

**Craigmar Consulting
Services Pty Ltd**

ABN 38086047430

PO Box 296

GyMEA NSW 2227

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Building Consultant

Dilapidation Report

PROPERTY

Roads, Footpaths & Kerbs Moorebank Avenue, Moorebank



Commissioned By
LIBERTY INDUSTRIAL

Report Prepared By
CRAIG SINGE
CRAIGMAR CONSULTING SERVICES PTY LTD

Inspection Date
26 JULY 2016

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1.0 PREFACE

- 1.1 CRAIG SINGE has participated in the building construction and building consulting industries for 34 years and has reported the condition of over 13,500 completed properties or buildings under construction and undertaken over 3,000 dilapidation and post dilapidation surveys. His experience qualifies him to comment on the issues raised in the following instructions. His curriculum vitae is appended to this report.

2.0 INSTRUCTIONS

2.1 We confirm your instructions to inspect the nominated accessible areas of Moorebank Avenue, Moorebank and entry road (Chatham Avenue) for the purpose of carrying out a written and photographic record of existing damage the road surface, footpaths, gutters, council assets and fences to both sides of the road 500 metres either way of Chatham Avenue finishing at Telegraph pole RG 35 North of Chatham Avenue and finishing at Telegraph pole RG 71 South of Chatham Avenue.

2.2 Existing condition of inspected areas

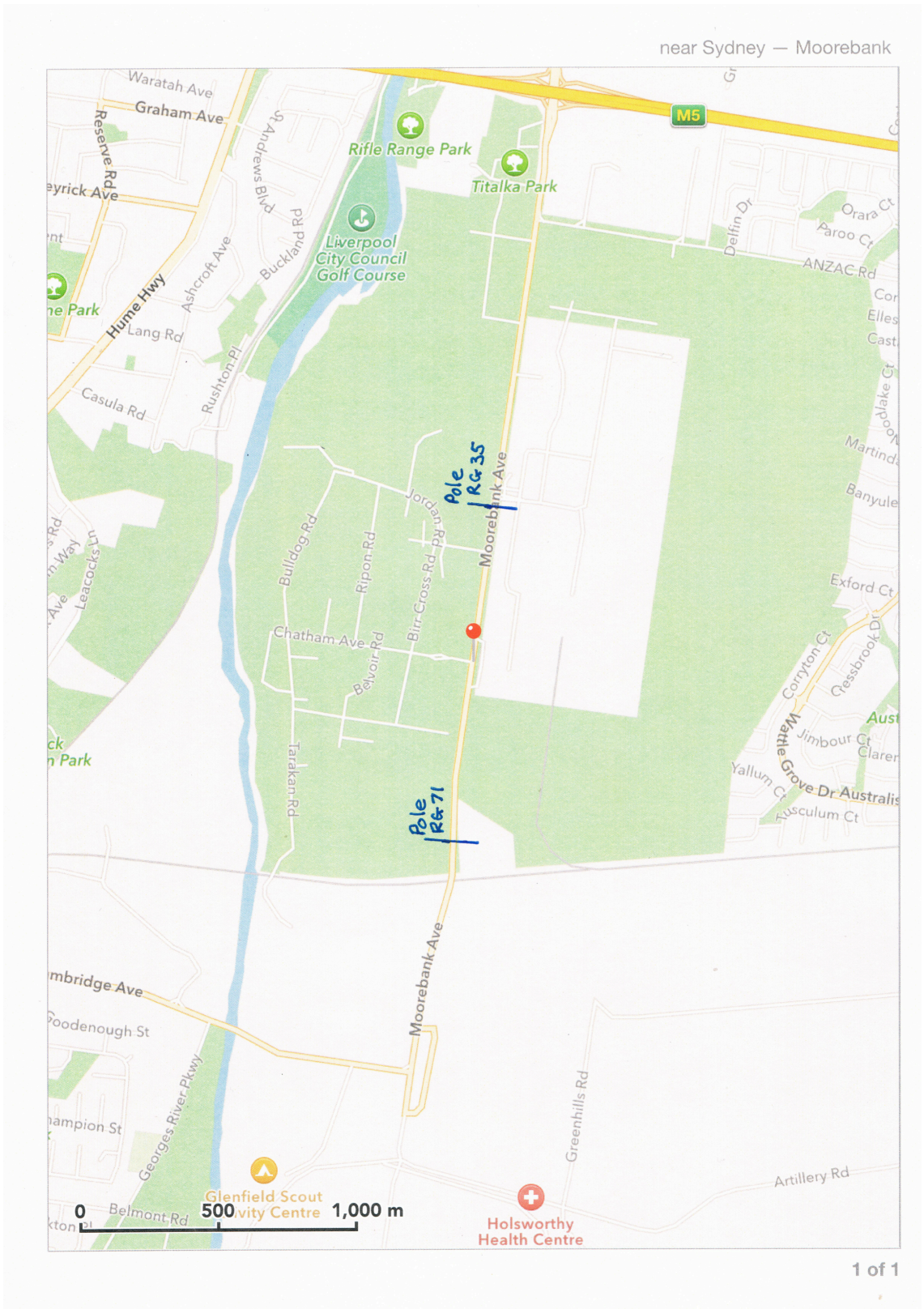
- 2.2.1 Damage description – A full description of the more significant damage can be found in “Observations”.
- 2.2.2 Council assets – Street lights to the inspected sections of road were not working at time of inspection.
- 2.2.3 Plan – A plan of the inspection limitations is supplied on page 3 of this report.
- 2.2.4 Photographic record – See Annexure. An additional photographic record of the property is available if required.
- 2.2.5 Service of this report – A copy of this report should be provided to all relevant parties owners with copies signed before commencement of works.

3.0 ACCESS RESTRICTIONS

- 3.1.1 Access is restricted by vegetation.

4.0 RECOMMENDATIONS

- 4.1.1 Once Early Works have been completed a further dilapidation survey be undertaken to assess any damage that may have occurred.
- 4.1.2 Repair recommendations can be made once extent of new damage is determined.



OBSERVATIONS

For the purposes of this report, the Moorebank Avenue runs in a north to south direction.

- 4.2 **Moorebank Avenue Northern Section (500 metres either side of Chatham Avenue)**
- 4.2.1 **Western Side Road Surface and Kerb & Gutter** – Series of photographs in increments of approximately 12 metres showing typical condition starting at Chatham Avenue intersection finishing approximately 500 metres north of intersection at telegraph pole RG35 (refer photograph nos. 1 - 44)
 - 4.2.2 **Specific Damage to Western Side Road Surface and Kerb & Gutter** – Cracking and subsidence to western edge of road starting approximately 16 metres south of previous telegraph pole with cracking and subsidence running in a southern direction for a length of approximately 6.0 metres (refer photograph nos. 45 - 47)
 - 4.2.3 Grooves to western edge of road opposite telegraph pole RG36 (refer photograph no. 48)
 - 4.2.4 Deterioration to road surface of first intersection south of previous telegraph pole (refer photograph nos. 49 - 52)
 - 4.2.5 Scrape marks to western edge of road starting approximately 11 metres south of telegraph pole RG37, scrape marks run in a southern direction for a length of approximately 10 metres (refer photograph nos. 53 - 54)
 - 4.2.6 Scrape marks to western edge of road on both sides of telegraph pole RG38, scrape marks run in a southern direction for a length of approximately 12 metres south of telegraph pole RG38 (refer photograph nos. 55 - 58)
 - 4.2.7 Scrape marks to western edge of road leading to telegraph pole RG39 in various locations (refer photograph nos. 59 - 60)
 - 4.2.8 Considerable debris to drainage pit, first pit south of telegraph pole RG39 (refer photograph no. 61)
 - 4.2.9 Cracking to surrounds of same pit, especially to northern side (refer photograph no. 62)
 - 4.2.10 Cracking to western edge of road opposite telegraph pole RG40, cracking runs in a southern direction for a length of approximately 5.0 metres (refer photograph nos. 63 - 65)
 - 4.2.11 Patching to road surface approximately 10 metres south of previous cracking with some undulations and cracking present to patching (refer photograph nos. 66 - 67)
 - 4.2.12 Considerable tyre marks and soil to intersection leading to original Defence Support Refuelling Station (refer photograph nos. 68 - 70)
 - 4.2.13 Large build up of soil to western edge of road leading to Chatham Avenue intersection (refer photograph nos. 71 - 73)
 - 4.2.14 Cracking to kerb 4.0 metres north of Chatham Avenue intersection pedestrian crossing layback on northern side (refer photograph no. 74)

- 4.2.15 Cracking to kerb 1.2 metres south of previous (refer photograph no. 75)
- 4.2.16 Cracking to gutter in front of pedestrian crossing layback to northern side of intersection in multiple locations (refer photograph nos. 76 - 77)
- 4.2.17 Deterioration to Chatham Avenue intersection (refer photograph nos. 78 - 80)
- 4.2.18 **Western Side Footpath & Fences** – Series of photographs in increments of approximately 15 metres showing typical condition starting at Chatham Avenue intersection finishing approximately 500 metres north of intersection at telegraph pole RG35 (refer photograph nos. 81 - 115)
- 4.2.19 **Specific Damage Western Side Footpath & Fences** – Fence post opposite driveway adjoining telegraph pole RG35 leaning (refer photograph no. 116)
- 4.2.20 Damage to northern end of footpath adjoining same driveway (refer photograph no. 117)
- 4.2.21 Cracking to footpath 3.5 metres south of previous (refer photograph no. 118)
- 4.2.22 Damage to fence approximately 20 metres south of previous cracking to footpath (refer photograph no. 119)
- 4.2.23 Damage to base of fence behind telegraph pole RG36 (refer photograph no. 120)
- 4.2.24 Cracking to footpath 6.4 metres south of previous telegraph pole (refer photograph no. 121)
- 4.2.25 Damage to join of footpath approximately 25 metres south of previous (refer photograph no. 122)
- 4.2.26 Cracking to footpath approximately 31 metres south of previous (refer photograph no. 123)
- 4.2.27 Cracking to footpath adjoining pedestrian crossing layback on northern side of next intersection (refer photograph nos. 124 - 126)
- 4.2.28 Cracking to pedestrian crossing layback on southern side of previous intersection (refer photograph nos. 127 - 128)
- 4.2.29 Cracking to footpath approximately 9.5 metres south of previous (refer photograph no. 129)
- 4.2.30 Cracking to footpath 3.0 metres south of previous (refer photograph no. 130)
- 4.2.31 Cracking to footpath 2.3 metres south of previous (refer photograph no. 131)
- 4.2.32 Displacement to join of footpath 1.5 metres south of previous (refer photograph no. 132)
- 4.2.33 Cracking to footpath 1.0 metre south of previous join (refer photograph no. 133)
- 4.2.34 Damage to footpath approximately 9.5 metres south of previous, damage runs in a southern direction for a length of approximately 1.2 metres (refer photograph nos. 134 - 135)
- 4.2.35 Damage to footpath approximately 11 metres south of previous (refer photograph no. 136)

- 4.2.36 Damage to top of fence approximately 14 metres south of previous damage (refer photograph no. 137)
- 4.2.37 Tyre marks to footpath starting approximately 29 metres south of previous damage to fence, tyre marks run in a southern direction for a length of approximately 8.0 metres (refer photograph nos. 138 - 140)
- 4.2.38 Cracking and damage to footpath adjoining southern end of tyre marks in multiple locations (refer photograph nos. 141 - 142)
- 4.2.39 Cracking to footpath approximately 30 metres south of previous (refer photograph no. 143)
- 4.2.40 Damage and subsidence to footpath approximately 2.5 metres south of telegraph pole RG39 (refer photograph nos. 144 - 145)
- 4.2.41 Cracking to footpath 1.0 metre north of previous subsidence (refer photograph no. 146)
- 4.2.42 Damage to fence behind telegraph pole RG39 (refer photograph no. 147)
- 4.2.43 Displacement to join of footpath approximately 57 metres south of previous (refer photograph no. 148)
- 4.2.44 Damage to top of fence approximately 6.0 metres south of previous displacement of join (refer photograph no. 149)
- 4.2.45 Cracking to footpath approximately 4.0 metres south of previous damage to fence (refer photograph no. 150)
- 4.2.46 Damage to surrounds of pit adjoining footpath approximately 15 metres south of previous (refer photograph no. 151)
- 4.2.47 Displacement to join of footpath approximately 22 metres south of pit (refer photograph no. 152)
- 4.2.48 Damage to eastern edge of footpath approximately 6.0 metres south of previous (refer photograph no. 153)
- 4.2.49 Cracking to footpath approximately 4.0 metres south of previous (refer photograph no. 154)
- 4.2.50 Cracking to footpath behind telegraph pole RG40 (refer photograph no. 155)
- 4.2.51 Damage to fence starting approximately 18 metres south of previous telegraph pole, damage runs for approximately three panels in a southern direction (refer photograph nos. 156 - 158)
- 4.2.52 Cracking to footpath approximately 21 metres south of previous damage to fence (refer photograph no. 159)
- 4.2.53 Cracking to footpath 2.0 metres south of telegraph pole RG41 (refer photograph no. 160)
- 4.2.54 Damage to footpath adjoining pit approximately 13 metres south of previous cracking (refer photograph no. 161)
- 4.2.55 Cracking to footpath adjoining pedestrian crossing lights at northern side of Chatham Avenue intersection in multiple locations (refer photograph nos. 162 - 163)
- 4.2.56 **Western Side Council Assets** – Graffiti to signal box 3095 north of Chatham Avenue intersection (refer photograph no. 164)
- 4.2.57 Fifth “No Stopping” sign north of Chatham Avenue intersection leaning (refer photograph no. 165)
- 4.2.58 Bollard behind telegraph pole RG40 leaning and marked (refer photograph no. 166)

- 4.2.59 “60km” zone sign in front of telegraph pole RG39 leaning (refer photograph no. 167)
- 4.2.60 “No Stopping” sign north of telegraph pole RG38 leaning (refer photograph no. 168)
- 4.2.61 Bollard behind telegraph pole RG37 marked (refer photograph no. 169)
- 4.2.62 Next bollard north of previous marked (refer photograph no. 170)
- 4.2.63 Damage to surrounds of Telstra pit at rear of same bollard (refer photograph no. 171)
- 4.2.64 “Stop” sign to northern side of telegraph pole RG34 damaged and leaning (refer photograph nos. 172 - 173)

- 4.2.65 **Eastern Side Road Surface, Fences & Gutters** – Series of photographs in increments of approximately 12 metres showing typical condition starting at opposite telegraph pole RG35 finishing opposite Chatham Avenue intersection (refer photograph nos. 174 - 212)

- 4.2.66 **Specific Damage to Eastern Side Road Surface & Gutters** – Deterioration to eastern corner of road opposite southern corner of Chatham Avenue intersection (refer photograph nos. 213 - 215)
- 4.2.67 Deterioration to road surface on northern side of intersection (refer photograph no. 216)
- 4.2.68 Tyre marks and soil to road surface adjoining first driveway north of previous intersection (refer photograph nos. 217 - 219)
- 4.2.69 Damage to eastern edge of road on northern side of previous driveway (refer photograph no. 220)
- 4.2.70 Cracking to eastern edge of road approximately 6.0 metres north of telegraph pole RG40 (refer photograph no. 221)
- 4.2.71 Further cracking to eastern edge of road approximately 4.0 metres north of previous (refer photograph no. 222)
- 4.2.72 Further cracking to eastern edge of road 1.0 metre north of previous (refer photograph no. 223)
- 4.2.73 Considerable build up of debris to stormwater pit, first pit north of previous cracking (refer photograph nos. 224 - 225)
- 4.2.74 Cracking and deterioration to eastern edge of road leading north of previous stormwater pit, deterioration runs in a northern direction for a length of approximately 3.0 metres (refer photograph nos. 226 - 228)
- 4.2.75 Cracking to eastern edge of road approximately 7.0 metres north of previous (refer photograph no. 229)
- 4.2.76 Cracking to eastern side of road approximately 5.0 metres south of telegraph pole RG39 (refer photograph no. 230)
- 4.2.77 Patching and deterioration to road surface approximately 40 metres north of previous telegraph pole (refer photograph nos. 231 - 233)
- 4.2.78 Cracking to centre of lane approximately 7.0 metres north of previous (refer photograph no. 234)
- 4.2.79 Damage to eastern edge of road adjoining tree, first tree north of telegraph pole RG38 (refer photograph nos. 235 - 236)

- 4.2.80 Damage and deterioration to eastern edge of lane approximately 15 metres north of previous tree, deterioration runs in a northern direction for a length of approximately 4.0 metres (refer photograph nos. 237 - 240)
- 4.2.81 Cracking to eastern edge of road approximately 13 metres north of previous deterioration (refer photograph no. 241)
- 4.2.82 Cracking to eastern edge of road approximately 14 metres north of previous (refer photograph no. 242)
- 4.2.83 Damage to eastern edge of road approximately 13 metres north of previous (refer photograph no. 243)
- 4.2.84 Damage to eastern edge of road approximately 15 metres north of previous (refer photograph no. 244)
- 4.2.85 Cracking to eastern edge of road approximately 17 metres north of previous (refer photograph no. 245)
- 4.2.86 Cracking and deterioration to eastern edge of road approximately 3.0 metres north of previous (refer photograph no. 246)
- 4.2.87 Deterioration to eastern edge of road approximately 3.0 metres north of previous (refer photograph no. 247)
- 4.2.88 Cracking and deterioration to eastern edge of road leading to telegraph pole RG35 in multiple locations (refer photograph nos. 248 - 253)

- 4.2.89 **Specific Damage Eastern Side Fences & Council Assets** – Fence post behind stormwater drain closest to northern end leaning (refer photograph no. 254)
- 4.2.90 Damage to surface of stormwater drain at northern end (refer photograph no. 255)
- 4.2.91 Fence post approximately 32 metres south of previous drain leaning (refer photograph no. 256)
- 4.2.92 Damage to base of fence approximately 4.0 metres north of first tree south of northern corner (refer photograph nos. 257 - 258)
- 4.2.93 Damage to barbed wire at top of fence behind same tree (refer photograph nos. 259 - 260)
- 4.2.94 Fence post approximately 18 metres south of previous tree leaning (refer photograph no. 261)
- 4.2.95 Fence post approximately 14 metres south of previous leaning (refer photograph no. 262)
- 4.2.96 Damage to mesh at base of fence starting approximately 4.0 metres south of previous leaning post (refer photograph no. 263)
- 4.2.97 Fence post 3.0 metres south of previous leaning (refer photograph no. 264)
- 4.2.98 Damaged and leaning fencing in front of “60km” zone sign opposite telegraph pole RG39 (refer photograph no. 265)
- 4.2.99 Damage to “60km” zone sign opposite same telegraph pole (refer photograph no. 266)
- 4.2.100 Damage to mesh panels of fencing leading to first driveway north of southern end in multiple locations (refer photograph nos. 267 - 270)
- 4.2.101 Damage to bollard opposite stormwater drain closest to eastern driveway at southern end (refer photograph no. 271)
- 4.2.102 Damage to fence on northern side of eastern driveway closest to southern end (refer photograph no. 272)

- 4.2.103 Damage to fence on southern side of same driveway (refer photograph no. 273)
- 4.2.104 First signpost south of previous driveway leaning (refer photograph no. 274)
- 4.2.105 Scrape marks to kerb adjoining “No Stopping” sign closest to Chatham Avenue intersection (refer photograph no. 275)

4.3 **Moorebank Avenue Southern Section (south of Chatham Avenue)**

- 4.3.1 **Western Side Road Surface, Kerbs & Fences** – Series of photographs in increments of approximately 12 metres showing typical condition starting at Chatham Avenue finishing approximately 500 metres south of intersection at telegraph pole RG71 (refer photograph nos. 276 - 307)
- 4.3.2 **Specific Damage to Western Side Road Surface, Kerbs & Fences** – Deterioration and damage to western edge of road on both sides of telegraph pole RG70 (refer photograph nos. 308 - 311)
- 4.3.3 Damage to western edge of road starting 8.0 metres north of previous telegraph pole, damage runs in a northern direction for a length of approximately 10 metres (refer photograph nos. 312 - 314)
- 4.3.4 Deterioration to road surface opposite eastern gates, first gates north of previous telegraph pole (refer photograph nos. 315 - 317)
- 4.3.5 Damage to western edge of road approximately 2.0 metres north of previous gates (refer photograph no. 318)
- 4.3.6 Deterioration to western edge of road 1.0 metre north of previous with a number of potholes and cracks (refer photograph nos. 319 - 321)
- 4.3.7 Deterioration to western edge of road starting 2.0 metres north of previous, deterioration runs in a northern direction until next telegraph pole RG69 (refer photograph nos. 322 - 329)
- 4.3.8 Damage to eastern edge of road approximately 40 metres north of previous telegraph pole (refer photograph no. 330)
- 4.3.9 Cracking to centre of lane opposite previous damage (refer photograph no. 331)
- 4.3.10 Cracking to western edge of road starting approximately 3.0 metres north of previous, damage runs for a length of approximately 3.0 metres (refer photograph nos. 332 - 333)
- 4.3.11 Damage to western edge of road approximately 6.0 metres north of telegraph pole RG43 (refer photograph no. 334)
- 4.3.12 Soil and tyre marks and deterioration opposite eastern exit driveway south of Chatham Avenue in multiple locations (refer photograph nos. 335 - 339)
- 4.3.13 Further soil to road surface leading north of previous eastern intersection (refer photograph nos. 340 - 342)
- 4.3.14 Cracking to road surface 2.0 metres south of telegraph pole RG42 (refer photograph nos. 343 - 344)
- 4.3.15 Cracking to road surface approximately 4.0 metres north of previous (refer photograph no. 345)
- 4.3.16 Cracking to western edge of road starting approximately 8.0 metres north of previous cracking with cracking running in a northern

- direction finishing at Chatham Avenue intersection (refer photograph nos. 346 - 349)
- 4.3.17 Cracking to kerb approximately 400mm north of southern end (refer photograph no. 351)
- 4.3.18 Cracking to kerb 3.0 metres north of previous (refer photograph no. 352)
- 4.3.19 Cracking to kerb 1.3 metres north of previous (refer photograph no. 353)
- 4.3.20 Cracking to kerb 1.2 metres north of previous (refer photograph no. 354)
- 4.3.21 Cracking to kerb in front of pedestrian light post north of previous cracking (refer photograph no. 355)
- 4.3.22 Cracking to kerb approximately 3.0 metres north of previous (refer photograph no. 356)
- 4.3.23 Build up of soil to kerb and gutter leading to Chatham Avenue intersection (refer photograph nos. 357 - 359)
- 4.3.24 **Specific Damage Western Side Fences & Council Assets** – Cracking to concrete adjoining traffic lights at northern corner (refer photograph no. 360)
- 4.3.25 Cracking and damage to lid of Telstra pit, first pit south of previous post (refer photograph nos. 361 - 362)
- 4.3.26 Damage to northern corner post of fence (refer photograph no. 363)
- 4.3.27 Damage to bicycle signage, third sign south of northern intersection (refer photograph no. 364)
- 4.3.28 Post and signage adjoining front of Telstra pit between telegraph poles RG68 and RG69 damaged and leaning (refer photograph no. 365)
- 4.3.29 Damage to surrounds of next Telstra pit south of previous (refer photograph nos. 366 - 367)
- 4.3.30 Damage to culvert closest to telegraph pole RG70 (refer photograph no. 368)
- 4.3.31 Damage to surrounds of Telstra pit, first pit south of telegraph pole RG70 (refer photograph nos. 369 - 370)
- 4.3.32 **Eastern Side Road Surface, Fences & Gutters** – Series of photographs in increments of approximately 12 metres showing typical condition starting opposite telegraph pole RG71 finishing opposite Chatham Avenue (refer photograph nos. 371 - 411)
- 4.3.33 **Specific Damage to Eastern Side Road Surface, Fences & Gutters** – Deterioration to road surface at intersection of Chatham Avenue in multiple locations leading south of intersection (refer photograph nos. 412 - 416)
- 4.3.34 Further deterioration to road surface leading south of first “No Stopping” sign south of intersection, deterioration runs in a southern direction for a length of approximately 20 metres (refer photograph nos. 417 - 424)
- 4.3.35 Deterioration and cracking to road surface on northern side of telegraph pole RG42 (refer photograph nos. 425 - 427)

- 4.3.36 Deterioration to road surface directly opposite same telegraph pole (refer photograph no. 428)
- 4.3.37 Cracking to road surface leading south of previous telegraph pole and finishing at first driveway south of previous telegraph pole (refer photograph nos. 429 - 434)
- 4.3.38 Deterioration to road surface opposite same driveway (refer photograph nos. 435 - 439)
- 4.3.39 Scrape marks to centre of road opposite middle of same driveway (refer photograph no. 440)
- 4.3.40 Cracking to road 8.0 metres south of previous driveway (refer photograph no. 441)
- 4.3.41 Deterioration to eastern edge of road starting approximately 4.0 metres south of previous and running in a southern direction for a length of approximately 15 metres (refer photograph nos. 442 - 444)
- 4.3.42 Cracking to centre of road approximately 5.0 metres south of previous cracking (refer photograph no. 445)
- 4.3.43 Cracking to road opposite western bicycle sign (refer photograph no. 446)
- 4.3.44 Staining to road surface opposite telegraph pole RG43 (refer photograph no. 447)
- 4.3.45 Cracking and deterioration to road surface opposite telegraph pole RG68 (refer photograph nos. 448 - 449)
- 4.3.46 Deterioration to eastern edge of road approximately 20 metres south of previous (refer photograph no. 450)
- 4.3.47 Damage and cracking to road approximately 25 metres south of previous (refer photograph no. 451)
- 4.3.48 Deterioration to road starting approximately 11 metres south of previous cracking, running in a southern direction for a length of approximately 5.0 metres (refer photograph nos. 452 - 454)
- 4.3.49 Deterioration to eastern edge of road approximately 26 metres south of previous (refer photograph nos. 455 - 456)
- 4.3.50 Deterioration to eastern edge of road starting approximately 13 metres south of previous, deterioration runs in a southern direction for a length of approximately 6.0 metres (refer photograph nos. 457 - 459)
- 4.3.51 Cracking to eastern edge of road approximately 4.0 metres south of previous, cracking runs in a southern direction for a length of approximately 4.0 metres (refer photograph nos. 460 - 461)
- 4.3.52 Cracking to eastern edge of road 1.2 metres south of previous
- 4.3.53 Deterioration to road surface starting approximately 8.0 metres south of previous running in a southern direction for a length of approximately 7.0 metres (refer photograph nos. 462 - 465)
- 4.3.54 Deterioration and cracking to eastern edge of road opposite telegraph pole RG70 (refer photograph nos. 466 - 467)
- 4.3.55 Cracking to road starting approximately 19 metres south of previous, cracking runs in a southern direction finishing opposite telegraph pole RG71 (refer photograph nos. 468 - 475)

- 4.3.56 **Specific Damage to Eastern Side Fences & Council Assets –**
Damage to driveway adjoining gates, first gates north of telegraph pole RG70 (refer photograph nos. 476 - 477)
 - 4.3.57 Damage to barbed wire at top of fence opposite “60km” zone sign, first sign north of previous driveway (refer photograph no. 478)
 - 4.3.58 Fence panels starting seventh panel north of next driveway leaning in multiple locations with some damage to mesh at northern end of leaning fence (refer photograph nos. 479 - 482)
 - 4.3.59 Damage to tenth panel north of previous (refer photograph no. 483)
 - 4.3.60 Damage and leaning to second panel north of previous (refer photograph no. 484)
 - 4.3.61 Damage and leaning to second panel north of previous (refer photograph no. 485)
 - 4.3.62 Damage to base of fence post, fifth post south of next driveway (refer photograph no. 486)
 - 4.3.63 Corner post to northern side of next driveway leaning (refer photograph no. 487)
 - 4.3.64 Cracking to surrounds of traffic light post opposite middle of Chatham Avenue intersection (refer photograph nos. 488 - 489)
- 4.4 **Chatham Avenue** (east to west direction)
- 4.4.1 **Chatham Avenue –** Series of photos showing typical condition of road including severe deterioration of the surfaces running for the length of the road. Photographs start at eastern intersection and finishing at western fence. (refer photograph nos. 490 - 505)
 - 4.4.2 **Footpath and guttering to northern side of road –** Series of photos showing typical condition starting at eastern intersection and finishing at western fence (refer photograph nos. 506 - 517)
 - 4.4.3 **Specific damage to footpath and guttering on northern side of road –** cracking to kerb approximately 8 metres east of western fence (refer photograph no. 518)
 - 4.4.4 Displacement of join to kerb approximately 14 metres east of previous cracking (refer photograph no. 519)
 - 4.4.5 Damage to edge of kerb approximately 6 metres east of previous (refer photograph no. 520)
 - 4.4.6 Damage to edge of kerb 2.2 metres east of previous (refer photograph no. 521)
 - 4.4.7 Scrape marks and damage to edge of kerb 600mm east of previous (refer photograph no. 522)
 - 4.4.8 Displacement to join of kerb 2.0 metres east of previous (refer photograph no. 523)
 - 4.4.9 Damage to kerb 2.3 metres east of previous (refer photograph no. 524)
 - 4.4.10 Cracking to kerb approximately 2.3 metres east of previous (refer photograph no. 525)
 - 4.4.11 Cracking to kerb and gutter approximately 6.0 metres east of previous (refer photograph no. 526)

- 4.4.12 Cracking to kerb and gutter 1.2 metres east of previous (refer photograph no. 527)
- 4.4.13 Cracking and damage to kerb 1.0 metre east of previous (refer photograph no. 528)
- 4.4.14 Cracking to kerb and gutter 2.0 metres east of previous (refer photograph no. 529)
- 4.4.15 Cracking to kerb and gutter 1.0 metre east of previous (refer photograph no. 530)
- 4.4.16 Cracking to kerb and gutter 1.0 metre east of previous (refer photograph no. 531)
- 4.4.17 Cracking to kerb and gutter 700mm east of previous (refer photograph no. 532)
- 4.4.18 Cracking to kerb and gutter 900mm east of previous (refer photograph no. 533)
- 4.4.19 Cracking to kerb 300m east of previous (refer photograph no. 534)
- 4.4.20 Cracking to kerb and gutter 500mm east of previous (refer photograph no. 535)
- 4.4.21 Cracking to kerb and gutter 400mm east of previous (refer photograph no. 536)
- 4.4.22 Damage to kerb 600mm east of previous cracking (refer photograph no. 537)
- 4.4.23 Cracking and damage to kerb and gutter on western side of opening leading to northern monument (refer photograph nos. 538 - 539)
- 4.4.24 Damage to footpath on southern side of monument (refer photograph nos. 540 - 541)
- 4.4.25 Cracking to gutter 3.4 metres east of previous footpath (refer photograph no. 542)
- 4.4.26 Cracking to gutter 1.2 metres east of previous (refer photograph no. 543)
- 4.4.27 Cracking to gutter 400mm east of previous (refer photograph no. 544)
- 4.4.28 Cracking to gutter 300mm east of previous (refer photograph no. 545)
- 4.4.29 Cracking to gutter in multiple locations leading from previous cracking to northeast corner (refer photograph nos. 546 - 547)

- 4.4.30 **Council assets to northern side** – no standing sign to eastern corner leaning (refer photograph no. 548)
- 4.4.31 General views of northern monument (refer photograph nos. 549 - 550)

- 4.4.32 **Footpath and guttering to southern side of road** – Series of photos showing typical condition starting at eastern intersection and finishing at western fence (refer photograph nos. 551 - 562)

- 4.4.33 **Specific damage to footpath and guttering on southern side of road** – cracking to kerb and gutter 400mm east of western speed hump (refer photograph no. 563)
- 4.4.34 Cracking to kerb and gutter 6.0 metres east of previous (refer photograph no. 564)
- 4.4.35 Cracking to kerb and gutter 5.0 metres east of previous (refer photograph no. 565)

- 4.4.36 Severe displacement of gutter approximately 3.0 metres east of previous (refer photograph no. 566)
- 4.4.37 Damage to kerb 2.0 metres east of previous (refer photograph no. 567)
- 4.4.38 Scrape marks to kerb approximately 13.0 metres east of previous (refer photograph no. 568)
- 4.4.39 Damage to kerb 1.0 metre east of previous (refer photograph no. 569)
- 4.4.40 Cracking to kerb 600mm east of previous (refer photograph no. 570)
- 4.4.41 Cracking to kerb 1.2 metres east of previous (refer photograph no. 571)
- 4.4.42 Damage and cracking to kerb approximately 5.0 east of previous (refer photograph no. 572)
- 4.4.43 Cracking to kerb and gutter 1.5 metres east of previous (refer photograph no. 573)
- 4.4.44 Cracking to kerb and gutter 2.0 metres east of previous (refer photograph no. 574)
- 4.4.45 Cracking to gutter 900mm east of previous (refer photograph no. 575)
- 4.4.46 Cracking to kerb 900mm east of previous (refer photograph no. 576)
- 4.4.47 Damage to kerb approximately 3.4 metres east of previous (refer photograph no. 577)
- 4.4.48 Cracking to kerb 2.0 metres east of previous (refer photograph no. 578)
- 4.4.49 Damage to kerb 1.0 metre east of previous (refer photograph no. 579)
- 4.4.50 Cracking and damage to kerb 900mm east of previous (refer photograph no. 580)
- 4.4.51 Damage to kerb 1.0 metre east of previous (refer photograph no. 581)
- 4.4.52 Cracking to path leading to southern monument (refer photograph nos. 582 - 583)
- 4.4.53 Cracking to gutter 3.0 metres east of monument (refer photograph no. 584)
- 4.4.54 Cracking to gutter approximately 12 metres east of previous (refer photograph no. 585)
- 4.4.55 Cracking to gutter 2.0 metres east of previous (refer photograph no. 586)

- 4.4.56 **Council assets to southern side** – general views of monument (refer photograph nos. 587 - 588)
- 4.4.57 20 kilometre sign closest to western fence leaning (refer photograph no. 589)

- 4.4.58 **Western fences** – Series of photos showing typical condition starting at southern corner and finishing at northern corner (refer photograph nos. 590 - 594)

- 4.4.59 **Specific damage to western fence** – No significant damage identified

- 4.4.60 **Centre medium strip adjoining western fence** – Series of photos showing typical condition starting at north west corner and finishing at south west corner (refer photograph nos. 595 - 601)

- 4.4.61 **Specific damage to western medium strip** – Post to east end badly damaged (refer photograph no. 602)

- 4.4.62 **General views of trees and vegetation to both sides of road** – Series of photos showing typical condition (refer photograph nos. 603 - 605)

5.0 CURRICULUM VITAE

CRAIG SINGE

Qualifications

2005	Height Safety Awareness Certificate
2000	Occupational Health & Safety Induction Training for Construction Work
1996	Lead Paint Management Program – Macquarie University
1995	Pest Certificate – TAFE Western Sydney
1980	Builder's License
1979	Builder's Business Course (Statement)
1978	Building Foreman and Clerk of Works Certificate
1975	Carpentry and Joinery Trade Certificate

Professional Membership

Current	Building Services Corporation Gold License 54803C
Current	Building Consultancy Licence BC248 – No longer issued by DFT.
Current	Member of Institute of Building Consultants

Professional Experience

1992-present Senior Building Consultant – Tyrrells Property Inspections NSW.
Inspected and reported on the condition of over 13500 properties or buildings under construction.

I have undertaken over 3000 dilapidation and post dilapidation reports.

Expert in carrying out Home Owners Warranty Inspections for insurance purposes.

Regular presenter to Real Estate Seminars on pest issues specialising in termite protection, prevention and maintenance of properties.

2000 – organised and liased with “The National Parks & Wildlife” Management to carry out property, pest, maintenance, safety and electrical inspections state-wide.

Developed system for reporting on defects in conjunction with NPWS.

Inspected and reported on condition of “Water Board” properties within the Sutherland and St George areas including depots and office blocks.

Specialises in Dilapidation Reports, which include whole city blocks, many kilometres of roads and footpaths, used by large builders including Grocon, St Hilliers, Barclay Mowlem and by Sydney Water.

Other reports including Technical Inspections, Maintenance Reports, Final Stage and Progress Inspections.

Licensed builder. Supervised and Managed large projects for the Public Works Department including Central Courthouse and Central Police Station.

With my own building company I have carried out a number of refurbishments on heritage buildings within The Rocks area including Campbells Warehouse and The Rocks Push. This work was carried out under The Sydney Cove Redevelopment Authority and The Heritage Council.

Self employed from 1982. 34 years experience in the building and building consulting industry, with hands on experience in most building trades.

I have been involved in the design, construction and management of numerous domestic and commercial building projects.

Publications

1998 The Property Maintenance Handbook – (Tyrrells Property Inspections NSW) –
Liased with Mr Jerry Tyrrell and Mr Tony Ransley.

2000 – 2004 Ask The Experts (Century 21 Real Estate)

6.0 PHOTOGRAPHIC RECORD

6.1 Annexed.

7.0 CONDITIONS OF REPORT

7.1 This Report does not apply to inaccessible areas or work carried out after the date of this inspection.

7.2 This Report is limited to the areas and issues set out in our Instructions.

8.0 IMPORTANT INFORMATION

8.1 Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

8.2 This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. 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.

8.3 **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion 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.

8.4 This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); 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 protection; 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; document analysis; electrical installation; 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.)**

- 8.5 **CONSUMER COMPLAINTS PROCEDURE** — In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
- 8.6 **DISCLAIMER OF LIABILITY TO THIRD PARTIES** — This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, 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, in whole or in part, does so at their own risk.
- 8.7 **DISCLAIMER OF LIABILITY** — No Liability shall be accepted on an account of failure of the Report to notify any problems in the 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 Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).
- 8.8 **CONTACT THE INSPECTOR** — Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.