park is an open ground with concrete open auditorium to the west;
- More than half of the lawned area to the open ground is considered in a withered condition
- The children's paly ground is in a reasonably fair condition with the surrounding concrete block seats in a poor condition.

External Areas – Bankstown Council and Community Centre Tower

- Based on our visual inspection from the surrounding street, the building façade is in a generally good conditions without any structural distress but requires complete cleaning down to the dirt build-up;
- Three glass panels are considered under repair to the northern elevation;

- Small part of the panel sealant strip falls loose to the lower north-western corner of the façade;
- Construction works is underway to the western external ground and balcony areas with evident staining and construction wastes during our site inspections;

Bankstown Library & Knowledge Centre

- Structural cracking was noted to the south-western corner of the building, suggest a possible movement or compromising to the foundation at the corner
- Full height vertical structural cracking was also note to the wall above the northern entry;
- Longitude structural cracking note to the asphalt pavement to the southern of the building, suggesting possible minor movement of the basement or foundation underneath;
- Minor cracking note to the eastern wall on the joining open auditorium stairs;

The detailed condition can be found in the photographic schedule in **Section 6: Photographic Schedule**. The visually evident damages have been highlighted with arrows or circles.

4.0 EXCLUSIONS AND LIMITATIONS

This dilapidation survey was carried out for the purpose of identifying any visually evident as at the date of the inspection only.

The inspection was carried out in way of walk through and visual examination only. Damages and defects described in the condition schedule or highlighted in photographic record are considered as being visually evident. Other damages and defects not highlighted or described in the photographic record could be classified as being minor magnitude.

This report must NOT be the sole reference to assess the course of any defects recorded. This report can only be used as a visual reference to assist the assessment of any suspected impact to the building(s) from the said construction activities. A conclusion of the cause of any defects must be further investigated with other supporting engineering investigations, such as, engineering monitoring, vibration monitoring and ground water assessments.

This Schedule does not constitute a building survey. We only intended to record the condition of the building fabric and visually accessible areas. Our inspections to the internal areas can be restricted by parked vehicles, stored goods and occupancy of other users within this area.

We advise that we have not inspected:

- Parts of the building built-in, covered up or otherwise made inaccessible, and therefore cannot comment as to whether they are free from defect or infestation.
- Any underground drainage / stormwater system;
- Natural ground, natural creeks or anywhere formed naturally;
- Internal inspections to any plant, equipment and machinery or where services are covered up or hidden by the buildings structural elements or finishes;

We have not undertaken any work of:

- CCTV investigation to any pipes, underground installation;
- Testing on any services or for any deleterious materials;
- Any specific engineering or environmental nature, such as engineering calculations, structural analysis, underground investigation or testing;

We have not commented on:

- Any measurements as the report is limited to our interpretation of the condition of the building as apparent from the inspection; or
- Any environmental issues, hazardous materials and the like.

5.0 ACKNOWLEDGEMENT OF CONDITION

We confirm that this pre-construction dilapidation report is an accurate record of the general overall condition of the inspected areas at the time of inspection.

Signed on behalf of

Party with Interests

Name.....

Company.....

Address.....

.....

.....*Date*.....

Signed on behalf of

Party with Interests

Name.....

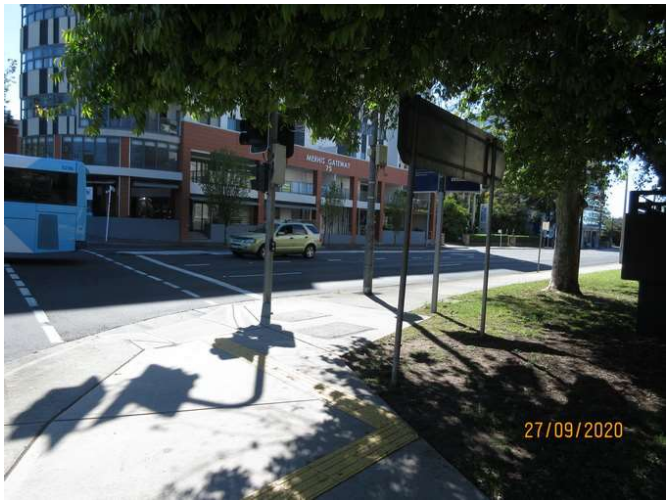
Company.....

Address.....

.....

.....*Date*.....

6.0 PHOTOGRAPHIC SCHEDULE



0001

0002_Note the cracking damage

0003

0004_Note the cracking damage

0005

0006_Note the cracking damage

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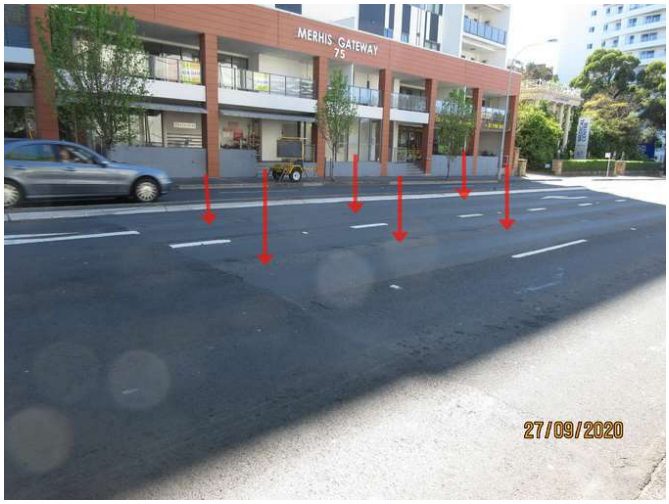
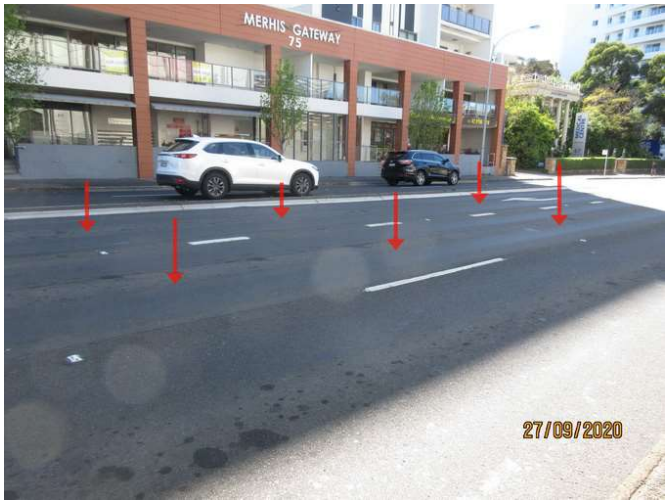


0009_Note the subsidence along carriage way



0010_Note the subsidence along carriage way

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0013_Note the cracking damage

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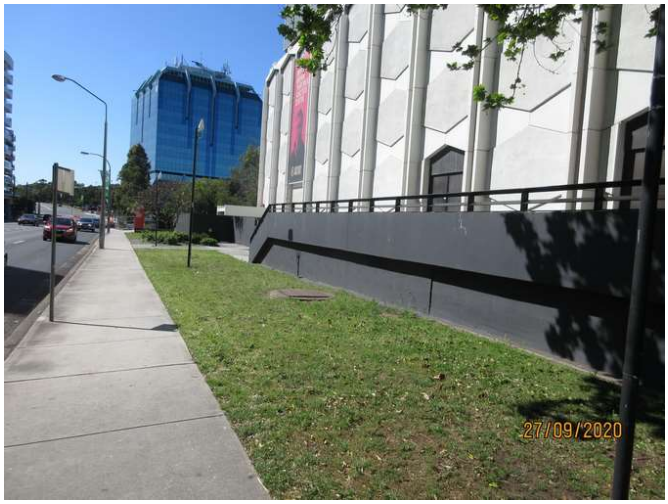

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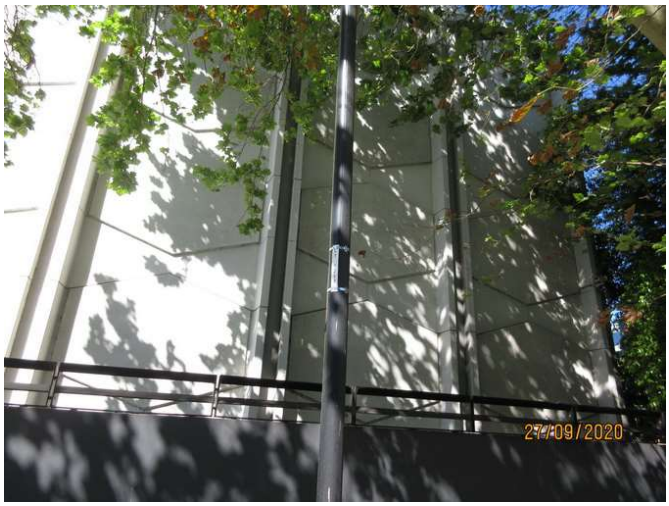

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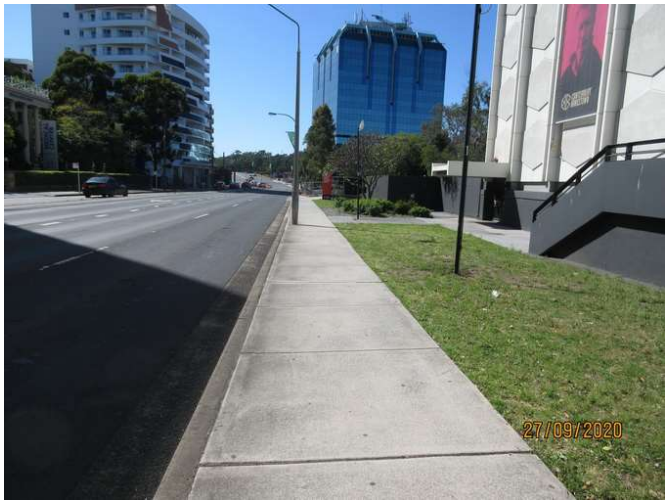
0021_Note the cracking damage



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0024_Note the cracking damage

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0025

0026_Note the cracking damage

0027_Note the cracking damage

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0029_Note the cracking damage

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0031_Distressed light pole

0032

0033_Note the cracking damage

0034_Note the cracking damage

0035_Note the cracking damage

0036_Note the cracking damage

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0037_Note the subsidence along carriage way

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0041_Note the cracking damage

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0043_Note the cracking damage

0044_Note the cracking damage

0045_Note the cracking damage

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0048_Note the cracking damage

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0049_Note the cracking damage

0050_Note the cracking damage

0051_Note the cracking damage

0052_Note the cracking damage

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0055_Note the cracking damage

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0057_Note the cracking damage

0058_Note the cracking damage

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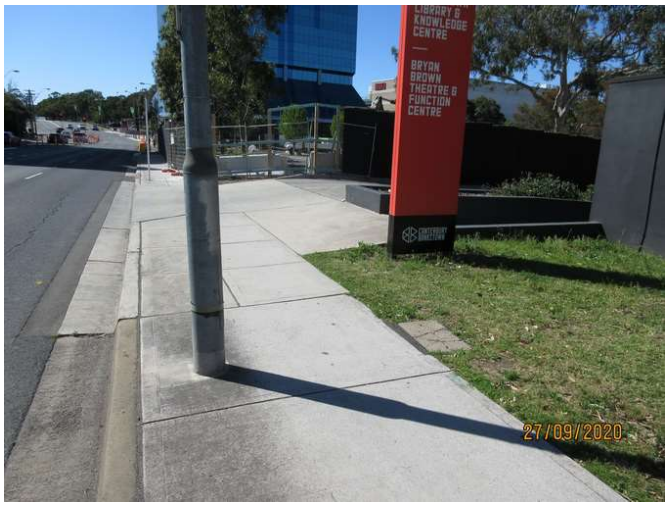

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0062_Note the cracking damage

0063_Note the cracking damage

0064_Note the cracking damage

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0067_Note the cracking damage

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0069_Note the cracking damage

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0071_Note the cracking damage

0072_Note the cracking damage

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0073_Note the cracking damage

0074_Note the cracking damage

0075_An estimated 18m long cracking

0076_An estimated 7m long cracking

0077_An estimated 12m long cracking

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0086_Note the subsidenc

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0088_Note the cracking damage

0089_Note the cracking damage

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0091_Note the cracking damage

0092_Note the cracking damage

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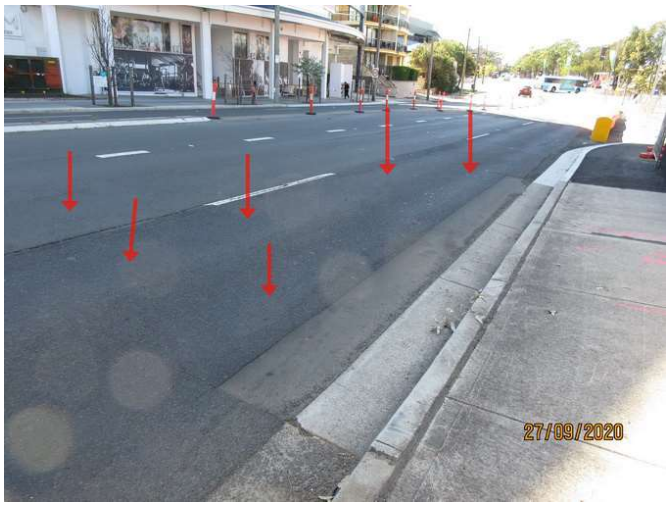

0095_Note the subsidence

0096_Note the cracking damage

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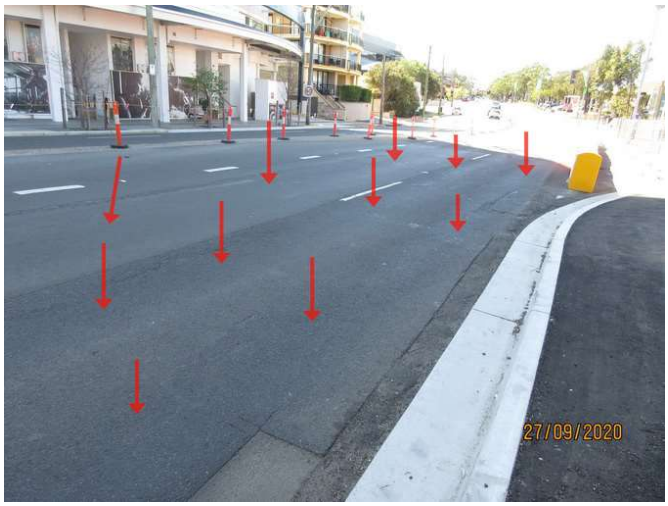
0097_Note the cracking damage

0098_Note the cracking damage

0099_Note the cracking damage

0100_Note the cracking damage

0101_Note the subsidence along carriage way



0102_Note the subsidence along carriage way

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0104_Note the cracking damage

0105_Note the cracking damage

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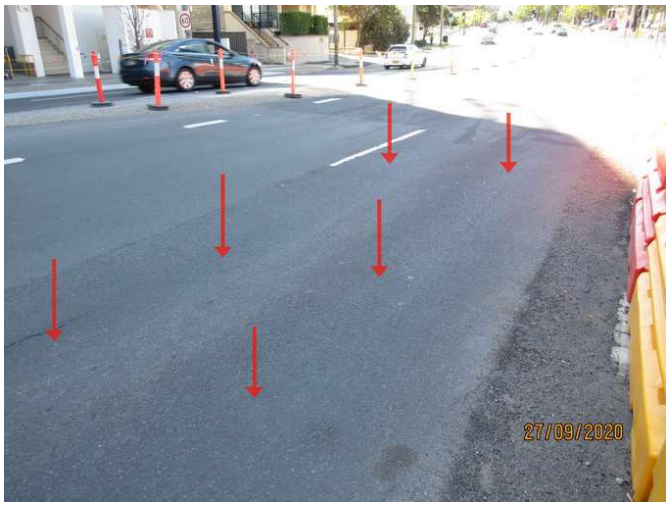
0111_Note the cracking damage

0112_Note the cracking damage



0113_Note the cracking damage

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0121_Road under construction

0122_Road under construction

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0130_Note the subsidence along carriage way

0131_Note the subsidence along carriage way

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0143_Note the cracking damage

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0147_Note the cracking damage

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0152_Note the cracking damage

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0154_Note the cracking damage

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0157_Note the cracking damage

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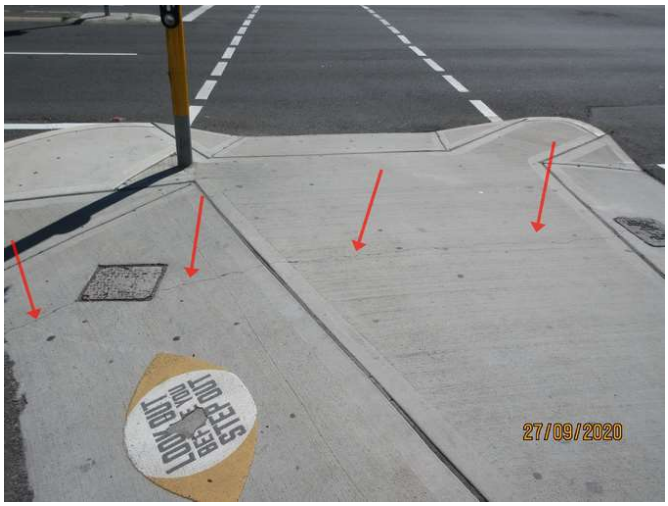

0162_Note the cracking damage

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0168_Note the cracking damage

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0191_Wastes and debris

0192_Wastes and debris

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0195_Wastes and debris

0196_Wastes and debris

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0200_Wastes and debris

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0206

0207_Note the cracking damage

0208_Unsealed area

0209

0210_Note the cracking damage

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0215_Unsealed area

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0224_Note the subsidence

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0233_Note the cracking damage

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0243_Note the cracking damage

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0251_Note the cracking damage

0252_Note the cracking damage

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0267_Note the cracking damage

0268_Note the cracking damage

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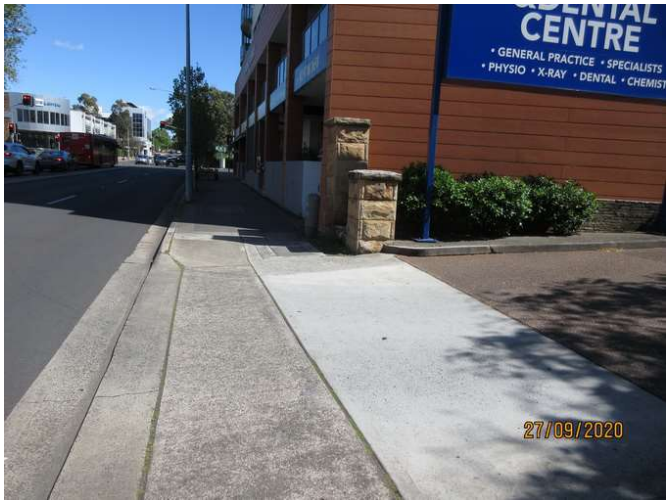

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0286_Note the cracking damage

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0306_Note the cracking damage

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0308_Note the cracking damage

0309_Note the cracking damage

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0315_Note the cracking damgae

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0317_Note the cracking damgae

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0321_Note the cracking damgae

0322_Note the cracking damgae

0323_Note the cracking damgae

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0328_Note the cracking damgae

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0331_Note the cracking damgae

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0334_Note the cracking damgae

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0336_Note the cracking damgae

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0339_Note the cracking damgae

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0341_Note the cracking damgae

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0343_Note the cracking damgae

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0364_Note the cracking damgae

0365_Note the cracking damgae

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0374_Minor subsidence

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0381_Redundant construction wastes

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0386_Note the cracking damgae

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0391_Note the cracking damgae

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0397_Note the cracking damgae

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0400_Note the cracking damgae

0401_Note the cracking damgae

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0409_Wheel damage to kerb stone

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0414_Note the cracking damgae

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0418_Leaning parking sign

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0426_Note the cracking damgae

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0427_Note the cracking damgae

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0429_Note the cracking damgae

0430_Buckling to pole

0431_Note the cracking damgae

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0435_Note the cracking damgae

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0438_Note the cracking damgae

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0441_Note the cracking damgae

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0443_Note the cracking damgae

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0445

0446_Note the cracking damgae

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0448

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0450_Note the cracking damgae

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0451_Note the cracking damgae

0452_Note the cracking damgae

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0455_Note the cracking damgae

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0458_Note the cracking damgae

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0464_Note the cracking damgae

0465_Note the cracking damgae

0466_Note the cracking damgae

0467_Note the cracking damgae

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0471_Note the cracking damgae

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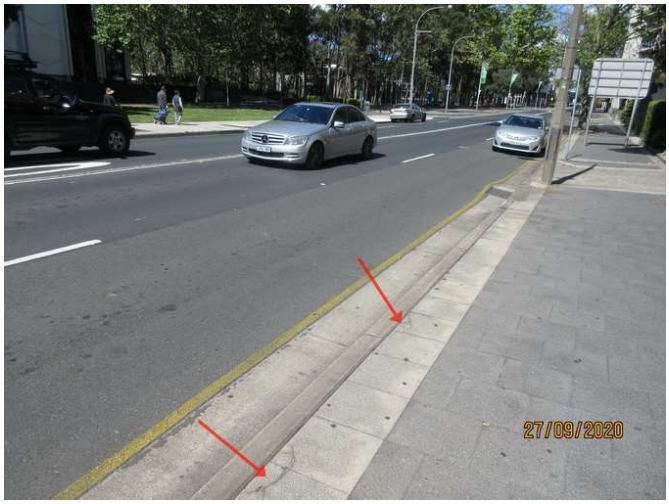

0477_Note the cracking damgae

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0483_Note the cracking damgae

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0486_Note the cracking damgae

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0493_Note the cracking damgae

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0495_Note the cracking damgae

0496_Note the cracking damgae

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0500_Note the cracking damgae

0501_Note the cracking damgae

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0513_Note the cracking damgae

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0517_Note the cracking damgae

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0529_Note the cracking damgae

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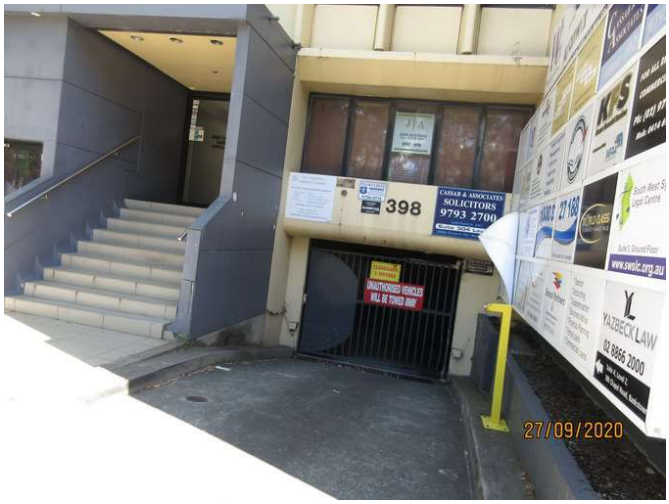

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0539_Note the cracking damgae

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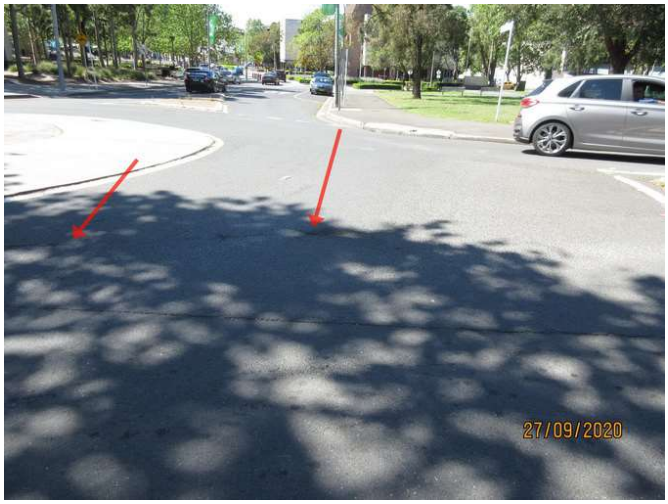

0550_Note the cracking damgae

0551_Note the cracking damgae

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0558_Note the cracking damgae

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0559_Note the cracking damgae

0560_Note the cracking damgae

0561_Poor condition to the road, suspecting failure in road base

0562_Poor condition to the road, suspecting failure in road base

0563_Poor condition to the road, suspecting failure in road base

0564_Poor condition to the road, suspecting failure in road base

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0565_Cracking damage with bleeding, suspecting failure in road base

0566_Cracking damage with bleeding

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0568_Poor condition to the road, suspecting failure in road base

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0570_Poor condition to the road, suspecting failure in road base

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0571_Note Cracking damage with sign of bleeding, suspecting failure in road base

0572_Poor condition to the road, suspecting failure in road base

0573_Poor condition to the road, suspecting failure in road base

0574_Poor condition to the road, suspecting failure in road base

0575_Poor condition to the road, suspecting failure in road base

0576_Poor condition to the road, suspecting failure in road base

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0578_Poor condition to the road, suspecting failure in road base

0579_Poor condition to the road, suspecting failure in road base

0580_Poor condition to the road, suspecting failure in road base

0581_Poor condition to the road, suspecting failure in road base

0582_Poor condition to the road, suspecting failure in road base

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0584_Poor condition to the road, suspecting failure in road base

0585_Note the cracking damgae

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0592_Note the cracking damgae

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0598_Poor condition to pavement, suspecting a failure on road base

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0600_Poor condition to pavement, suspecting a failure on road base

0601_Poor condition to pavement, suspecting a failure on road base

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0603_Poor condition to pavement, suspecting a failure on road base

0604_Poor condition to pavement, suspecting a failure on road base

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0607_Poor condition to pavement, suspecting a failure on road base

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0608_Poor condition to pavement, suspecting a failure on road base

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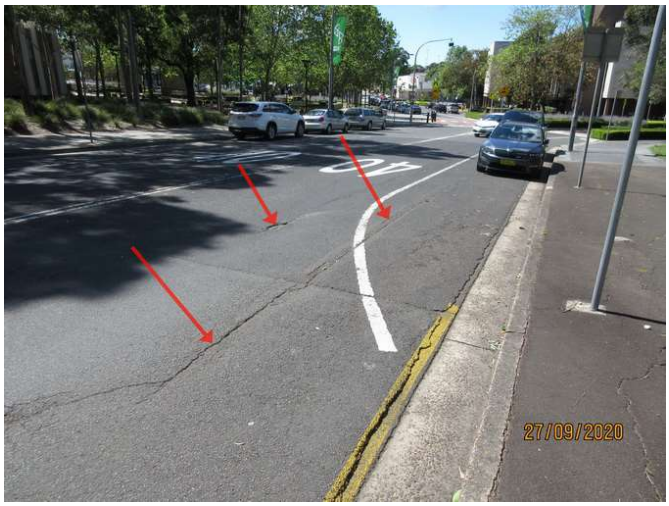

0612_Note the cracking damage

0613_Poor condition to pavement, suspecting a failure on road base

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0614_Poor condition to pavement, suspecting a failure on road base

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0616_Note the cracking damage

0617_Note the cracking damage

0618_Note the cracking damage

0619_Note the cracking damage

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0623_Note the cracking damage

0624_Note the cracking damage

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0650_Note the cracking damage

0651

0652_Note the cracking damage

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0654_Damage to chains

0655_Damage to chains

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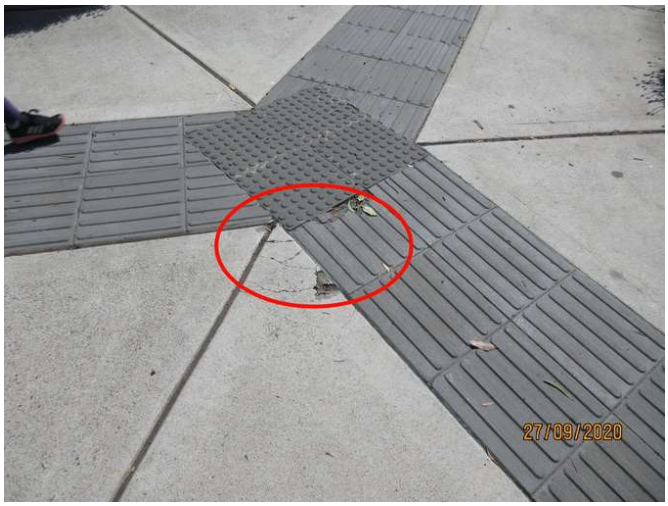

0667_Note the cracking damage

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0678_Note the cracking damage

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0689_Signs of bleeding

0690_Signs of bleeding

0691_Signs of bleeding

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0692_Signs of bleeding

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0699_Note the cracking damage

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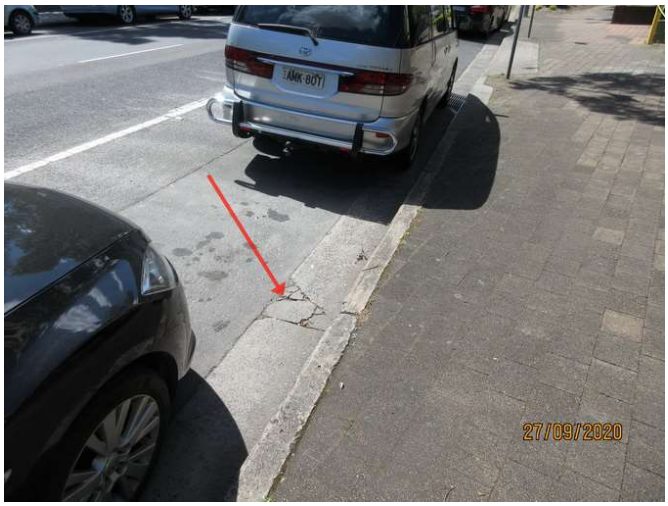
0701_Alligator cracking

0702_Alligator cracking



0703_Note the cracking damage

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0711_Signs of bleeding

0712_Signs of bleeding

0713_Signs of bleeding

0714_Signs of bleeding

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0716_Signs of bleeding

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0718_Note the cracking damage

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0720_Note the cracking damage

0721_Note the cracking damage

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0724_Note surface spalling damage

0725_Note surface spalling damage

0726_Note surface spalling damage

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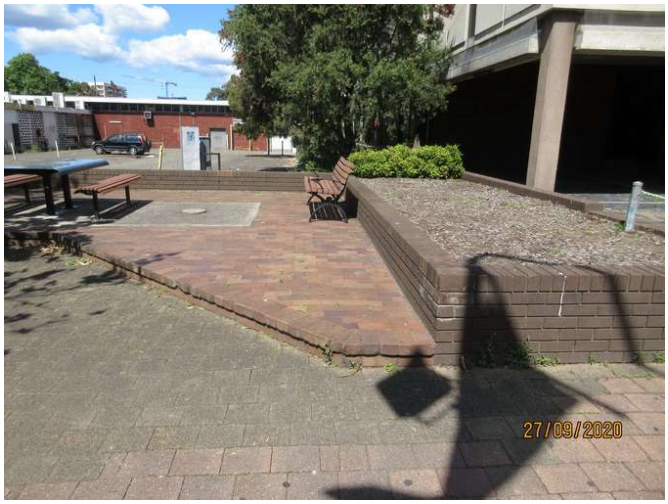
0728_Note surface spalling damage



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0743_Note the cracking damage

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0745_Signs of bleeding from the cracks

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0746_Signs of bleeding from the cracks

0747_Signs of bleeding from the cracks

0748_Wheel loading damge to storm water drain grille

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0752_Note the cracking damage

0753_Wheel damage to kerb

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0760_Signs of bleeding from cracks

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0762_Signs of bleeding from cracks

0763_Signs of bleeding from cracks

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0766_Note the cracking damage

0767_Note the cracking damage

0768_Note the cracking damage

0769_Note the cracking damage

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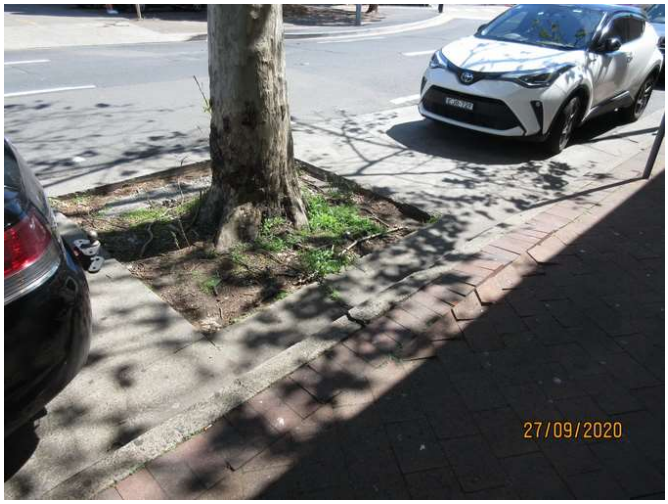

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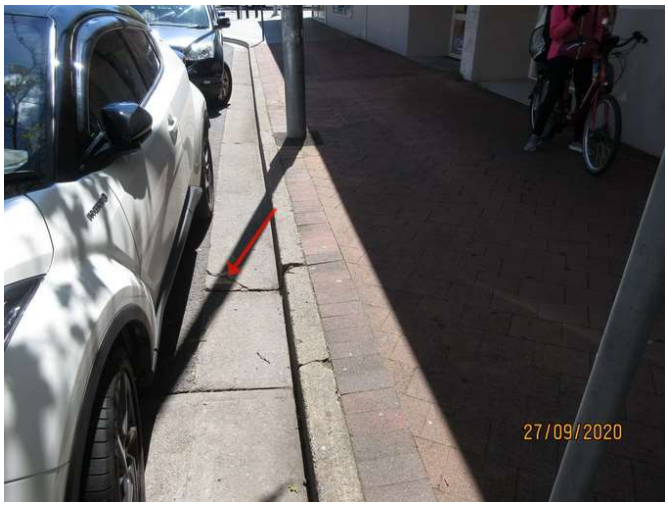

0775_Note the cracking damage

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0778_Note the cracking damage

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0807_Note the cracking damage

0808_Note the cracking damage

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0815_Note the cracking damage

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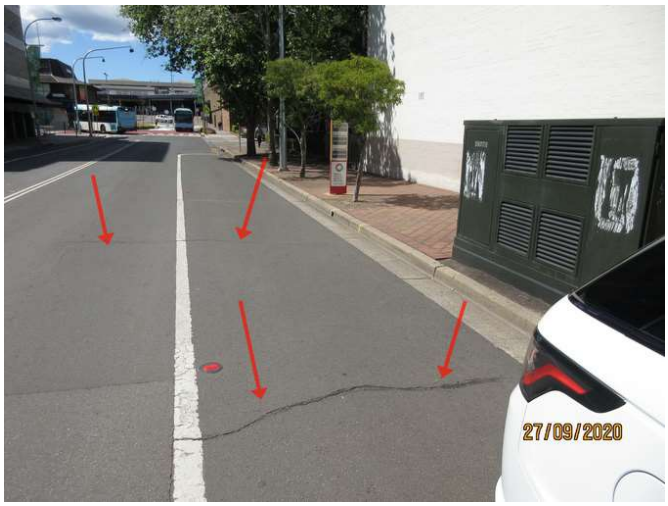

0817_Note the cracking damage

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0818_Note the cracking damage

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0821_Note the cracking damage

0822_Note the cracking damage

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0824_Signs of bleeding from top course cracking

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0835_Removal of linemarking

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0838_Removal of linemarking

0839_Removal of linemarking

0840_Protruding brick pavers

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0842_Note the cracking damage

0843_Note the cracking damage

0844_Note the cracking damage

0845_Note the cracking damage

0846_Note the cracking damage

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0849_Note the cracking damage

0850_Note the cracking damage

0851_Note the cracking damage

0852_Note the cracking damage

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0854_Note the cracking damage

0855_Note the cracking damage

0856_Note the cracking damage

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0862_Note the cracking damage

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0866_Note the cracking damage

0867_Note the cracking damage

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0871_rubbish to kerbline

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0888_Note the cracking damage

0889_Note the cracking damage

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0891_Note the cracking damage

0892_Note signs of bleeding

0893_Note signs of bleeding

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0897_Note the cracking damage

0898_Note the cracking damage

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0906_Note the cracking damage

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0921_Note the cracking damage

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0926_Note the cracking damage

0927_Note the cracking damage

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0941_Note the cracking damage

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0944_Note the cracking damage

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0946_Note the cracking damage

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0949_Note the cracking damage

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0950_Note the cracking damage

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0952_Note the cracking damage

0953_Kerb in poor condition

0954_Kerb in poor condition

0955_Kerb in poor condition

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0958_Kerb in poor condition

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0960_Kerb in poor condition

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0965_Kerb in poor condition

0966_Note the cracking damage

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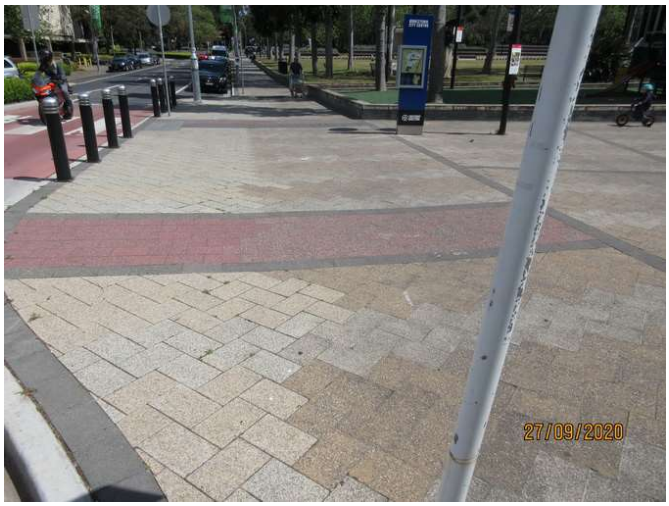

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0991_Carriage way in poor condition wuth evident alligator cracking and bleeding

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0992_Carriage way in poor condition wuth evident alligator cracking and bleeding

0993_Note the cracking damage

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0996_Carriage way in poor condition wuth evident alligator cracking and bleeding

0997_Carriage way in poor condition wuth evident alligator cracking and bleeding

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0998_Carriage way in poor condition wuth evident alligator cracking and bleeding

0999_Carriage way in poor condition wuth evident alligator cracking and bleeding

1000_Carriage way in poor condition wuth evident alligator cracking and bleeding

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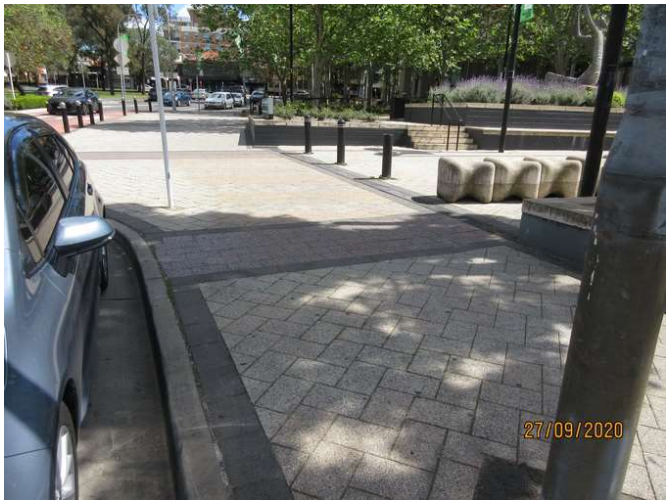

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1032_Lamp civer missing

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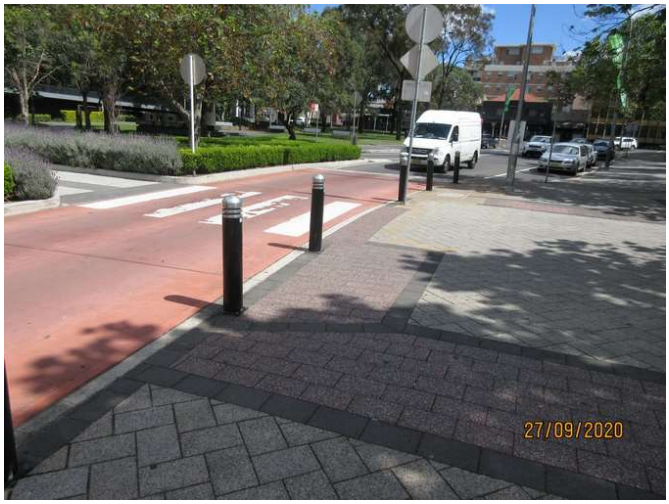

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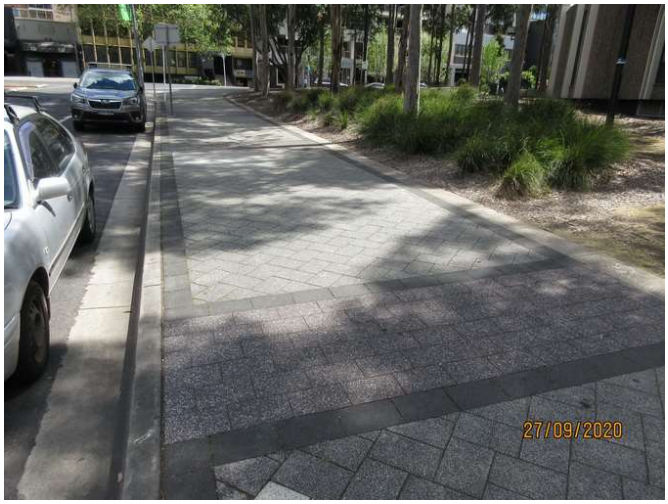

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1057_Surface spalling

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1058_Surface spalling

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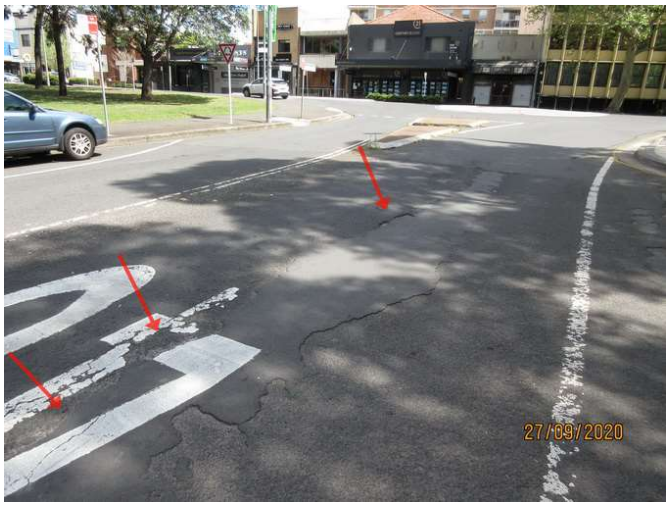

1062_Spalling along asphalt bitumen repair

1063_Spalling along asphalt bitumen repair

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1066_Spalling along asphalt bitumen repair

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1073_Note the cracking damage

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1083_Note the cracking damage

1084_Note the cracking damage

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1098_Note the cracking damage

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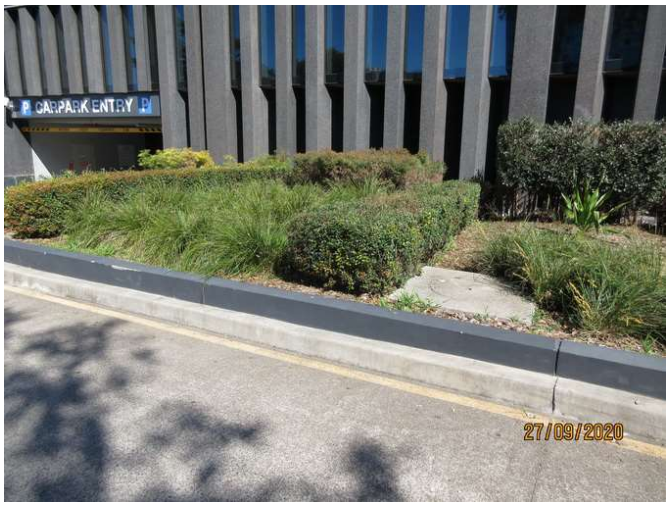

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1104_Note spalling to edge

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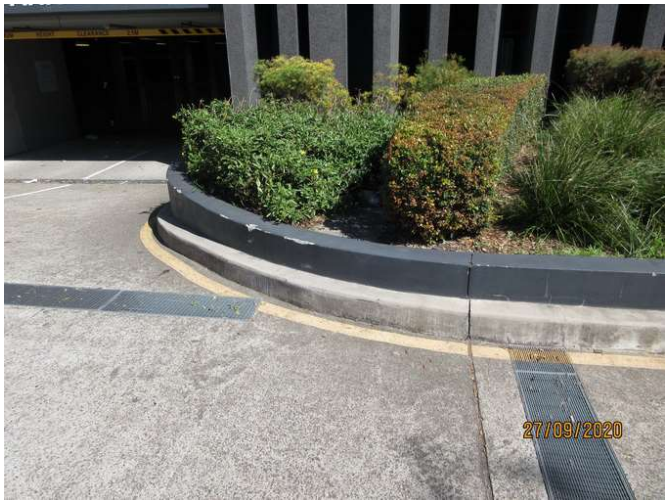

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1132_Note the cracking damage

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1149_Note the cracking damage

1150_Note spalling to edge

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1152_Note the cracking damage

1153_Note the cracking damage

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1157_Note spalling to edge

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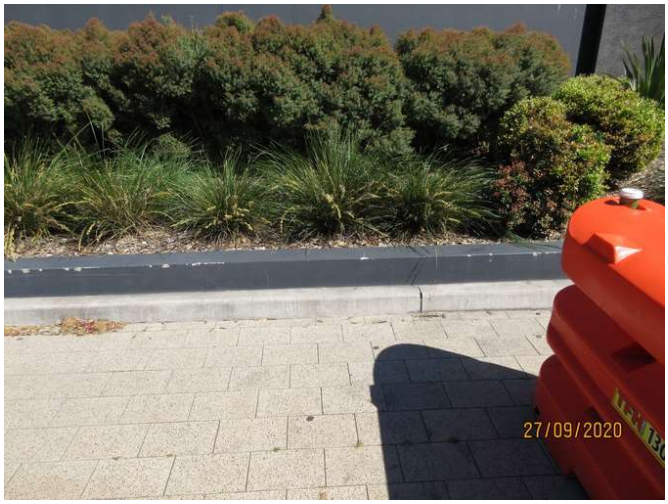
1158_Note spalling to edge

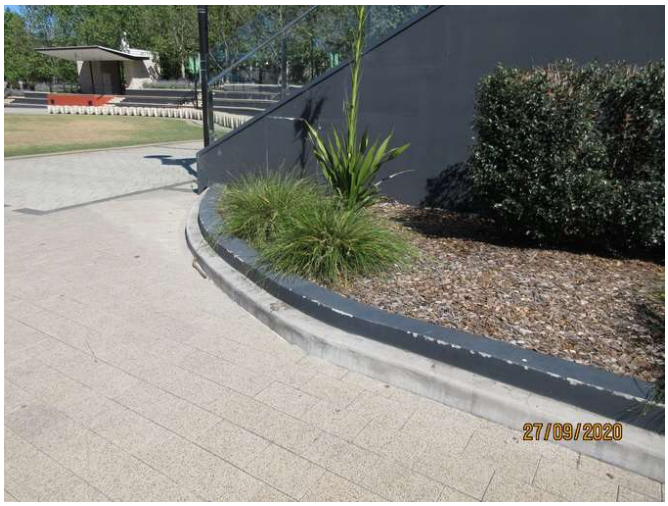
1159_Note spalling to edge

1160_Note spalling to edge



1161_Note spalling to edge

1162_Note spalling to edge



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1164_Note the cracking damage

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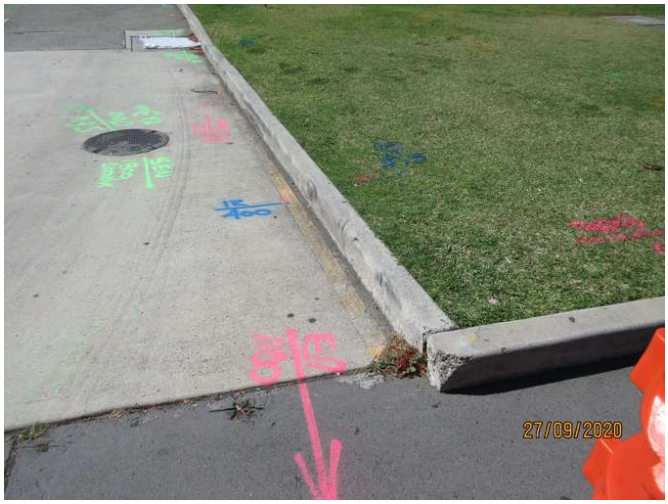

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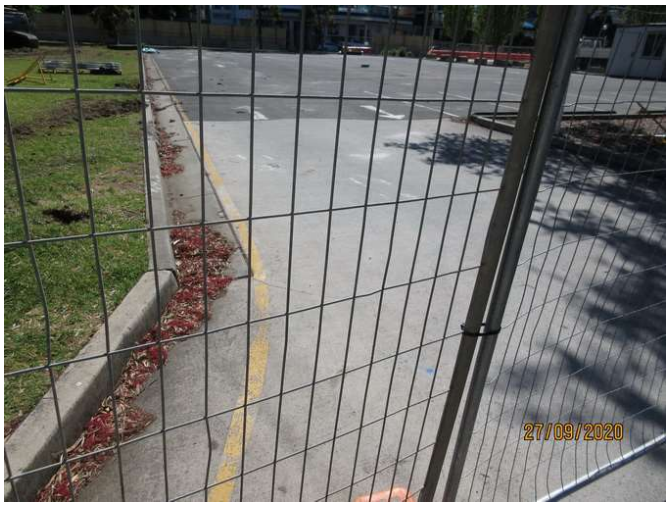

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1199_Note the cracking damage

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1204_Note the cracking damage

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1211_Spalling to render

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1222_Note the cracking damage

1223_Note the cracking damage

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1224_Note the cracking damage

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1236_Note the cracking damage

1237_Note the cracking damage

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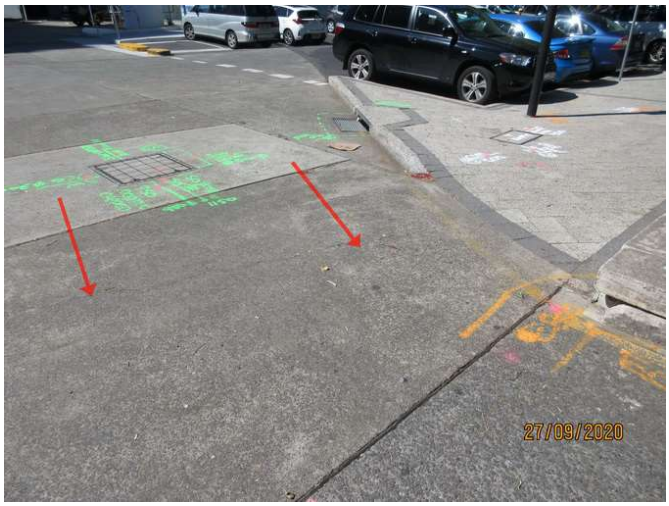

1240_Note the cracking damage

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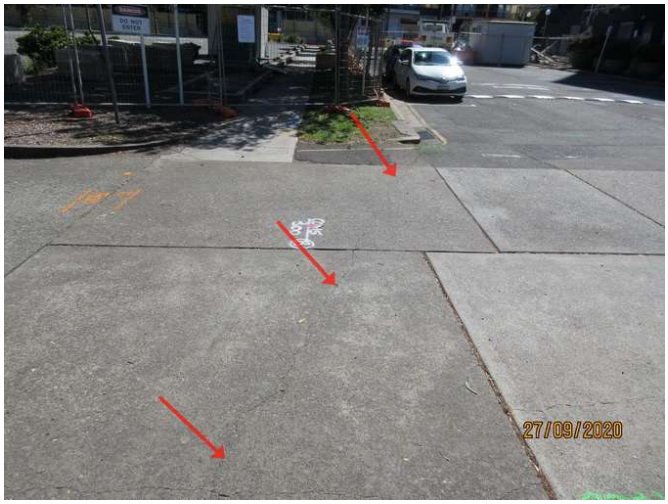
1242_Note the cracking damage



1243_Note the cracking damage

1244_Note the cracking damage

1245_Note the cracking damage

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1251_Note the cracking damage

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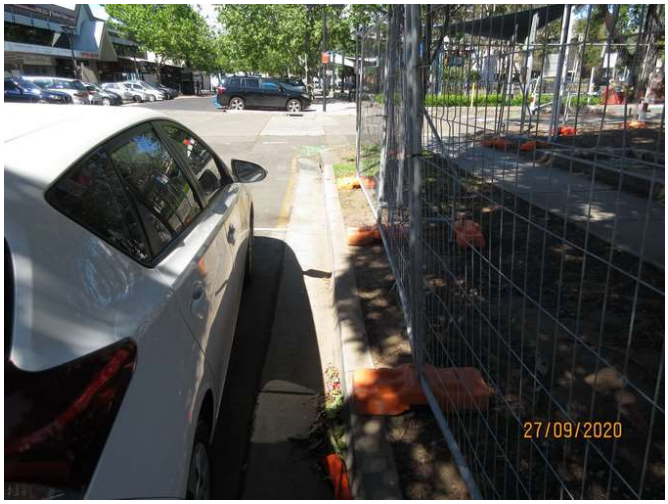

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1266_Note the cracking damage

1267_Note the cracking damage

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1271_Note the cracking damage

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1288_Impact to bollard

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1299_Note the cracking damage

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1301_Note the cracking damage

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1302_Note the cracking damage

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1304_Note the cracking damage

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1306_Note the cracking damage

1307_Note the cracking damage

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1308_Note the cracking damage

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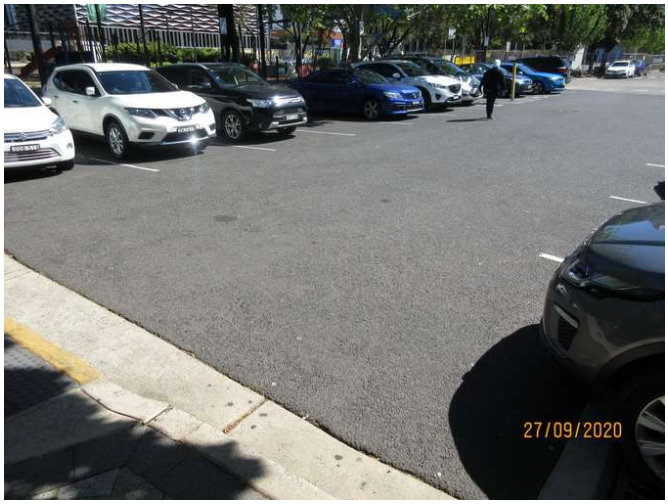

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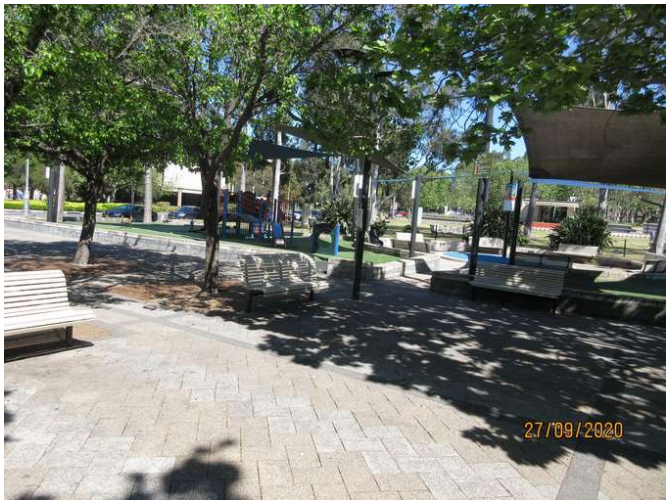

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1356_Note the cracking damage

1357_Note the cracking damage

1358_Note the cracking damage

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1360_Note the cracking damage

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1364_Note the cracking damage

1365_Note the cracking damage

1366_Note the cracking damage

1367_Note the cracking damage

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1368_Note the cracking damage

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1371_Note the cracking damage

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1373_Note the cracking damage

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1376_Note the cracking damage

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1378_Note the cracking damage

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1381_Note the cracking damage

1382_Note the cracking damage

1383_Note the cracking damage

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1385_Note the cracking damage

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1386_Note the cracking damage

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1388_Note the cracking damage

1389_Note the cracking damage

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1399_Note the cracking damage

1400_Note the cracking damage

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1406_Note the cracking damage

1407_Note the cracking damage

1408_Note the cracking damage

1409_Note the cracking damage

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1412_Note the cracking damage

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1416_Note the cracking damage

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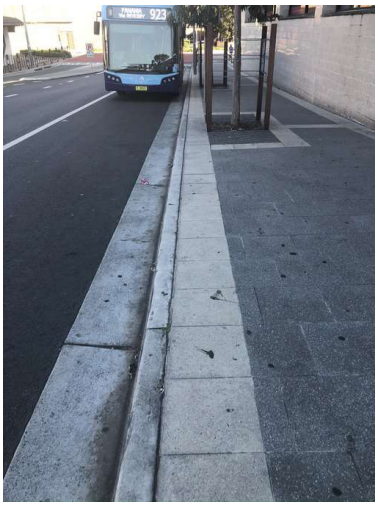

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1442_Note the cracking damage

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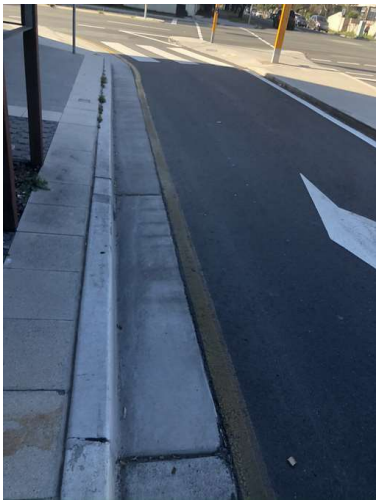

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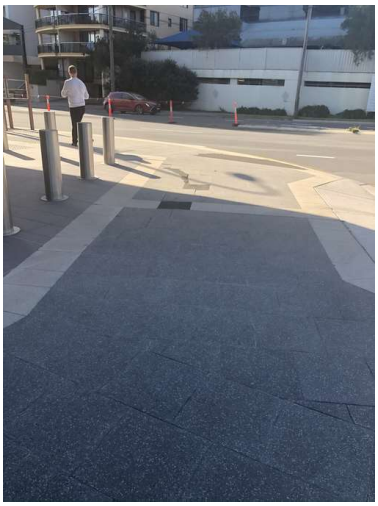

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1449_Note the cracking damage

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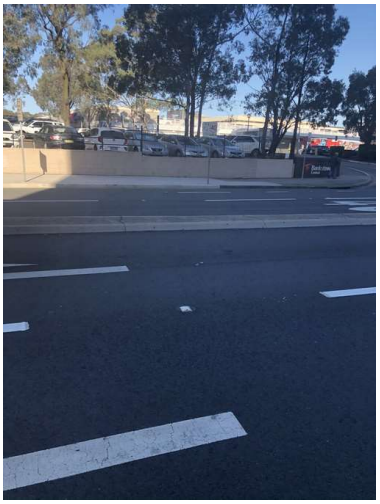

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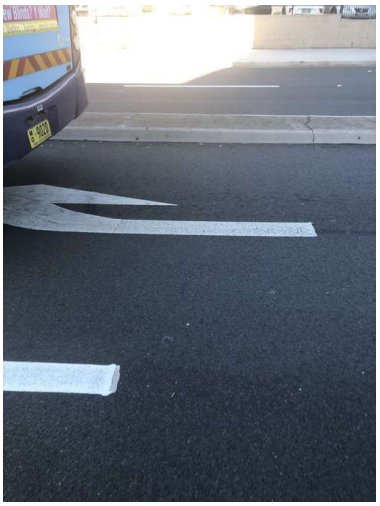

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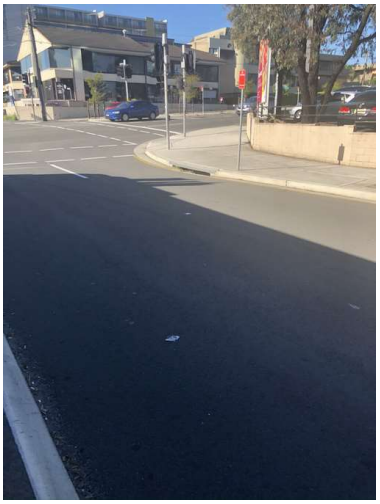

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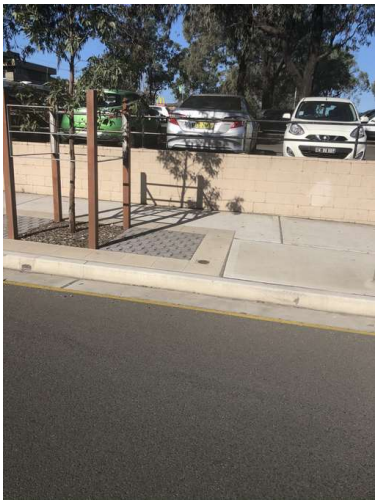

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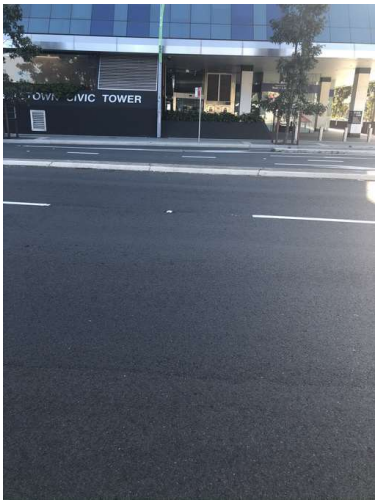

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1465_Note the cracking damage

1466_Note the cracking damage

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1468_Note the cracking damage

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1470_Note the cracking damage

1471_Note the cracking damage

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1473_Note the cracking damage

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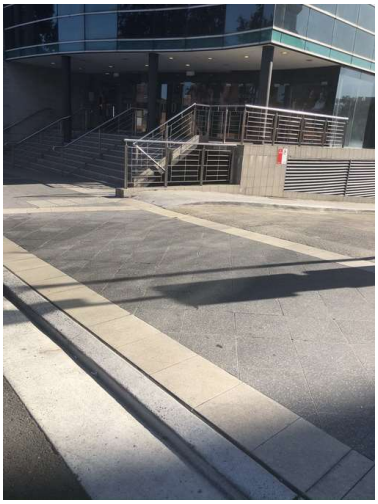

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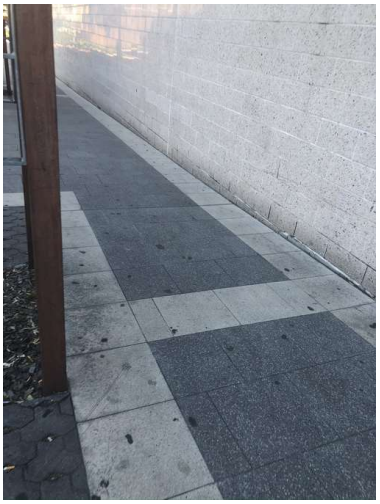

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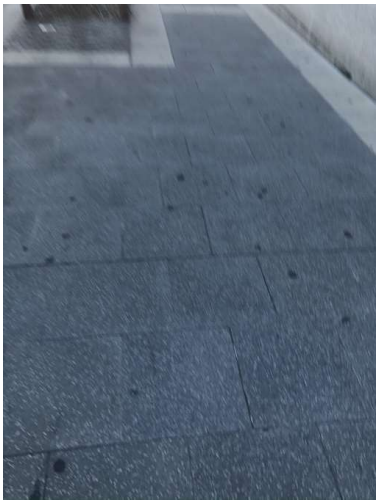

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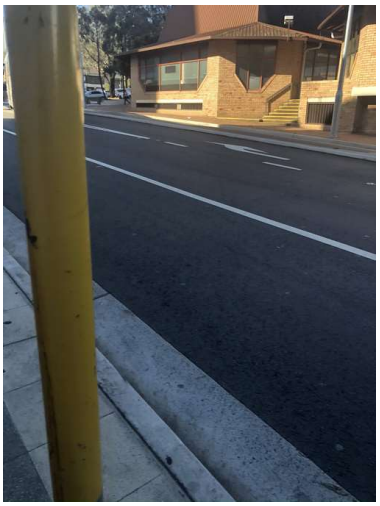

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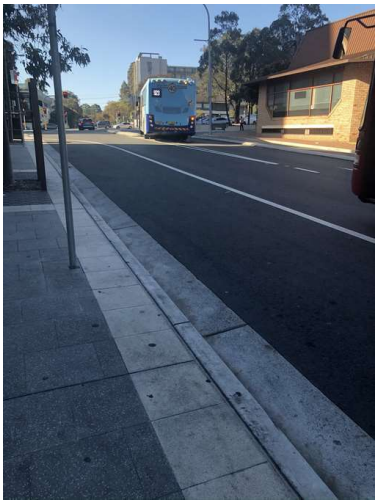

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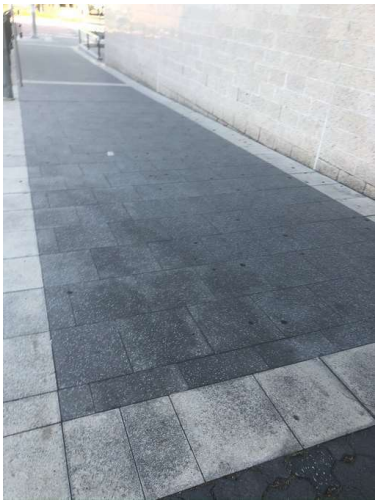

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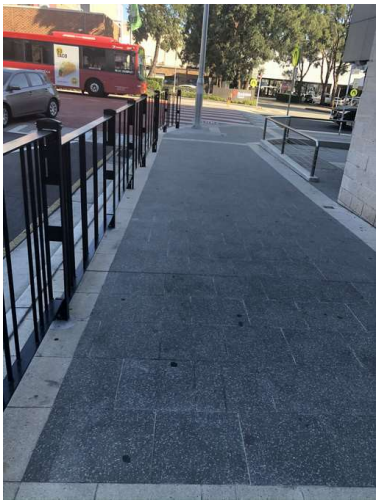

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1489_Note collapsed medium strip

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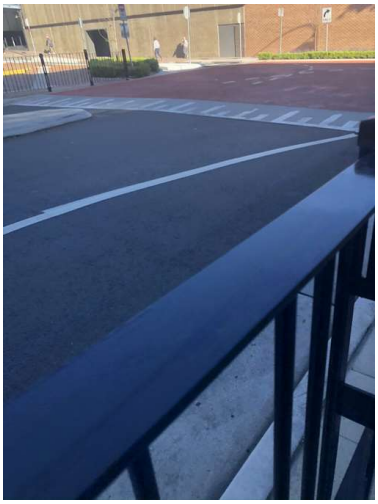

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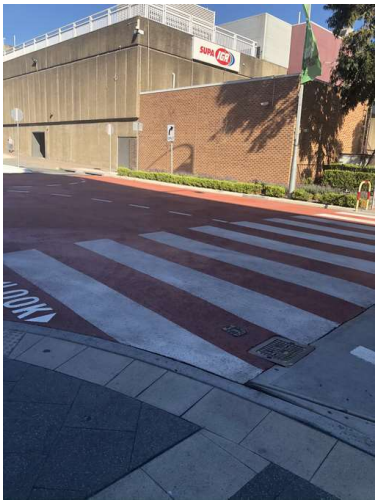

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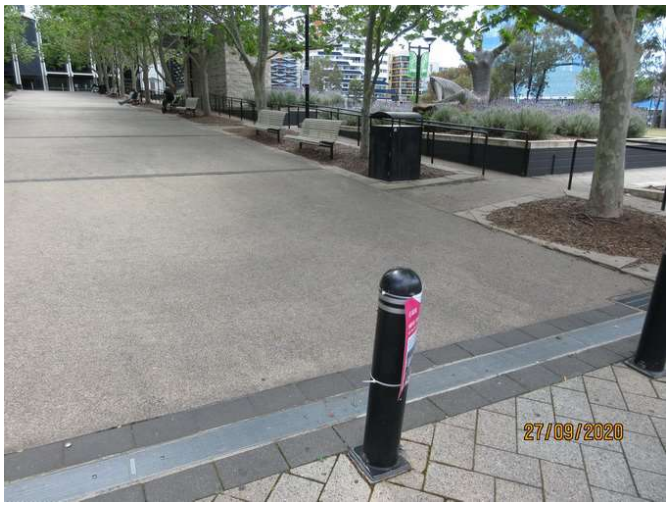

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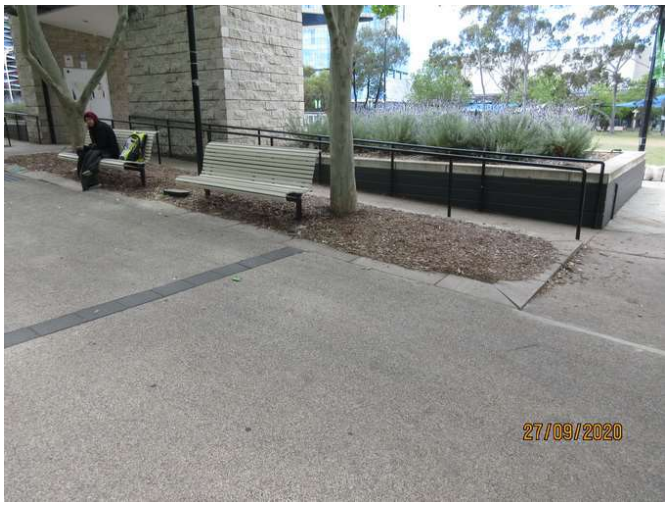
1511_Note the cracking damage



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1513_Note the cracking damage

1514_Note the cracking damage

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1518_Note the cracking damage

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1519_Note the cracking damage

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1521_Note the cracking damage

1522_Note the cracking damage

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1525_Note the cracking damage

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1527_Note the cracking damage

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1529_Note the cracking damage

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1531_Note the cracking damage

1532_Note the cracking damage

1533_Note the cracking damage

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1535_Note the cracking damage

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1537_Note the cracking damage

1538_Note the cracking damage

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1542_Note the cracking damage

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1544_Note the cracking damage

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1547_Note the cracking damage

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1549_Note the cracking damage

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1551_Note the cracking damage

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1553_Note the cracking damage

1554_Note the cracking damage

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1561_Note the cracking damage

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1563_Note the cracking damage

1564_Note the cracking damage

1565_Note the cracking damage

1566_Note the cracking damage

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1572_chipping damage

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1585_Evident efflorescence buildup

1586_Evident efflorescence buildup

1587_Evident efflorescence buildup

1588_Evident efflorescence buildup

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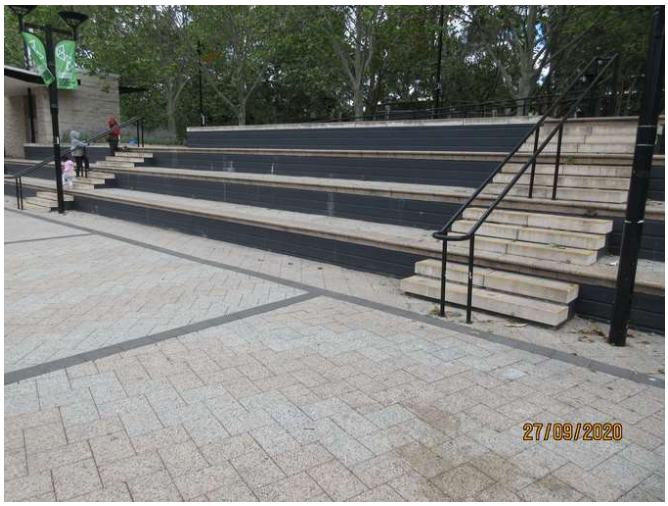

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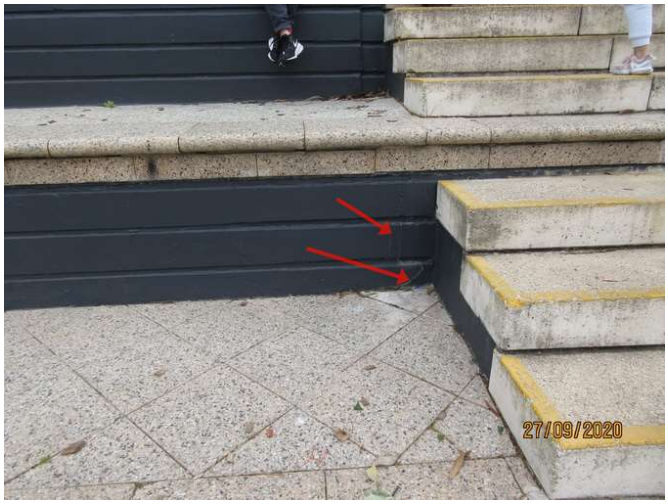

1612_Note the cracking damage

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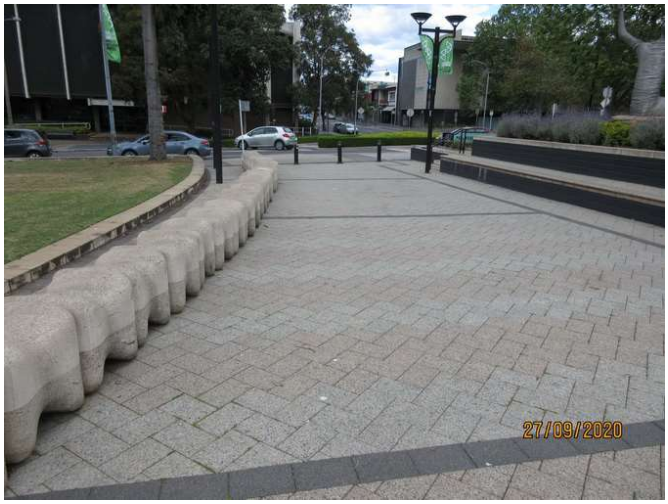

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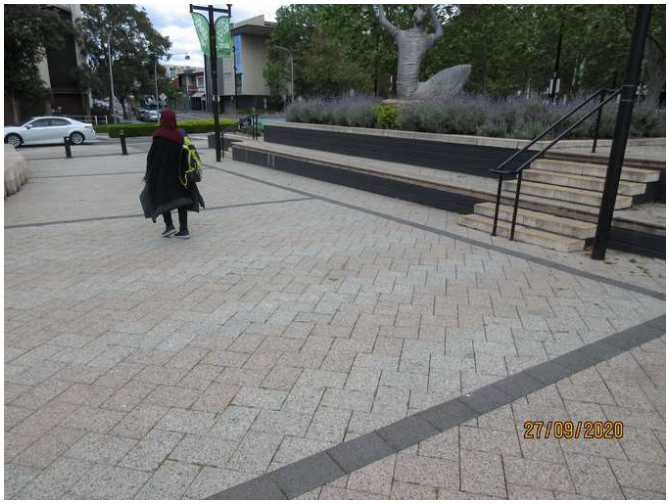

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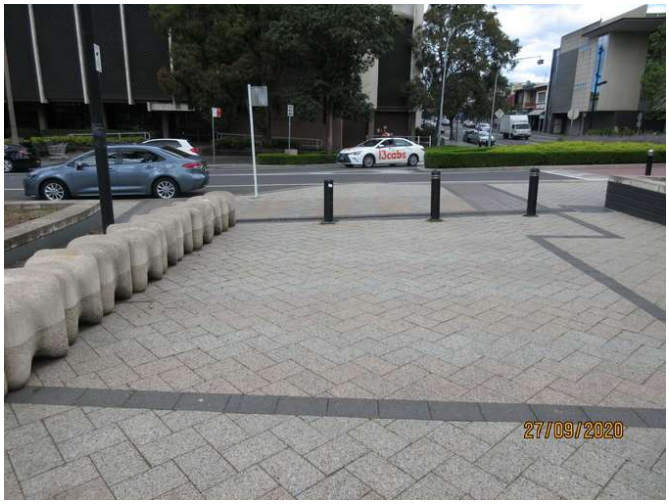

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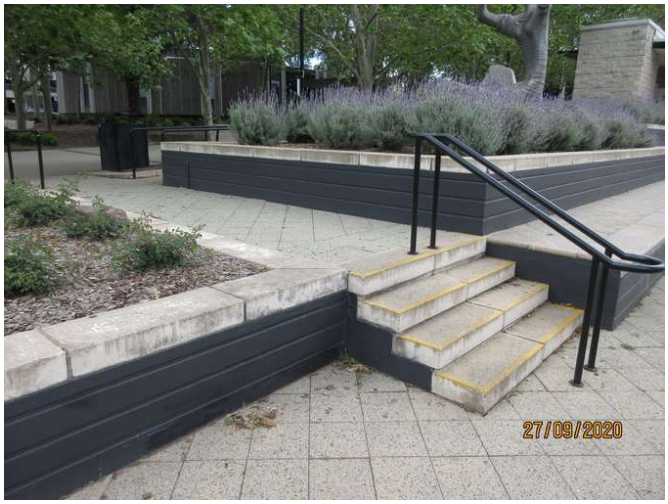

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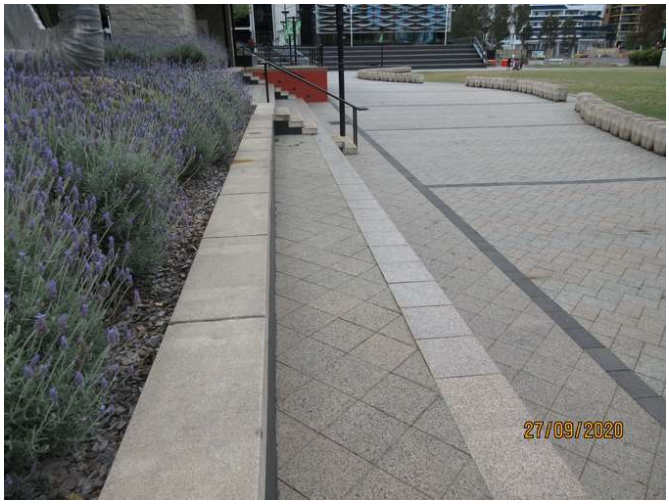

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1653_Splitting to corner of planter box

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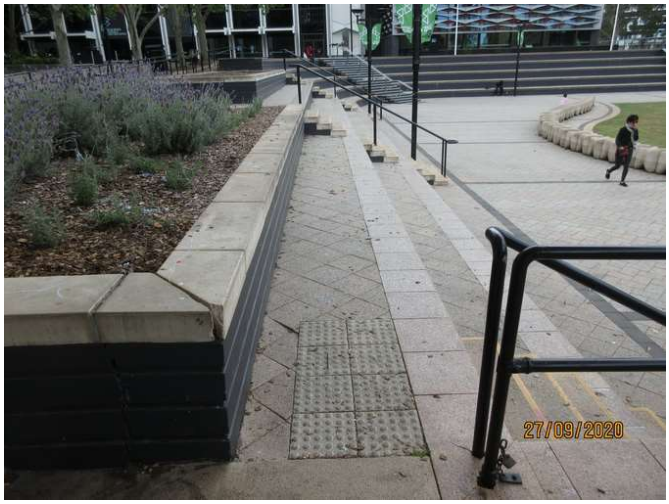

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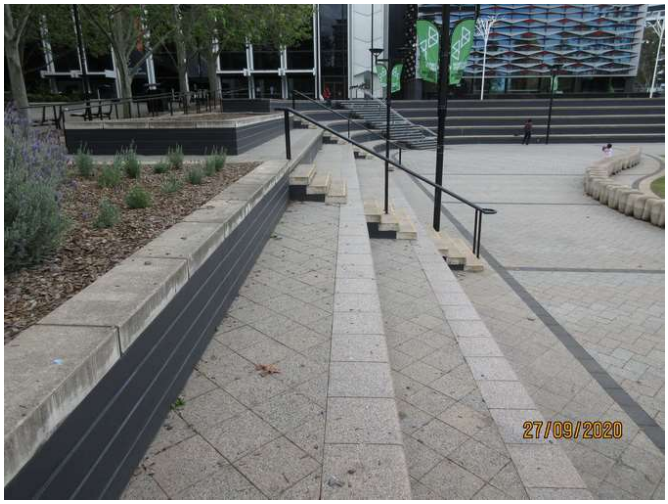

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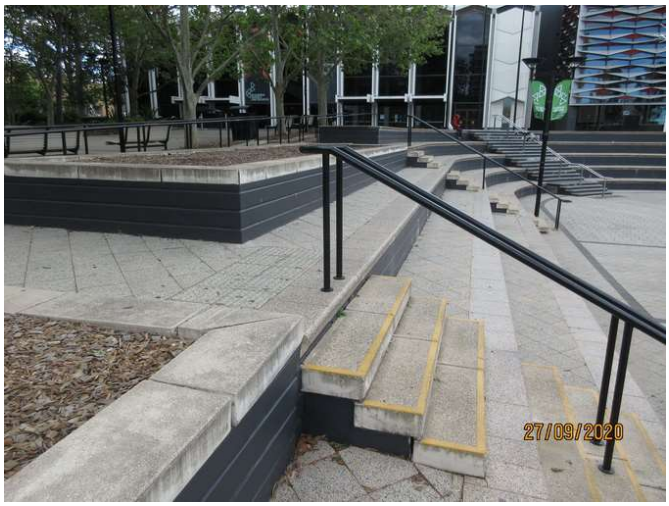

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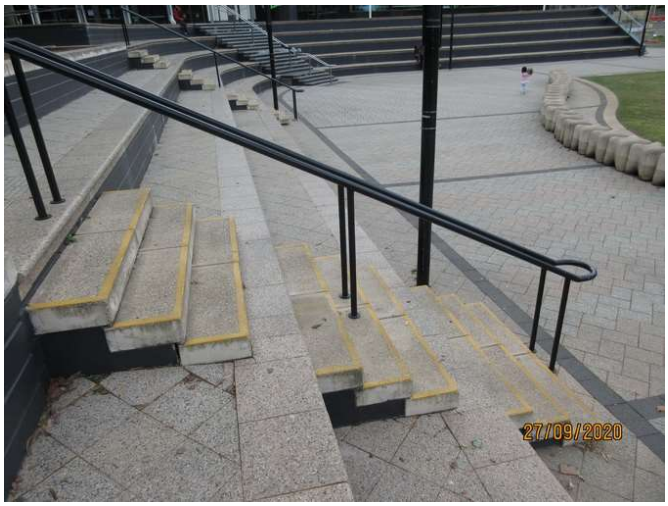

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1678_Missing part

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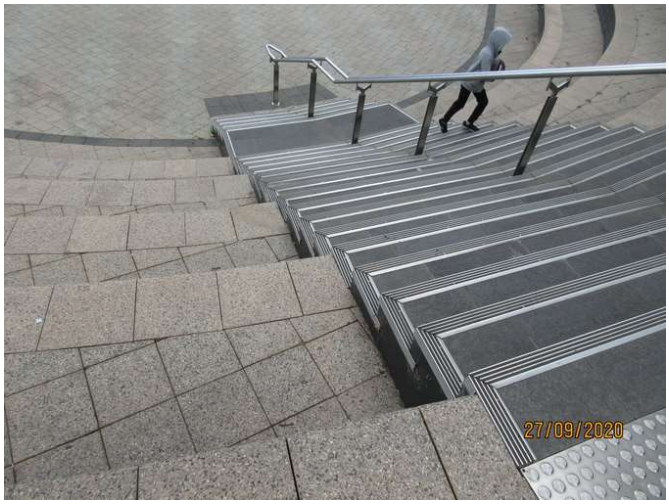

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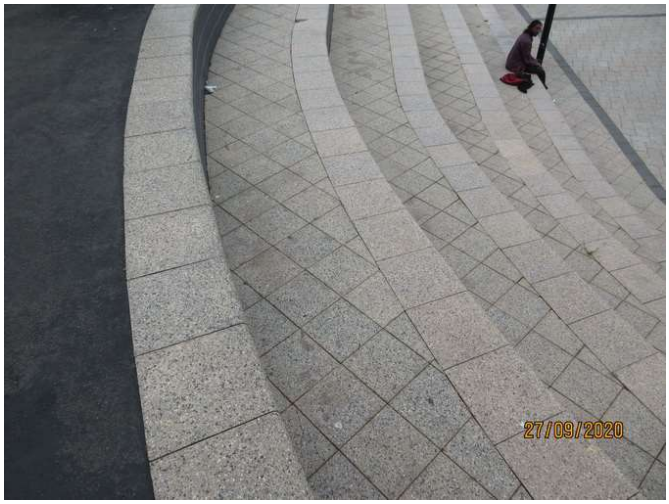

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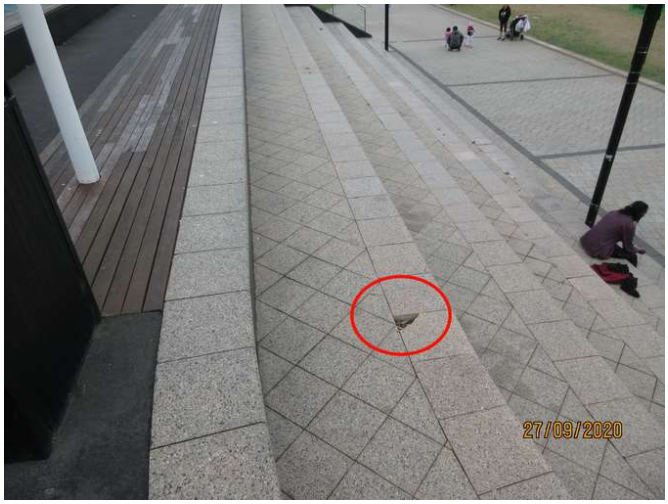

1684_Chipping damage

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1690_cracked paver

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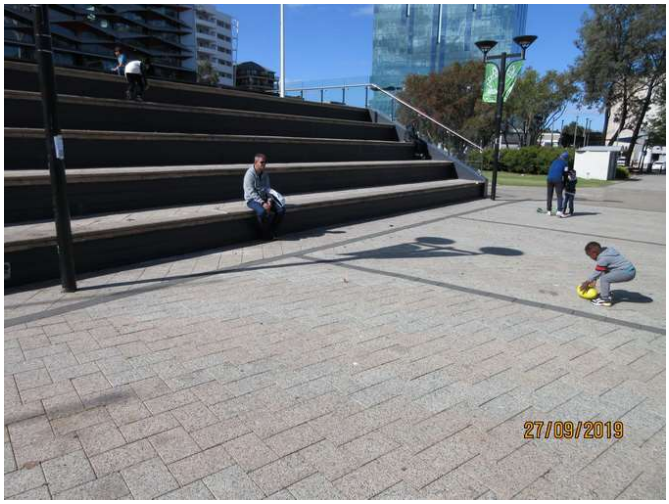

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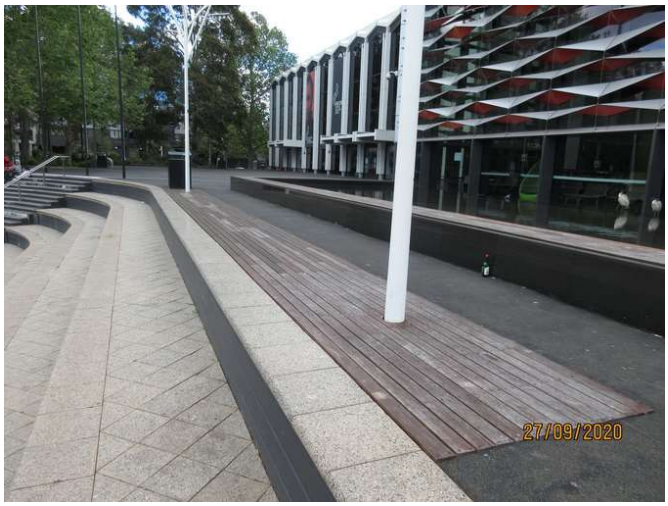

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1741_Note the cracking damage

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1752_Displacemt to top course

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1762_Note the cracking damage

1763_Note the cracking damage

1764_Note the cracking damage

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1773_Note the cracking damage

1774_Note the cracking damage

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1776_Note the cracking damage

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1777_Note the cracking damage

1778_Note the cracking damage

1779_Note the cracking damage

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1781_Note the cracking damage

1782_Note the cracking damage

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1783_Note the cracking damage

1784_Note the cracking damage

1785_Note the cracking damage

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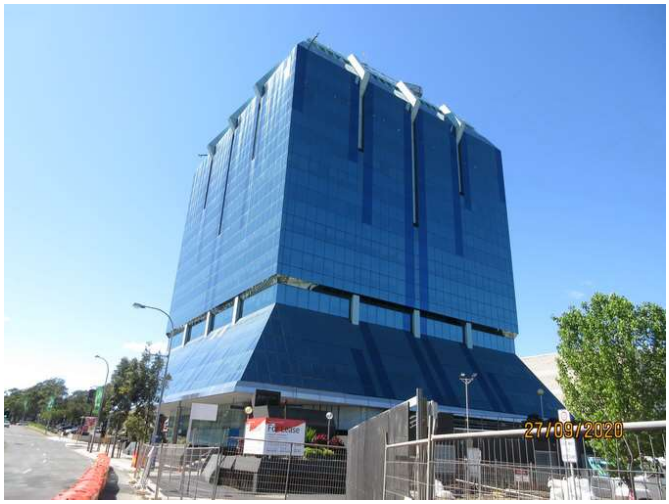
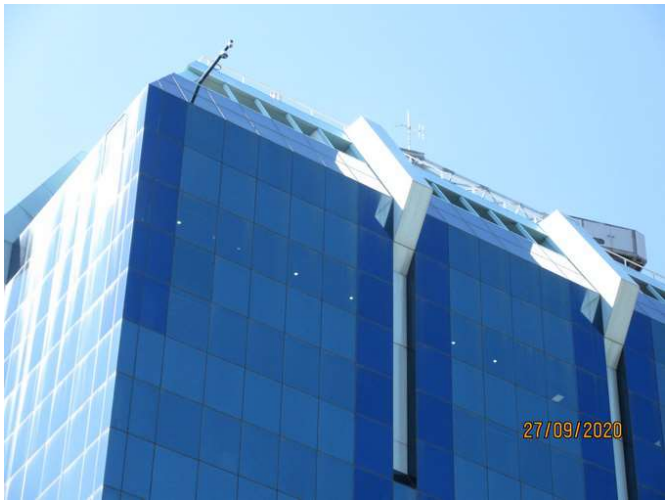


1860_North-western corner



1861

1862

1863

1864_loose sealant

1865

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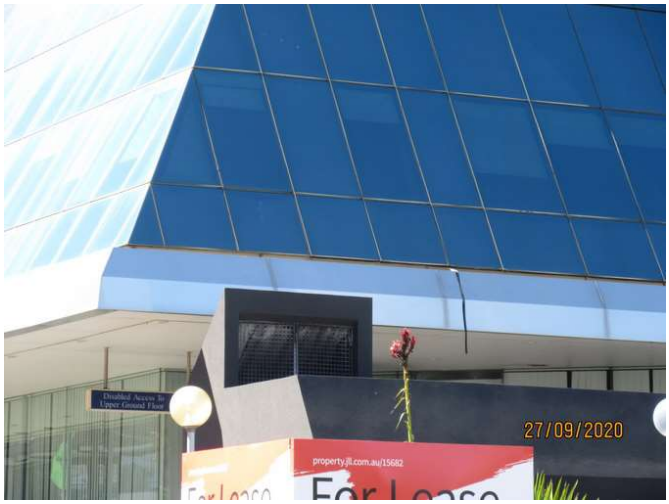
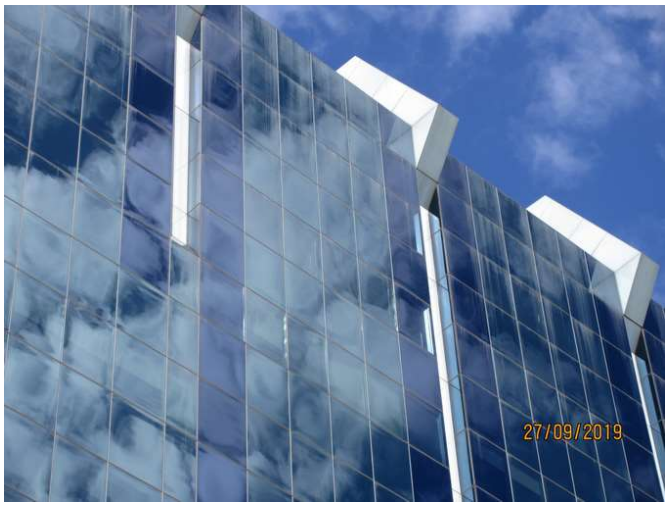


1868

1869

1870



1871

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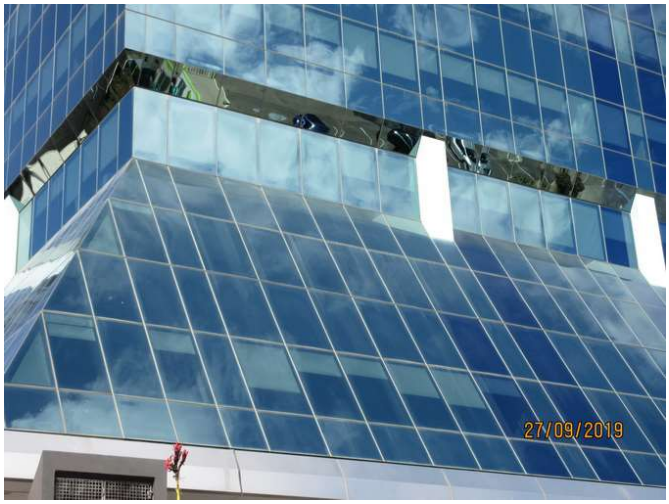

1872

1873

1874

1875_Spilliage

1876

1877

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1878

1879_Efflorescence build up

1880

1881

1882

1883

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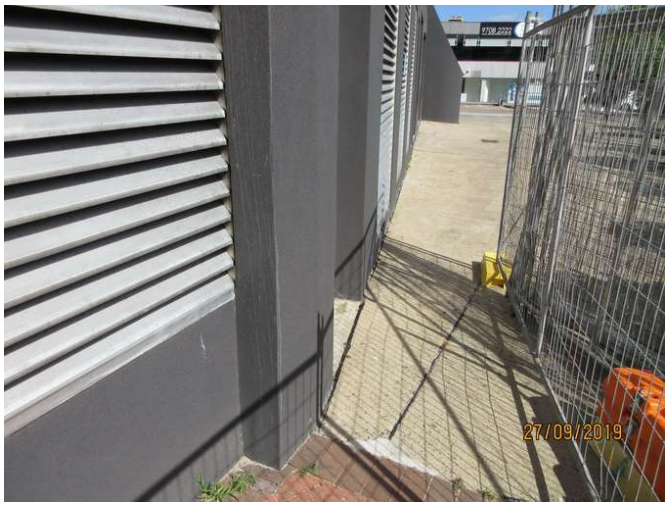

1889

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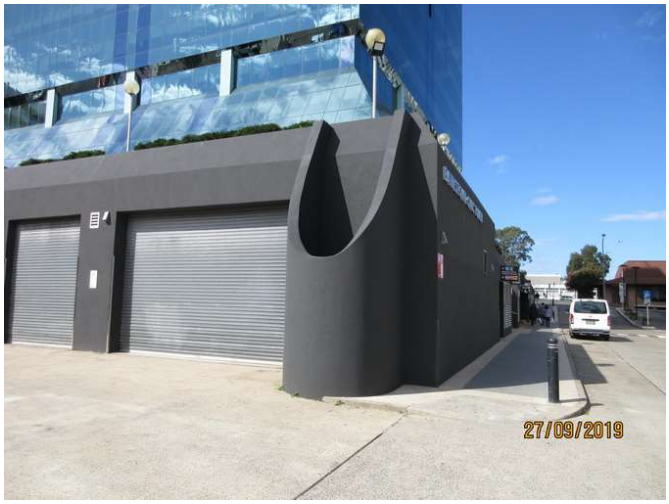
1896

1897



1898

1899_south-western corner

1900

1901

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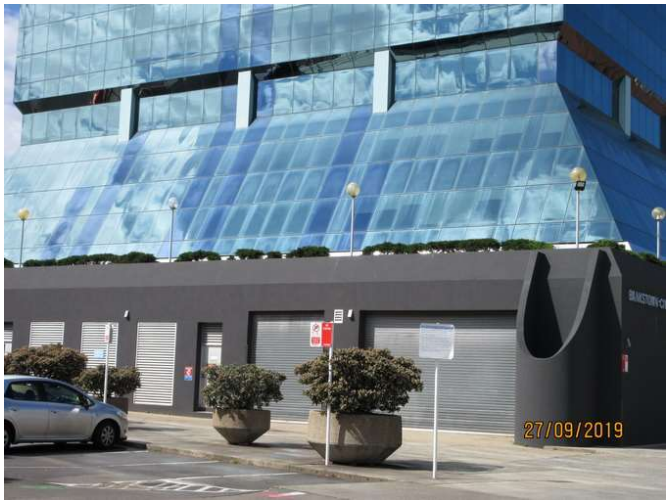

1902

1903_Note the cracking damage

1904_Note the cracking damage

1905

1906_Note the cracking damage

1907_Note the cracking damage

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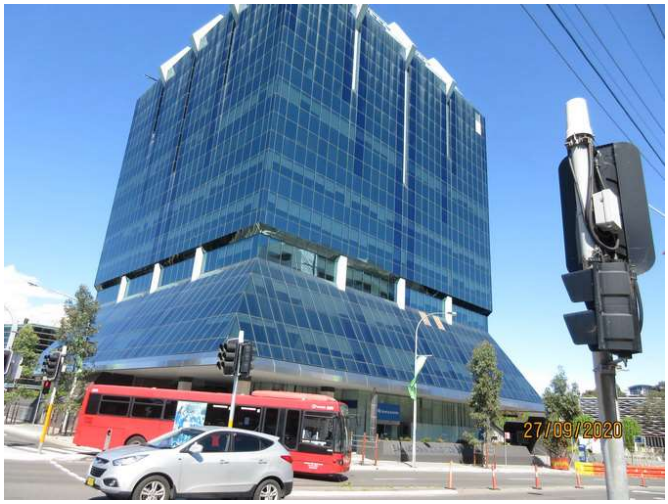
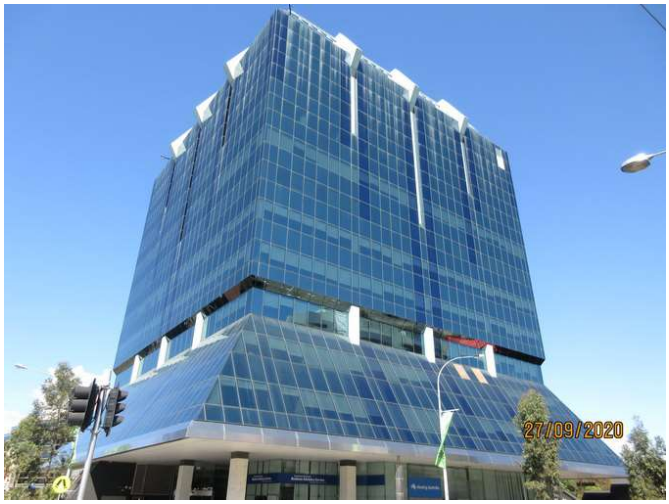
1908_Note the cracking damage



1909_North-eastern corner



1910

1911

1912

1913

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1914

1915

1916

1917

1918

1919

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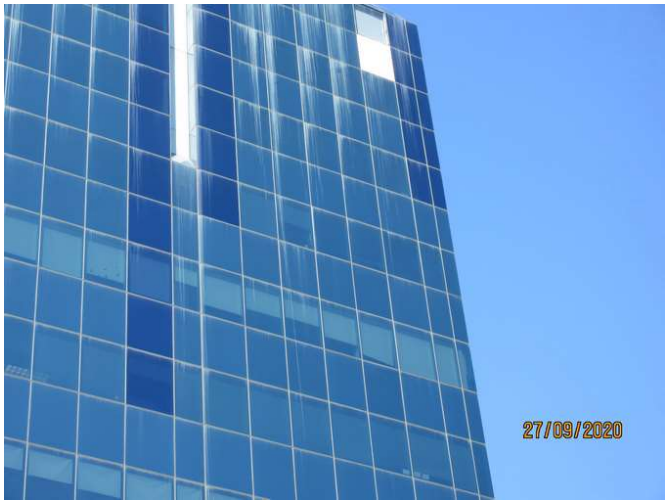
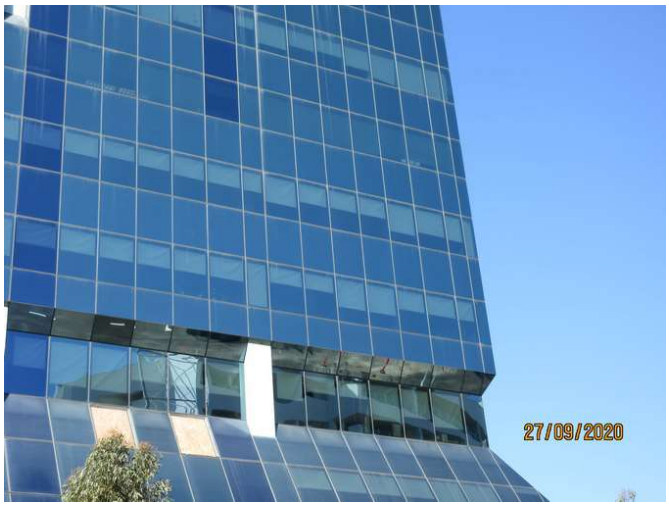
1920

1921

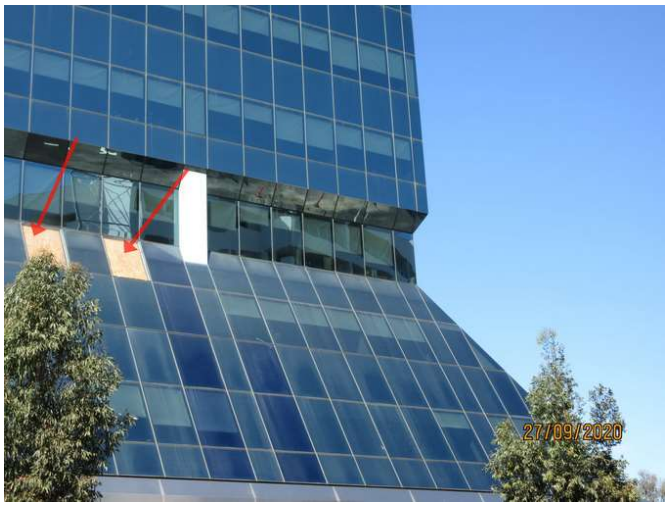
1922_Facade under repair



1923



1924



1925_Facade under repair

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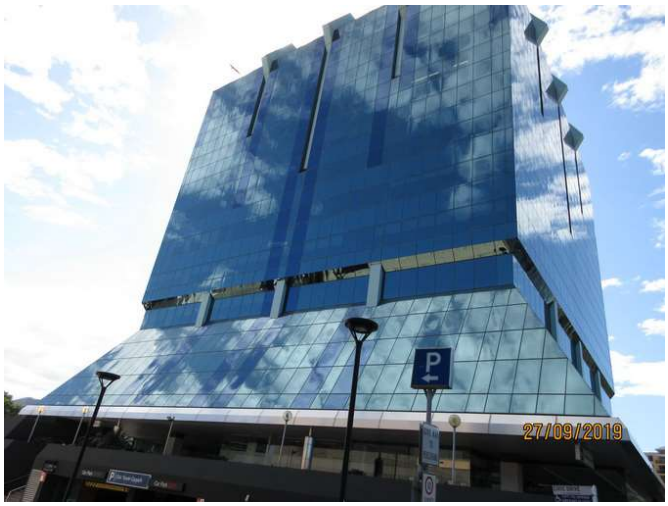
1926

1927

1928

1929

1930



1931_Eastern elevation

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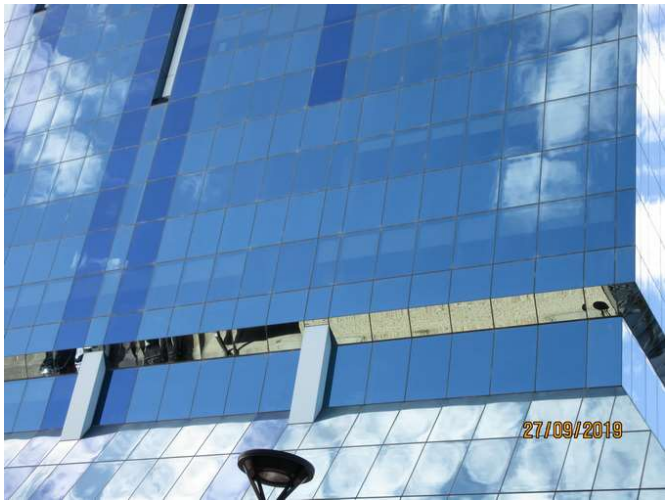
1932

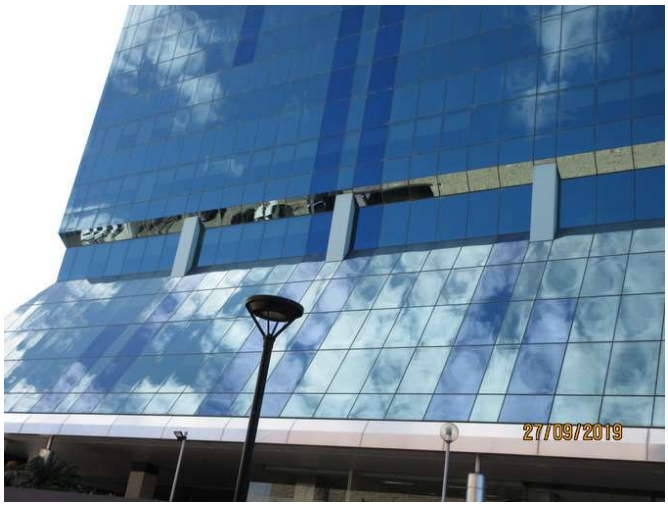


1933

1934

1935

1936



1937

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1938

1939

1940

1941

1942_Efflorescence staining

1943

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1944

1945

1946

1947

1948

1949

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1950

1951

1952

1953

1954

1955

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1956

1957

1958

1959

1960

1961

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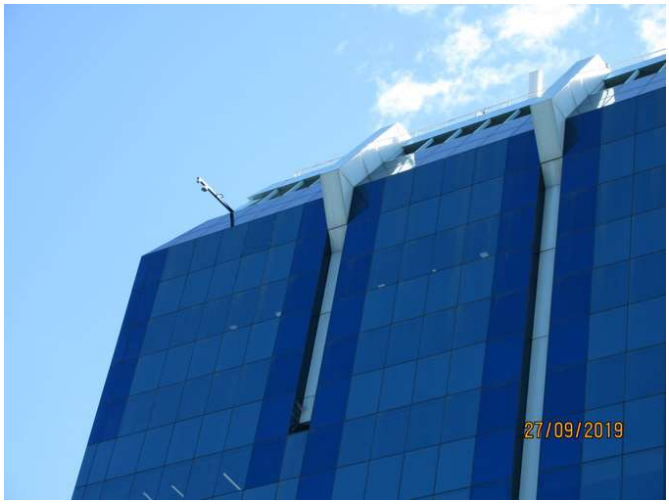


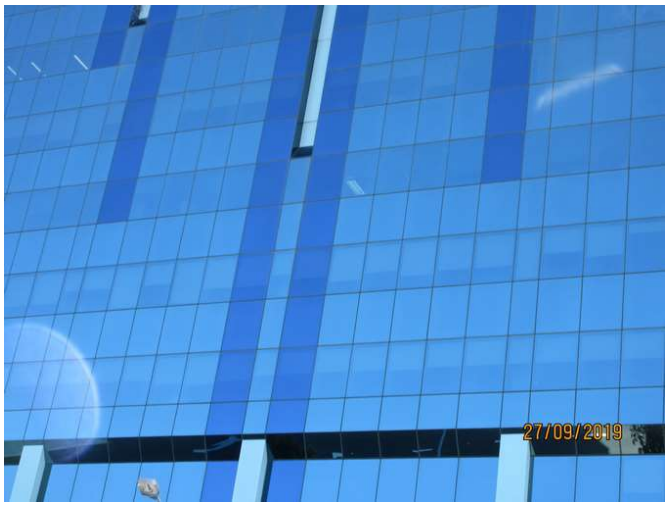
1962

1963

1964

1965

1966



1967

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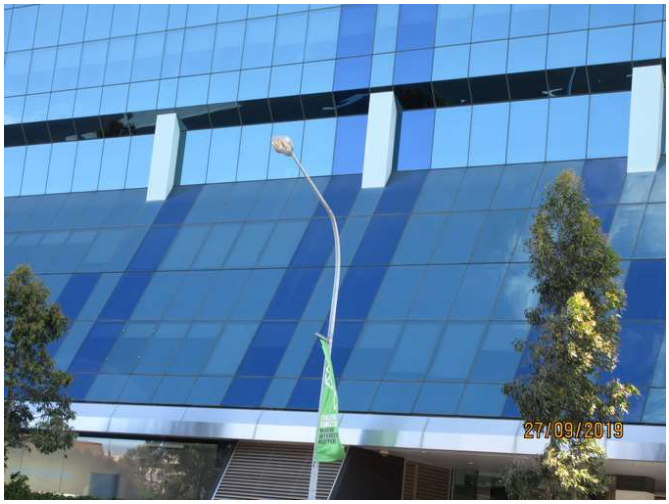
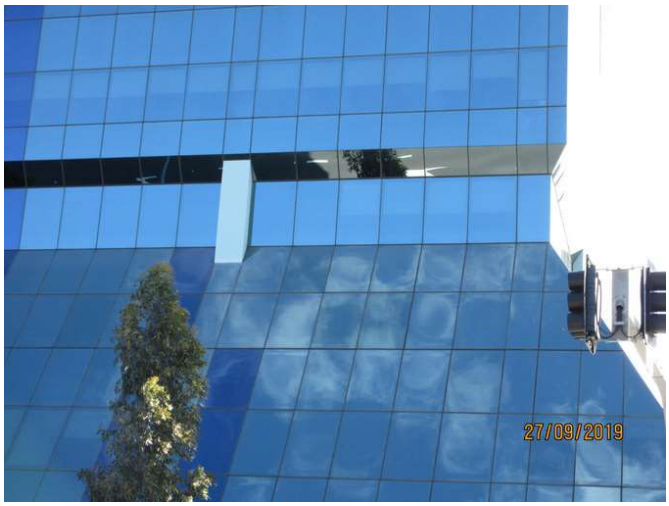


1968

1969

1970

1971



1972

1973

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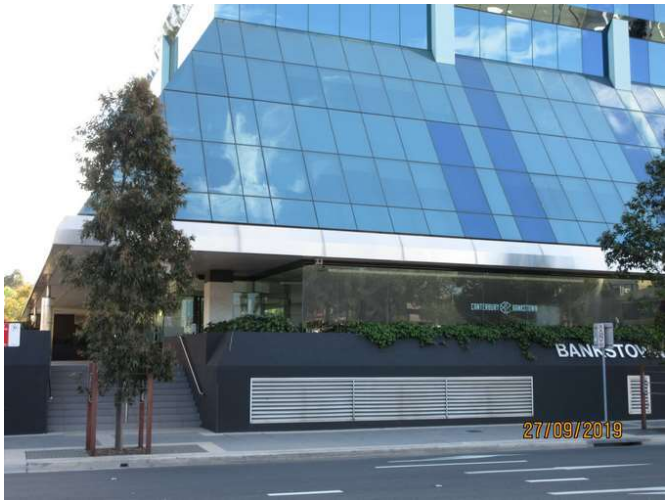
1974



1975

1976

1977

1978_Cracking to paver

1979

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1980

1981

1982_Minor subsidence

1983

1984

1985

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1986

1987

1988

1989

1990

1991

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1992

1993

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1995

1996

1997

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1998

1999

2000

2001

2002

2003

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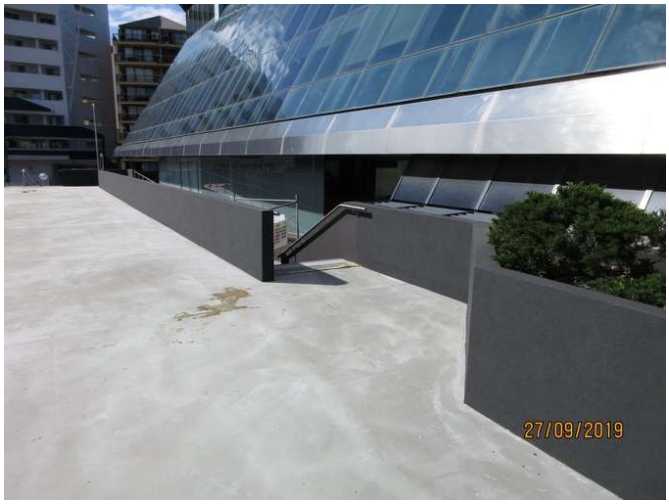
2004

2005



2006

2007

2008

2009

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2010

2011

2012

2013

2014

2015

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2016

2017

2018

2019

2020

2021

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2022

2023

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2026

2027

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2028_Efflorecence staining

2029_Efflorecence staining

2030_Efflorecence staining

2031_Efflorecence staining

2032_Efflorecence staining

2033

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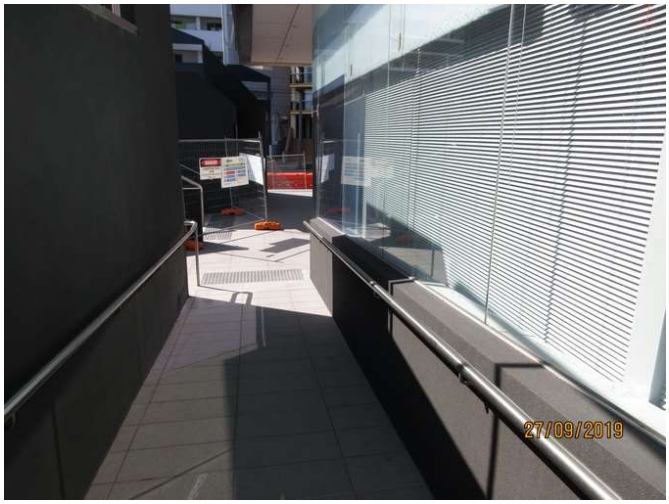

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2052

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2055

2056_Missing lights

2057

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2064

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2076

2077_Blistering paint

2078

2079

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2080

2081_Damage to hardbard panel wall

2082

2083

2084

2085

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2086

2087

2088_Damage to hardbard panel wall

2089_Damage to hardbard panel wall

2090

2091

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2092_Note the cracking damage

2093

2094

2095

2096

2097

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2098

2099

2100_Note the cracking damage

2101

2102

2103

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2104

2105

2106

2107

2108

2109_Note the cracking damage

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2110

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2112

2113

2114

2115

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2116

2117_Note the cracking damage

2118

2119

2120

2121

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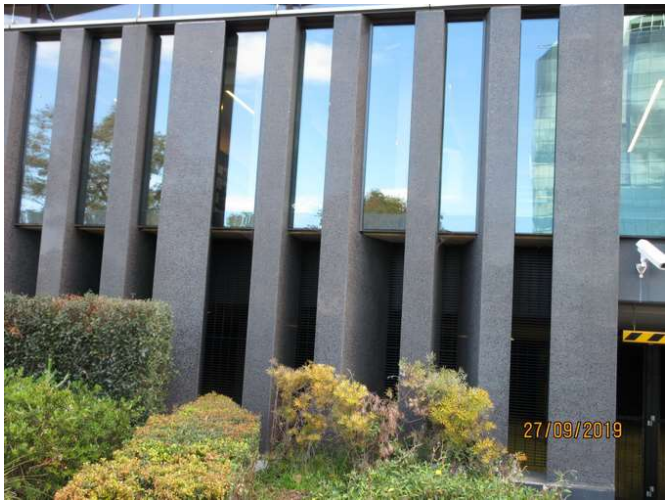

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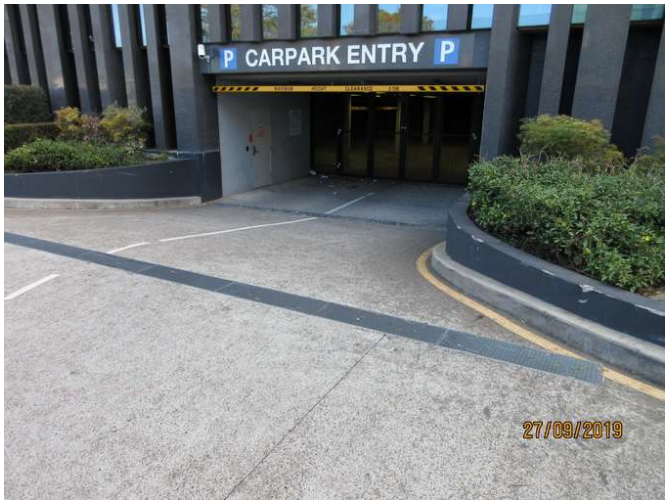

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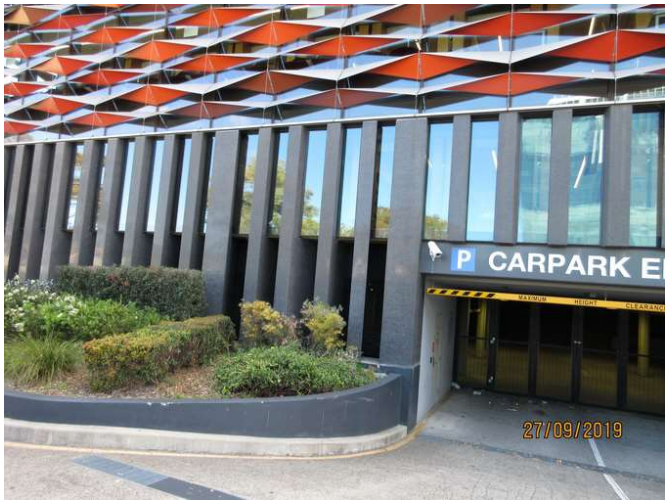

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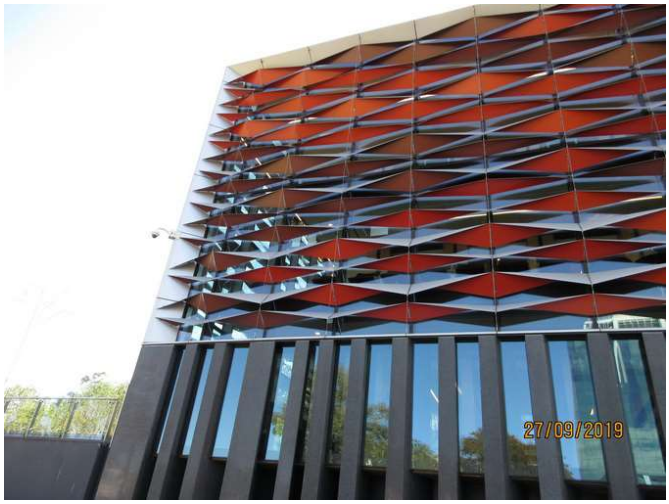

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2150_Note the cracking damage

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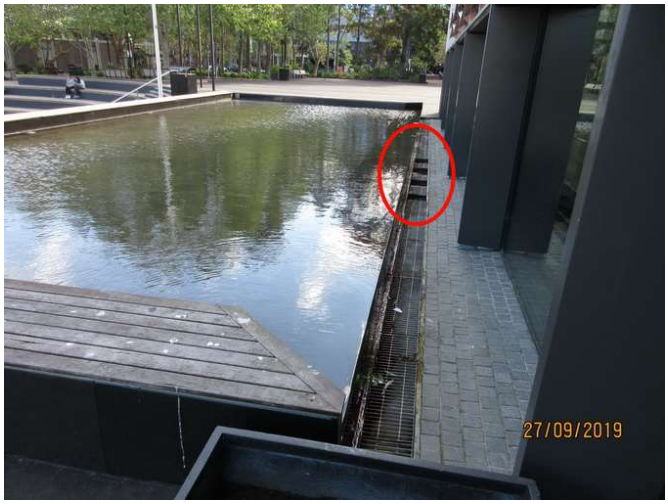

2159_Note the collapsed drainage grills

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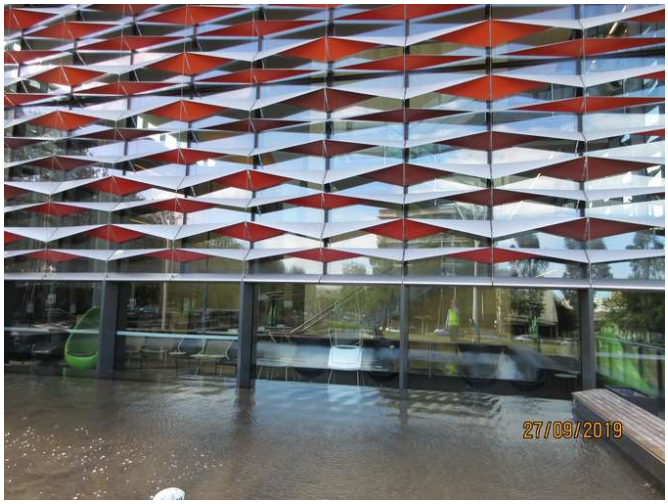

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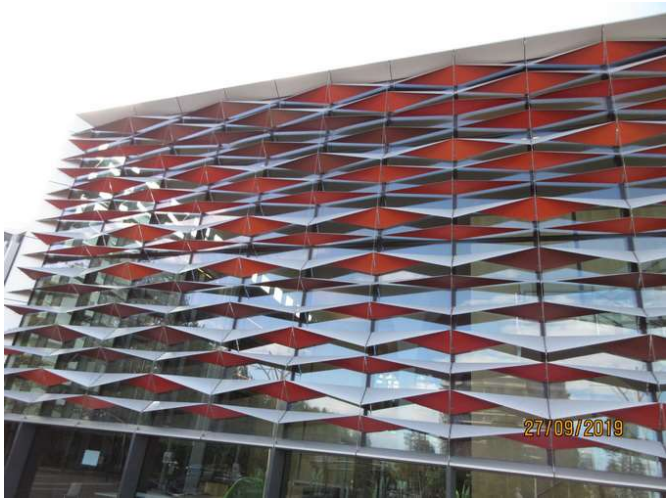

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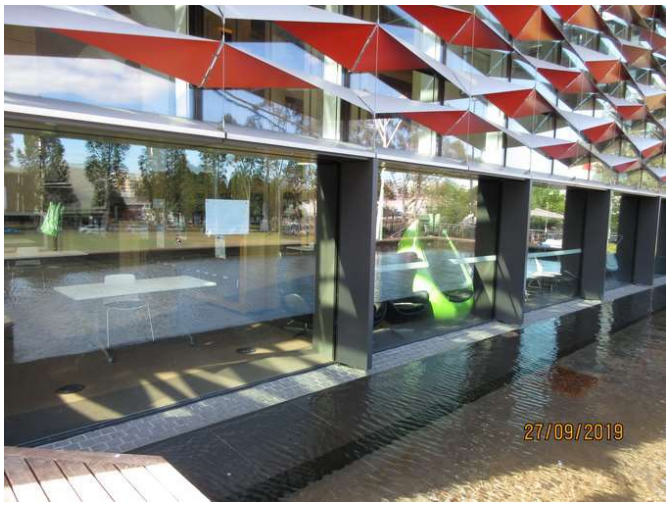

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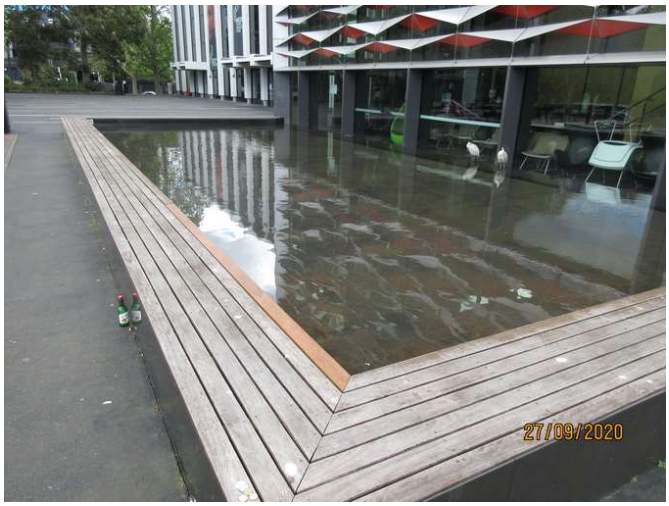

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2183_Note the cracking damage

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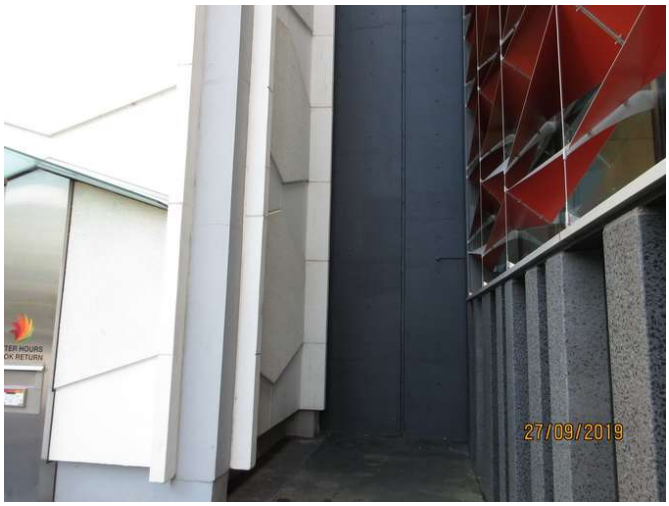

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2194_Note the cracking damage

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2218_Note the cracking damage

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2222_Note the cracking damage

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2225_Note the cracking damage

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2231_Note the cracking damage

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2247_Note the cracking damage

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2251_Note impact damage

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2253_Note impact damage

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2259_Note the cracking damage

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2264_Note the cracking damage

2265_Note the cracking damage

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2266_Note the cracking damage

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2272_Note the cracking damage

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2277_Note evident strucutral damage

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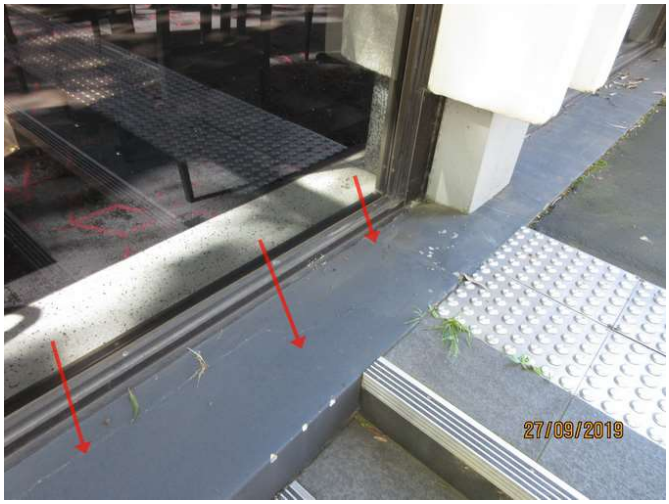
2278_Note evident strucutral damage

2279_Note evident strucutral damage



2280_Note evident strucutral damage

2281_Note evident strucutral damage

2282_Note evident strucutral damage

2283_Note evident strucutral damage

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2285_Note evident strucutral damage

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2287_Note evident strucutral damage

2288_Note evident strucutral damage

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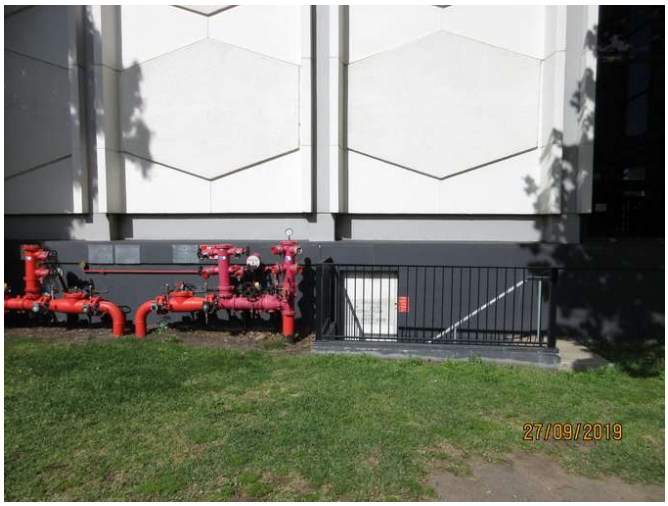

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2302_Note the cracking damage

2303_Note the cracking damage

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2305_Note the cracking damage

2306_Note the cracking damage

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2309_Note the cracking damage

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2330_Note the cracking damage

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2333_Note the cracking damage

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2335_Note the cracking damage

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2349_Note the spalling damage

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2351_Note the spalling damage

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2355_Note the cracking damage

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2358_Note the cracking damage

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2368_Note the level dropping

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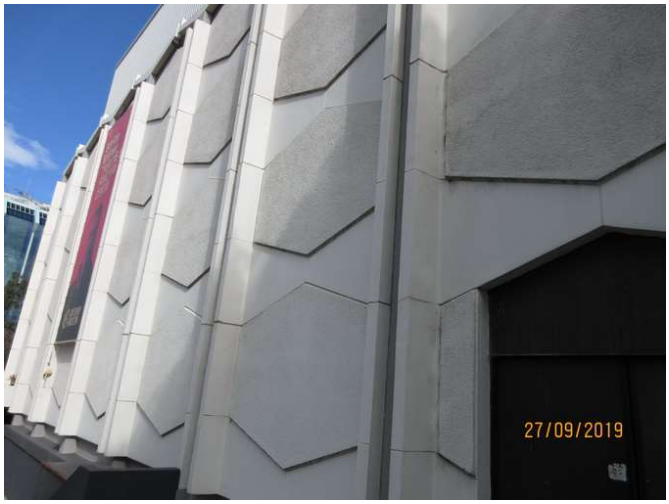

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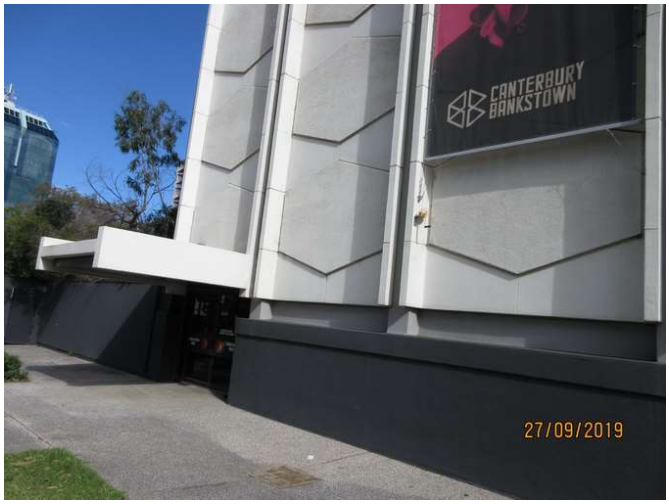

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2391_Note the cracking damage

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2393_Note the cracking damage

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2395_Note the spalling damage

2396_Note the cracking damage

2397_Note the cracking damage

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2398_Note the cracking damage

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Contact us

SYDNEY
82 – 84 Dickson Avenue,
Artarmon NSW 2064
+61 2 9922 1777

MELBOURNE
Level 1, 98 Maribyrnong Street,
Footscray VIC 3011
+61 3 9687 1666

BRISBANE
Unit 3, 1 Ross Street,
Newstead QLD 4006
+61 7 3852 6666

GreenPlus Property Services
Property Division of Environmental Earth Sciences