Building Condition Review and CAPEX Plan

BGIS - TransGrid – Ultimo

08 December 2020

Submission 1.0
Project No. EB1110
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Approvals

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Reviewed by	Yeuston Gabriel	[redacted]	Director	02 December 2020
Approved by	Ron Philip	[redacted]	Director	08 December 2020

Amendment Record

A record of contextual additions or omissions is given below:

Page No.	Context	Revision	Date

1. Executive Summary

Further to your instructions issued 21st August 2020, Nutbrook Group attended Orange Regional Depot to undertake a visual inspection, provide a 10-year Capital Expenditure (CAPEX) plan and validate the FP&E (fixed plant and equipment) asset register.

The objective of this report is to assist BGIS and TransGrid in identifying issues relating to the building fabric, mechanical, electrical, fire, hydraulic and BCA and identify the condition and cost associated for the rectification for a 10-year term.

A review of all information uploaded to the Electronic Data Room (EDR) and a site walkthrough facilitated the completion of the 10-year CAPEX Plan appended within this report.

The key issues for each element have been identified below and detailed further in this report.

1.1 Key Issues Identified

1.1.1 Building Structure and Fabric

- Floors – Allowance has been made to reinstate base building carpet tiles on Levels 5, 6, 7, 8 and 9 in the medium term;
  Concrete floors on Levels 1, 2 and 3 require cleaning with repairs to minor cracks. We have allowed to replace areas of carpet tiles throughout in the medium term;
- Ceilings - Architectural ceilings are to be reinstated with ceiling grid and tile on Levels 5, 6, 7, 8 and 9 in the medium term;
- The timber pergola in the Winter Garden on Level 2 requires remedial works in the medium term;
- Window treatments - Automated window treatments on all levels are in fair condition with replacement required in the long term;
- Retention of the stainless-steel wire cables on Levels 1, 2 and 3 is recommended medium term; and
- The plant room floor should be waterproofed in the medium term.

1.1.2 Mechanical

- The western end of the Level 9 plantroom, which contains the cooling towers, chillers and associated pumps has significant corrosion to all hangers and fixtures throughout.
  The integrity of hanger system and all bolts in the areas is reduced to the point of being unsafe and all should be replaced. There were multiple areas of water ponding on the ground of the plantroom. It was noted that the pipework for the chilled water chemical dosing pot was not insulated and was reticulating at high level throughout the plantroom, dripping cold condensate water throughout. The fan guards for the cooling towers appeared to have saltwater marks along the side of them, and the intake louvre for the cooling tower intake was noted to extend past the cooling tower intakes, meaning that outside air could filter into the plantroom. It is

unclear what the single source of the corrosion is.
It is noted that the eastern end of the plantroom, which is separated via doors and contains the AHUs, exhibited none of the same signs of corrosion.
We recommend a comprehensive review of the underlying cause of the corrosion and rectification to ensure any new plant is not subjected to the same environment. There is possibly a short-circuiting issue with the cooling tower discharges which is causing the moist air coming off the cooling towers to be drawn into the plantroom. Additionally, the chilled water dosing system pipework is uninsulated, which is resulting in water condensation on the naked pipe and causing water ponding throughout the plant room.
Further, there are compliance implications of the hangers being corroded, in that all plant (particularly higher up in a building) should be reviewed by a structural engineer and signed off that it is suitably seismically restrained. With the corrosion evident, it is highly unlikely that any of the affected plant would comply;

- As a result of the corrosion in the plantroom, all three cooling towers exhibit the signs of plant which is at the end of its useful life in less than half the time that would be expected. While the chillers visually appeared ok, a manufacturer review of the units is recommended.
  The pumps are in fair condition, however several bolts holding the assemblies together were significantly corroded;
- Ensure ongoing maintenance of Mechanical Systems. Maintenance scope should be reviewed for compliance with AIRAH DA19 and enforced to ensure ongoing plant life, it is hard to conceive how the mechanical hangers could be in such a state if the plant were regularly inspected and maintained;
- The refrigerant leak detector was alarming at the time of inspection, indicating a fault in the system, however the alarm was not audible over the mechanical plant and the warning lights were not visible from more than a meter away/partially obscured from pipework. Further to the chiller inspections by manufacturer, they should be inspected for any refrigerant leaks; and
- There was audible noise from the check valve of Condenser Water Pump 1, it should be inspected during the next scheduled maintenance.

1.1.3 Electrical

- During our inspection it was noted that a 3-phase power circuit has been installed on a lighting chassis which is a non-compliance with current code AS/NZS3000:2018. Therefore, we have proposed to relocate the power circuit on to the power chassis in the short term;
- Pole fillers were missing from a number of DBs across the building. Therefore, we have made a high-level allowance to provide pole fillers to these DBs in the short term;
- Ensure ongoing maintenance of electrical systems – DBs RCD tested in accordance with AS/NZS3760:2010, fluorescent light fittings cleaned and re-lamped, emergency and exit signs tested periodically, security and access control firmware/software updated, resetting of the roller door motors and crane/hoist motor;
- Annual thermographic scan reports of the electrical switchboards have not been sighted whilst preparing this report. Thermographic scans are recommended to confirm the integrity of the main switchboards, distribution boards and mechanical services switchboards on an annual basis to identify any existing and / or probable

defects (e.g. hot joints, failed coils / terminals, overloading). Carry out thermographic scans on an annual basis as a proactive R&M initiative;

- A number of faulty fluorescent tubes were noted during our site inspection. Nutbrook Group recommends replacing these faulty tubes in the short term;
- Additional exit signage and emergency lighting is required within the building. Therefore, we have made a high-level allowance to rectify this issue in the short term; and
- No records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection. It is recommended that logbooks are provided, and testing carried out to confirm if any defects are present and if so, allow to be rectified.

1.1.4 Fire

The supplementary fire hose reel located on Levels 6-9 within the tenancies were noted as non-complaint with AS 2441-2005, as the hose reel cupboard is being used for tundish drains which is not permitted.

Fire Sprinkler System

Certain areas of Level 1 were identified with sprinkler coverage issues due to lack of coordination between services. These areas are:

- Tesla meeting room where lights are directly under sprinkler deflectors;
- Meeting room near amenities and lifts which appears to block sprinkler spray with non-full height wall; and
- Sprinkler in comms room obstructed by lights and cable tray.

Level 3

Sprinkler identified as missing inside meeting room adjacent to the male bathroom. Ensure that this is addressed as part of routine maintenance.

Sprinkler Block Plan

The sprinkler block plan notes that the tank for the sprinkler system is 105kL. However, site observations noted that the sprinkler tank is 65kL.

1.1.5 Hydraulic

Cold water:

- Lack of Reduced Pressure Zone Devices (RPZD's) on the cold-water supply servicing the Bin Room within the Basement; and
- RPZD within grease arrestor room is not complete with a test tag.

Hot water:

- Multiple under bench boiling water units have not been provided with ventilation to the cupboard; and
- Two (2) sink locations have been provided with 60 degrees Celsius hot water which requires tempering to 38-43.5 degrees Celsius.

Sanitary plumbing & drainage:

- No signage on ambulant water closet cubicle door in men's bathroom on Level 5.

2. Introduction

Nutbrook Group received instructions from BGIS to undertake BCA and Compliance Audits, develop a 10-year Capital Expenditure (CAPEX) plan and validate the FP&E (fixed plant and equipment) asset register for 7 sites (1 Office and 6 Depots) on the 21st August 2020.

The objective of this report is to assist BGIS in identifying priority issues relating to the BCA Compliance, building fabric and services for these 7 sites based on a visual inspection of the property and a review of provided documentation. This report and accompanying CAPEX plan will make recommendations for resolving identified issues with estimated costs and timeframes for these works.

The below scope of work covers the involvement of 'Building and Fabric', Mechanical (incl. BMS), Electrical (incl. Light and Power), Security, Fire Protection, Hydraulic services, and BCA report.

Scope of Works (within this report)

- Review of Annual Fire Safety Statement (AFSS) provide by TransGrid;
- BCA Compliance if no AFSS available;
- Boundary fencing (if no fencing is evident please note in condition report);
- Palisade fencing (Not all properties will have palisade fencing);
- Driveway/internal roads;
- Hardstand areas;
- Facades;
- Roofs (Visual only no allowance for height access);
- Building services;
- Mechanical services;
- Electrical services;
- Fire services;
- Hydraulic services (inc. sewer systems and drainage);
- Plantrooms; and
- Block plans / Single line diagrams of the building's services.

Out of Scope:

- Ultimo Substation; and
- Specialised electricity or communication infrastructure is not included in the scope for insurance valuations or condition reports.

3. Report Limitations

Please refer to the details provided in the overarching CAPEX Budget Report for more information on the limitations of the information provided within this report.

The below areas could not be accessed for inspection:

- Roof – No roof access;
- Level 1 – 12-person meeting room. Meeting in progress on the day of inspection; and
- Level 4 – No Access on inspection day.

4. Terminology

The following terminology has been used in this document and appendices to identify the urgency and time frame of work needed to be carried out.

	All services and have been assessed over the following periods in line with budget guidelines:
Short Term	Years 1 to 3 (2021 to 2023)
Medium Term	Years 4 to 8 (2024 to 2028)
Long Term	Years 9 to 10 (2029 to 2030)

	The following priority grades have been given in the context of a 10-year planning period:
Priority 1	Urgent work that will prevent closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation or cause major defects if not attended to.
Priority 2	Essential work required that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a less serious breach of legislation
Priority 3	Desirable work required that will prevent deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a minor breach of legislation or add aesthetic value to the asset.
Priority 4	Long term work required that will prevent deterioration of the fabric or services or would benefit the asset but are in areas not used on a regular basis.

4.1 CAPEX Summary

The below table shows the split between the different cost allocations:

Please refer to Appendix B or overarching CAPEX Budget Report for details of the Priority Grades.

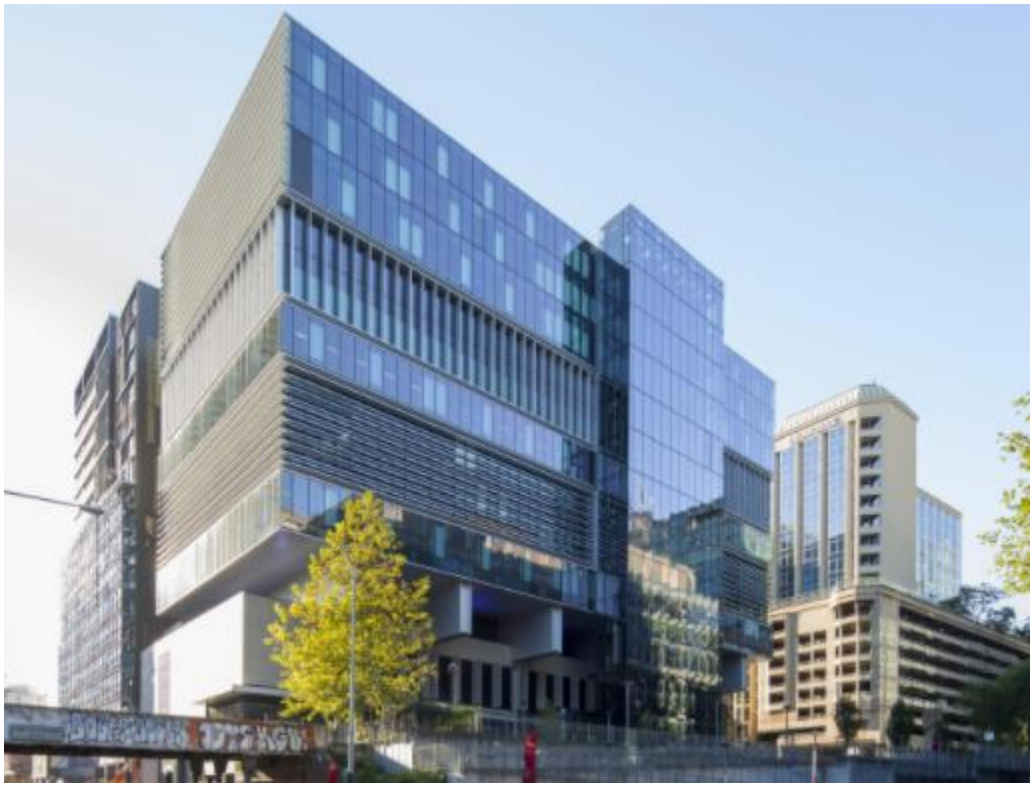
Notes:

- Budget figures have been provided based on the information received and sighted at the time of the 'non-destructive' on site audit;
- Excludes builders' margin;
- Estimates exclude GST;
- Estimates exclude design and project management fees;
- We would recommend the client make provision for contractors' preliminaries to be c.18%;
- We would recommend the client make provision for the contractors' mark up on product and materials to be 10%; and
- We would recommend the client make provision for 10% contingency.

5. Property Overview

The Site is known as Ultimo Office and located 180 Thomas Street, Haymarket NSW. Inspections for this site were carried out on Tuesday 13th of October. The site is currently owned, and part occupied by TransGrid.

Our investigation excludes the specialised electricity and communication sub-station infrastructure located within the site.



Ultimo – Image courtesy of Google Maps

The site consists of commercial office space and with basement car parking as outlined below.

Basement and Plant Room Area

Internal finishes include concrete flooring, timber and metal doors and brick and rendered walls with a combination of concrete and plasterboard ceiling finishes.

Ground Level

Internal finishes include tile, vinyl and concrete floor finishes, timber and glass doors, painted plasterboard and brick and tiled walls with a combination of plasterboard, grid and tile ceiling finishes.

Levels 1, 2 and 3

Internal finishes include a mixture of carpet, tile and concrete floor finishes, timber and aluminium glazed doors, a combination of aluminium glazed, tiled, timber slatted, metal clad and plasterboard walls with a combination of perforated metal, timber slatted and plasterboard ceiling finishes.

Levels 5 and 6

Internal finishes include a mixture of carpet, concrete and tile floor finishes, timber doors, painted plasterboard and tiled walls, and suspended with exposed grid and tile and architectural ceiling finishes.

Levels 7, 8 and 9

Internal finishes include a mixture of carpet, timber and tile floor finishes, timber doors, painted plasterboard, tiled and partition walls, and suspended with exposed grid and tile ceiling finishes.

6. Inspection Notes & Asset Condition Commentary

6.1 Building Structure and Fabric

6.1.1 Basement and Plant Room

Internal

The Basement and Plant Room comprise concrete flooring, timber and metal doors, a combination of brick, cement and plaster painted walls, and a combination of concrete and plaster painted ceilings.

The finishes are in good condition commensurate of its age and use. There were no major defects noted, however we recommend minor repairs and upgrades medium term as outlined below.

- Ceilings are in good condition there were no major defects noted;
- The floors are generally in good condition with minor repairs required. Repairs to minor surface and settlement cracks and bollard holes in the car park are required with the plant room floor to be waterproofed in the medium term;
- Walls are in a fair to good condition with cracks evident to the main switch room wall. We recommend investigation to determine the cause of the cracking in the medium term; and
- The doors are in a good condition, however cleaning and repainting is required in the medium term.

6.1.2 Ground Level

Internal

The Ground Level comprising the Lobby, Male, Female and DDA amenities, and End of Trip Facility are in good condition commensurate with its age; no action is required. The space comprises tile, vinyl and concrete floor finishes, timber and glass doors, a combination of plasterboard, brick and tiled walls, and plasterboard, grid and tile ceiling finishes.

- There were no major defects noted, however the space would benefit from redecoration; and
- The glass entry/exit door has mullion damage which requires repair medium term.

6.1.3 Levels 1, 2 and 3

Internal

Levels 1, 2 and 3 office spaces are generally in good condition with no major defects or works required. Each floor comprises a combination of floor coverings including carpet, carpet tiles, ceramic tiles and exposed concrete, timber doors, automated roller blinds, a combination of tiled, metal cladding, plasterboard, frameless glass, timber slats and aluminium glazed walls, and a combination of metal suspended, timber slatted and plasterboard ceilings.

We have allowed for a complete fit out at the end of the CAPEX term.

- Ceilings are in good condition with no major defects or works required. The timber pergola in the Winter Garden on Level 2 requires remedial works in the medium term;
- Floors are generally in fair to good condition requiring only minor repairs. Concrete floors require cleaning with repairs to minor cracks. Carpet tiles throughout require replacement in the medium term;
- Walls are in good condition with no major defects or works required. Retention of the stainless-steel wire cables is recommended in the medium term;
- Doors are in a good condition with no major defects or works required;
- The automated window coverings are in fair condition requiring long term replacement. The condition of the blinds in the Winter Garden could not be confirmed on the day of inspection. Inspection by a specialist consultant should be carried out;
- Joinery and fixtures are in fair to good condition. Replacements are recommended in the medium term;
- Furniture and whitegoods are in fair to good condition. Allowances have been made for targeted replacements in the medium term; and
- Painting – Ceilings and doors would be benefit from minor touch-ups in the medium term.

6.1.4 Levels 5 and 6

Internal

Levels 5 and 6 office areas are generally in good condition with no major defects or works required. Each floor comprises a combination of floor coverings including timber floorboards, carpet tiles and ceramic tiles, automated roller blinds, plasterboard and partition walls, plasterboard and grid and tile ceilings.

We have allowed for a standard base building fitout of the amenities long term.

- The ceilings are in good condition with no major defects or works required. The Kitchen on Level 5, the Lobby and Boardroom on Level 6 require some replacements to reinstate with new ceiling grid and tile in the medium term;
- The floors are in a fair condition. Allowances to provide new base build carpet throughout are recommended in the medium term;
- The core walls are in good condition with no major defects or works required;
- The doors are in a good condition with no major defects or works required;
- The automated window treatments are in a fair condition. We have allowed for replacement in the long term;
- Joinery and fixtures are in good condition with no major defects or works required; and
- Painting of the ceilings and doors to the amenities and the core walls and doors is recommended in the medium term.

6.1.5 Levels 7, 8 and 9

Levels 7, 8 and 9 office areas are generally in good condition with no major defects or works required. Each floor comprises of a combination of floor coverings including timber floorboards, carpet tiles and ceramic tiles, automated roller blinds, plasterboard and partition walls, plasterboard and grid and tile ceilings:

We have allowed for a standard base building fitout of the amenities in the long term and to reinstate base building carpet tiles and ceilings.

- The ceilings are in good condition with no major defects or works required. There are some architectural ceilings to be reinstated with ceiling grid and tile in the medium term;
- The floors are in fair condition. Allowances to reinstate base building carpet tiles are recommended in the medium term;
- The core walls are in good condition with no major defects or works required;
- The doors are in a good condition with no major defects or works required;
- The automated window coverings are in a fair condition requiring replacement in the long term;
- Joinery and fixtures are in good condition with no major defects or works required; and
- Painting of the ceilings and doors of the amenities and the core walls and doors is recommended in the medium term.

6.1.6 Key Issues Identified

- Floors – Allowance has been made to reinstate base building carpet tiles on Levels 5, 6, 7, 8 and 9 in the medium term;
  Concrete floors on Levels 1, 2 and 3 require cleaning with repairs to minor cracks. We have allowed to replace areas of carpet tiles throughout in the medium term;
- Ceilings - Architectural ceilings are to be reinstated with ceiling grid and tile on Levels 5, 6, 7, 8 and 9 in the medium term;
- The timber pergola in the Winter Garden on Level 2 requires remedial works in the medium term;
- Window treatments - Automated window treatments on all levels are in fair condition with replacement required in the long term;
- Retention of the stainless-steel wire cables on Levels 1, 2 and 3 is recommended in the term; and
- The plant room floor should be waterproofed in the medium term.

6.2 Mechanical

Mechanical services include air conditioning to the offices, breakout areas and comms rooms with mechanical ventilation to the amenities and basement areas.

Cooling is provided to the office areas via 5-off air handling units (AHU) providing pre-cooled air to approximately 620 active chilled beams (ACB) which service the centre and perimeter zones.
Condenser water is provided by a trio of closed loop cooling towers located on Level 9. These three towers service two magnetic bearing chillers and a tenant condenser water loop for tenant supplementary packaged AC units heat rejection.

Heating is provided by a pair of forced draft hot water heaters and pumps which provide heating water to the AHUs.

Control for the mechanical services is handled via a Tridium Niagara building management system (BMS), provided by Johnson Controls. Wall mounted Johnson Controls temperature, humidity and carbon dioxide sensors are distributed throughout the building for monitoring and control.

Supply air from AHUs is distributed to the occupied spaces through insulated rigid and flexible ductwork to the active chilled beams. Return air is drawn through light troffers to form a ceiling return system back to the AHUs.

Throughout the building, switchboards and pumprooms are provided comfort AC, via air cooled splits. Condensing units are located within the basement while condenser water packaged AC units are provided to service these areas on the floor plates.

Multiple ventilation and associated ductwork is provided to the building to service base building outside air, tenant supplementary outside air, tenant kitchen exhaust, plant room exhaust, carpark exhaust and smoke clearance. Non-essential fans are controlled via the BMS while the essential services fans are controlled via a dedicated fire fan control panel.

Note: Tenancy equipment listed below only refers to plant serving Levels 1-3, the three levels of TransGrid tenancy.

6.2.1 HVAC Assets

- 2 x Water cooled magnetic bearing chillers;
- 3 x Closed loop hybrid cooling towers;
- 2 x Forced draft hot water heaters;
- 9 x Back pull-out centrifugal pumps (2x condenser water, 2x tenant condenser water, 2x chilled water, 1x high temp chilled water and 2x heating hot water;
- 3 x Inline vertical multi-stage pumps serving cooling tower make-up water;
- 7 x Air Handling Units (AHU) with chilled and heating water coils;
- 4 x Outside air fans;
- 4 x Toilet exhaust fans;
- 6 x General exhaust fans;

- 8 x Major exhaust air fans for plantroom;
- 4 x Minor exhaust air fans for plantroom;
- 4 x Stair pressurisation fans;
- 3 x Kitchen exhaust fans;
- 3 x Tenant exhaust air fans;
- 2 x Tenant supply air fans;
- 1 x Tenant general exhaust air fan;
- 4 x Base building one-to-one air cooled high-wall split systems;
- 4 x Base building packaged AC units;
- 3 x Tenancy packaged AC units;
- 615 Active chilled beams;
- 3 x Mechanical services switch board (level 9, ground floor and basement); and
- 1 x Building Management System (head end on ground floor).

Condition/Description

- Generally, in fair to good condition as most plant is only part way through its economic life. None of the plant is expected to reach the end of its economic life cycle within the reporting period; and
- The install of mechanical services plant appeared to be in good condition and fit for purpose. Further analysis of any tenant complaints should be undertaken to confirm if there are any underlying issues as the provided documentation noted that there appeared to be a capacity issue with the chilled water plant, however no resolution is documented.

6.2.2 Key Issues Identified

- The western end of the Level 9 plantroom, which contains the cooling towers, chillers and associated pumps has significant corrosion to all hangers and fixtures throughout.
  The integrity of hanger system and all bolts in the areas is reduced to the point of being unsafe and all should be replaced. There were multiple areas of water ponding on the ground of the plantroom. It was noted that the pipework for the chilled water chemical dosing pot was not insulated and was reticulating at high level throughout the plantroom, dripping cold condensate water throughout. The fan guards for the cooling towers appeared to have saltwater marks along the side of them, and the intake louvre for the cooling tower intake was noted to extend past the cooling tower intakes, meaning that outside air could filter into the plantroom. It is unclear what the single source of the corrosion is.
  It is noted that the eastern end of the plantroom, which is separated via doors and contains the AHUs, exhibited none of the same signs of corrosion.
  We recommend a comprehensive review of the underlying cause of the corrosion and rectification to ensure any new plant is not subjected to the same environment. There is possibly a short-circuiting issue with the

cooling tower discharges which is causing the moist air coming off the cooling towers to be drawn into the plantroom. Additionally, the chilled water dosing system pipework is uninsulated, which is resulting in water condensation on the naked pipe and causing water ponding throughout the plant room.
Further, there are compliance implications of the hangers being corroded, in that all plant (particularly higher up in a building) should be reviewed by a structural engineer and signed off that it is suitably seismically restrained. With the corrosion evident, it is highly unlikely that any of the affected plant would comply;

- As a result of the corrosion in the plantroom, all three cooling towers exhibit the signs of plant which is at the end of its useful life in less than half the time that would be expected. While the chillers visually appeared ok, a manufacturer review of the units is recommended.
  The pumps are in fair condition, however several bolts holding the assemblies together were significantly corroded;
- Ensure ongoing maintenance of Mechanical Systems. Maintenance scope should be reviewed for compliance with AIRAH DA19 and enforced to ensure ongoing plant life, it is hard to conceive how the mechanical hangers could be in such a state if the plant were regularly inspected and maintained;
- The refrigerant leak detector was alarming at the time of inspection, indicating a fault in the system, however the alarm was not audible over the mechanical plant and the warning lights were not visible from more than a meter away/partially obscured from pipework. Further to the chiller inspections by manufacturer, they should be inspected for any refrigerant leaks; and
- There was audible noise from the check valve of Condenser Water Pump 1, it should be inspected during the next scheduled maintenance.

6.2.3 Sustainability

While the existing building was constructed to a 5-Star Green Star rating, it is currently only maintaining a 4.5 Energy and 3.5 Star water rating. It would appear that there are underlying control issues which are preventing the building from performing. A detailed review of power bills and a review of the associated interval data could help identify if there are any control issues throughout the building causing excess energy consumption. Additionally, if there are any opportunities to bring green power onto the site.

The building is generally provided with T5 fluorescents to the office floor plate as well as T8s to the car park. Retrofitting the lighting to an LED alternative would produce a marked decrease in energy consumption. This is likely to present the best economic argument and simplest to project the associated impact on NABERS ratings and payback periods.

A solar power feasibility study should be completed to determine the long-term savings and associated payback period. There are many schemes in place (I.E NSW Energy Saving Scheme) which could offset a large portion of the capital costs against projected long-term savings which could further reduce prospective payback periods. Note that all Government payback schemes are subject to at least 12-months of energy monitoring data which is commonly not provided from energy bills alone, and as such in order to be considered, a feasibility and long-term metering should be considered sooner rather than later.

Please see the CAPEX schedule for associated capital costs of the above.

6.3 Electrical

6.3.1 Electrical Supply

The Main Switchboard (MSB) for the building is divided into two (MSB1 and MSB2), set up for multiple tenants, and located internally on basement level within the main switchroom. The MSB was manufactured in March 2013 by "CHADWICK SWITCHBOARDS Pty Ltd" and is a floor mounted, multi-cubicle type assembly of mild steel construction with circuit breakers supplying the following:

- Tenant Distribution Boards;
- House Distribution Boards;
- Mechanical Services Switchboards (MSSBs) - Air Conditioning Boards;
- Mechanical Plant Equipment;
- Lifts; and
- Fire services (FIP, Fire Hydrant Pump).

The MSB is rated at 2000A and fed from a chamber substation location under the basement. It appears to be in good condition considering that it is only 7 years old, having been installed in 2013.

A 300kVAR Power Factor Correction (PFC) unit is connected to the MSB via overhead cabling. The PFC appears to be in good condition and operating at above 0.9PF which is the minimum requirement specified in the NSW Service and Installation Rules (SIR).

Annual thermographic scan reports of the electrical switchboards have not been sighted whilst preparing this report. Thermographic scans are recommended to confirm the integrity of the main switchboards, distribution boards and mechanical services switchboards on an annual basis to identify any existing and / or probable defects (e.g. hot joints, failed coils / terminals, overloading).

Supply authority meters are located within the main switchroom adjacent the main switchboard.

Fire sealing of the penetrations within the main switchroom generally appear to be in good condition. No issues were identified at the time of our inspection.

An electrical single line diagram (SLD) was sighted within the main switchroom as required by current code AS/NZS3000:2018 and appeared to be up to date.

6.3.2 Power Services

Distribution boards (DBs) are located throughout the main building within riser rooms, basements, plantrooms and back of house areas.

The electrical riser rooms are generally comprised of the following:

- House distribution boards – on Levels 1, 3, 5, 7 and 9;

- Tenant distribution boards – on Levels G to 9;
- T-off Boxes for House Services – These are served by rising XLPE/PVC submains from the main switchboard. The house submains are connected to a metered section of the main switchboard; and
- T-off Boxes for tenant services – These are served by rising XLPE/PVC submains from the main switchboard. The tenant's submains are connected to a metered section of the main switchboard.

The ground floor contains the following:

- House distribution board; and
- Tenant distribution board.

Basement B1 contains the following:

- House distribution boards;
- Fire services distribution board;
- Mechanical services switchboard; and
- Generator AUX distribution board.

The lift DB is located on Level 8 within the lift room and other mechanical services switchboards are located on the ground floor, Level 9, and the dedicated mechanical plantroom.

Generally, the distribution boards (DBs) throughout the site are in good condition apart from a number of issues that were noted in the associated CAPEX plan such as:

- Power circuit connected to lighting chassis in the basement;
- Miniature circuit breakers (MCBs) instead of residual current circuit breakers for lighting and power circuits below 32A;
- Missing pole fillers; and
- DB schedules not reflecting as-installed.

The house services distribution boards are typically 3-phase, form 1, split-chassis boards with separate lighting and power sections. Residual current devices (RCDs) are generally provided to lighting and power circuits with separate lighting and power energy metering.

The tenant services distribution boards are typically 3-phase, form 1, split-chassis boards with separate lighting and power sections. Residual current devices (RCDs) are generally provided to lighting and power circuits with separate lighting and power energy metering.

Tenant distribution boards are typically arranged to serve 25% of the floor with four boards per floor.

The aforementioned DBs across the building are generally manufactured by "NHP" with an installation date of 2013.

The building is also backed up by a single 500kVA emergency diesel generators which is connected to a dedicated generator switchboard located within the generator plantroom. The diesel generator is used to back-up the life safety

services bus in main switchboard 1. Based on visual inspection, the generator switchboard appears to be in good condition. Therefore, no further works have been envisaged over the reporting period.

6.3.3 General Lighting

Artificial lighting is provided throughout the building. The type of light fittings installed throughout the base building areas and tenancy Levels 1 to 3 are as follows:

- The lighting within the lobby area on the Ground Floor is typically specialist lighting comprising of LED strip lights;
- The lighting within the Ground Floor base building toilets are LED downlights;
- The lighting within the Back of House (BOH) areas are 2x28W T5 fluorescent battens;
- The lighting within the base building areas of Levels 1 to 3 are LED downlights (toilets) and 2x28W T5 fluorescent battens (DB riser rooms);
- The lighting throughout the tenancy areas of Levels 1 to 3 are LED strip lights, recessed T-BAR 2x28W T5 fluorescent office luminaires and LED downlights;
- The lighting within the base building areas of Levels 4 to 9 are LED downlights (toilets) and 2x28W T5 fluorescent battens (DB riser rooms);
- The lighting within fire exit stair ways is predominately Twin 2x28W T5 fluorescent battens;
- The lighting within plant rooms is a combination of single and twin 28W T5 fluorescent battens;
- The lighting within Basement B1 is predominately 2x28W T5 fluorescent battens; and
- External areas are provided with LED downlights.

Generally, the lighting within the building and external areas appears to be in good condition, apart from a number of fluorescent tubes and poorly installed downlight. Therefore, we recommend that these faulty tubes are replaced, and the downlight re-installed in the short term.

Throughout the building, lighting is typically controlled via a combination of Passive Infrared Sensors (PIR's), manual on / off switches, Dynalite lighting control system, and photoelectric sensors.

6.3.4 Exit Signage and Emergency Lighting

Exit signs are installed throughout and incorporate current standard signage depicting the pictogram of the "Running Person". However, we note that an additional exit sign is required within the main switchroom to comply with AS/NZS2293.1:2005 which was the relevant code at the time of installation. Therefore, we have made a high level allowance in the short term to provide an additional exit sign.

Emergency lighting is provided to the building using low wattage recessed spitfire type fittings and twin T5 fluorescent emergency battens. However, we note that additional emergency lighting is required outside the lifts on Levels 1 to 3

and the DB riser room on Level 2. Therefore, we have made a high level allowance in the short term to provide additional emergency lights.

A Clevertronics emergency lighting monitoring system was sighted within the DB riser rooms for testing of exit signs and emergency lights.

No records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection. It is recommended that logbooks are provided, and testing carried out to confirm if any defects are present and if so, allow to be rectified.

6.3.5 Access Control, Security and CCTV

Generally, access control is via a proximity card (HID) electronic access control system manufactured by Inner Range. The system provides access to building entry locations, lifts, BOH areas, End of Trip Facilities, and basement entry doors. The location of the base building head-end system could not be located at the time our inspection, we can confirm that expander panels are located throughout the building within the DB riser rooms.

The CCTV system provides basic surveillance of the building monitoring internal and external areas. The head-end system is located on Ground Floor.

Generally, the access control expander panels and security CCTV system appear to be original to the construction of the building and in good condition. No major capital works have been envisaged. However, we do recommend that software updates are carried out periodically to ensure the systems remain supported by the manufacturer and to avoid uncontrolled failures of the systems.

6.3.6 Roller Doors and Hoist/Cranes

The roller door at the carpark entry is operated by a 3-phase motor which appeared to be in good condition with no visible signs of grease or oil leaks.

We note that no evidence was available on site to demonstrate periodic maintenance on the roller door motor. Therefore, we recommend that regular maintenance is carried out on the motor and recorded to ensure effective operation when utilised.

6.3.7 Diesel Generator

The existing standby 500kVA diesel generator manufactured by Caterpillar appears to be original to the construction of the building and in good condition with no reported issues. The generator is located on the plant room level within the generator plantroom and provides backup to the life safety bus in main switchboard 1.

Due to limited access, we could not confirm the internal condition of the diesel generator.

We note that no evidence was available on site to demonstrate periodic maintenance on the diesel generator. Therefore, we recommend that regular maintenance is carried out on the generator to ensure effective operation when utilised.

6.3.8 Key Issues Identified

- During our inspection it was noted that a 3-phase power circuit has been installed on a lighting chassis which is a non-compliance with current code AS/NZS3000:2018. Therefore, we have proposed to relocate the power circuit on to the power chassis in the short term;
- Pole fillers were missing from a number of DBs across the building. Therefore, we have made a high-level allowance to provide pole fillers to these DBs in the short term;
- Ensure ongoing maintenance of electrical systems – DBs RCD tested in accordance with AS/NZS3760:2010, fluorescent light fittings cleaned and re-lamped, emergency and exit signs tested periodically, security and access control firmware/software updated, resetting of the roller door motors and crane/hoist motor;
- Annual thermographic scan reports of the electrical switchboards have not been sighted whilst preparing this report. Thermographic scans are recommended to confirm the integrity of the main switchboards, distribution boards and mechanical services switchboards on an annual basis to identify any existing and / or probable defects (e.g. hot joints, failed coils / terminals, overloading). Carry out thermographic scans on an annual basis as a proactive R&M initiative;
- A number of faulty fluorescent tubes were noted during our site inspection. Nutbrook Group recommends replacing these faulty tubes in the short term;
- Additional exit signage and emergency lighting is required within the building. Therefore, we have made a high level allowance to rectify this issue in the short term; and
- No records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection. It is recommended that logbooks are provided, and testing carried out to confirm if any defects are present and if so, allow to be rectified.

6.4 Fire

6.4.1 Fire Water Supply

The fire hydrant system is supplied from the town main located on Ultimo Road via a 100mm connection. This hydrant system is comprised of a hydrant system booster located along Ultimo Road near the main vehicle entrance to site and is connected to the fire hydrant ring mains system via an electrical and diesel pumpset located within the Basement pump room. Further, the hydrant system is also provided with a 25,000L back up tank located within the main plant room located on level plant room.

6.4.2 Fire Sprinkler System

Condition/Description

The fire sprinkler water supply is from the town main located in Ultimo street and has a 65,000L back up water supply tank located within the Level 3 plantroom. The buildings sprinkler system is boosted by an electric and diesel pumpset located within the Basement 1 pumproom and can also be boosted by the sprinkler booster assembly located off Ultimo Street adjacent the main vehicle entrance to the building. The system has mixed hazard classifications with the highest hazard being an ordinary hazard 1 for food retail areas and plant areas while the office is classified as light hazard with ordinary hazard spacing. There are two sprinkler alarm control valves located within the pump room for the office building.

The system appears in reasonable condition and any issues observed have been noted within the key issues section.

6.4.3 Fire Hydrant and Hose Reel System

Condition/Description

The original system installation date is noted as 2013 on the system block plan. The fire hydrant booster is located at the property boundary along Ultimo Road near the main vehicular entrance. The towns water supply is boosted by fire hydrant booster pumps located within a hydrant pumproom in the Basement level and there is a 25,000L back up tank within the plant room located in the plant room on Level 3.

The hydrant system consists of a single vertical hydrant ring main that services the four hydrant risers located within the two fire stairs and two risers located on the tenancy floor.

The fire hose reels are all generally located within 4m of each fire exit and two supplementary units are noted within the tenancies. The hose reels all are generally manufactured in 2013. Hose reels appear to be well maintained and any issues noted with non-compliances have been identified within the Key Issues Identified section below.

6.4.4 Fire Extinguishers and Blankets

Condition/Description

Fire extinguishers are provided throughout all the buildings, are generally manufactured in 2019 and appear to be tested and checked every six months. Fire blankets are provided within the kitchen area of the buildings and appear to be well maintained.

6.4.5 Fire Detection and Alarm System

Condition/Description

The detection system consists of the main fire panel located within the main fire control room and did not display any errors. The fire panel monitors the various fire systems within the building and is interfaced with the buildings emergency warning and intercommunication systems panels that alert occupants of any fire event. The fire detection and alarm system appear to be in good condition.

6.4.6 Key Issues Identified

Fire Hose Reels

The supplementary fire hose reel located on Levels 6-9 within the tenancies were noted as non-complaint with AS 2441-2005, as the hose reel cupboard is being used for tundish drains which is not permitted.

Fire Sprinkler System

Certain areas of Level 1 were identified with sprinkler coverage issues due to lack of coordination between services. These areas are:

- Tesla meeting room where lights are directly under sprinkler deflectors;
- Meeting room near amenities and lifts which appears to block sprinkler spray with non-full height wall; and
- Sprinkler in comms room obstructed by lights and cable tray.

Level 3

Sprinkler identified as missing inside meeting room adjacent to the male bathroom. Ensure that this is addressed as part of routine maintenance.

Sprinkler Block Plan

The sprinkler block plan notes that the tank for the sprinkler system is 105kL. However site observations noted that the sprinkler tank is 65kL.

6.5 Hydraulic

The building comprises the following hydraulic services:

6.5.1 Cold Water

Condition/Description

Cold water is supplied from the authority water main within Ultimo Road. Cold water enters the site via a DN100 water meter and runs to dual domestic cold-water pressure booster pumps located on Plant – Existing roof level. The pumped discharge reticulates throughout the building to the topmost hydraulic fixtures located on Level 9.

The system appears in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.2 Hot Water

Condition/Description

Hot water is supplied from a centralised heated water services system comprised of 2 x Rheem 275L gas storage hot water heaters located on Plant – Existing Roof Level. The circulatory system is complete with dual hot water return pumps and provides hot water to from the Ground Floor to Level 9.

Localised 50L hot water storage units have been used within the building to serve individual rooms/areas. Some issues were identified with the installed configurations and will be described below.

The system appears in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.3 Rainwater Reuse

Condition/Description

A 15,000-litre rainwater tank sits on Plant – Existing Roof Level and captures the rainwater from the siphonic roof drainage system for half of the roof catchment area. The rainwater undergoes treatment via a filtration set up adjacent the tank before it proceeds to reticulate and connect to the water closets throughout the building.

The system appears in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.4 Sanitary Plumbing & Drainage

Condition/Description

The building is complete with a fully vented sanitary plumbing system which comprises several 100mm stack pipes and 100mm relief vent pipes which travel in parallel through the building core to serve the nearby hydraulic fixtures. The 100mm relief vent pipes terminate above roof level to atmosphere and are complete with vent cowls.

The system appears in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.5 Stormwater Drainage

Condition/Description

The building is serviced by a siphonic roof drainage system and a gravity stormwater drainage system.

The siphonic drainage system consists of eight (8) rainwater outlets of which four (4) outlets discharge to a 15,000-litre rainwater tank and the remaining four (4) outlets connect directly to the gravity stormwater drainage system. of which half the roof catchment area discharges to a 15,000-litre rainwater tank and the remaining roof catchment area connects to the gravity stormwater drainage system.

The stormwater system is complete with rainwater outlets on various levels of which all connect to a single existing DN225 stormwater line in Basement 1.

The system appears in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.6 Key Issues Identified

Cold water:

- Lack of Reduced Pressure Zone Devices (RPZD's) on the cold-water supply servicing the Bin Room within the Basement; and
- RPZD within grease arrestor room is not complete with a test tag.

Hot water:

- Multiple under bench boiling water units have not been provided with ventilation to the cupboard; and
- Two (2) sink locations have been provided with 60 degrees Celsius hot water which requires tempering to 38-43.5 degrees Celsius.

Sanitary plumbing & drainage:

- No signage on ambulant water closet cubicle door in men's bathroom on Level 5.

6.6 BCA

Contemporary standards of construction and performance criteria as enforced in the current Building Codes are continually updated through revisions of the National Construction Code (NCC) and associated reference materials. As a result, the buildings will not satisfy a variety of current standard, a statement that is true of the vast majority of buildings throughout Australia.

In NSW the Environmental Planning and Assessment Act 2005 (EP&A Act) does not apply retrospectively to existing buildings, only new construction. This avoids the need for constant improvement of properties to satisfy current standards. However, in cases of existing buildings undergoing alterations and/or additions, some discretion is available for councils to require an upgrade of the existing parts of the building to meet the BCA, based on either fire safety requirements or the extent of work involved.

There are a number of items within the buildings where compliance with the current provisions of NCC 2019 would not be met. It should be noted that whilst the building has non-compliances against the current requirements of the BCA, there is no formal requirement to immediately address any of these issues as this is an existing building. Should works be carried out that required DA approval or a CDC be issued, it is likely that these items will be triggered. These are essentially relating to emergency lighting, exit lights and accessibility except where specifically detailed in the report.

Refer to Appendix A for full BCA Report

The following issues were identified as being addressed by Performance Solutions.

Item	Non-Compliance	DTS Clause	Performance Requirement
1.	Fire Hydrant Booster location	E1.3	EP1.3
2.	Separation of lift shafts	C2.10 & E3.4	CP1, CP2 & EP3.2
3.	Separation of scissor stair shaft	C1.1 Spec C1.1 Table 3	CP1, CP2, DP5 & EP2.2
4.	Travel distance to commercial office portion	D1.4 & D1.5	DP4 & EP2.2
5.	Travel distance on Level 7 up to 36 m	D1.4	DP4 & EP2.2
6.	Number of storeys connected	D1.12	DP4, DP5 & CP2
7.	Fire hydrant pump room	E1.3	EP1.3
8.	Energy efficiency	NSW J(B)	JV3

The following items require additional details or documentation:

Note: The following items are not proposed to be upgraded.

Item	DTS Clause	Description	Requirement to Satisfy BCA
1.	C1.1	The external wall of the building appears to be of lightweight construction. If any FRL is achieved to the structure it was not able to be ascertained.	Structural portions of the wall must achieve a minimum FRL of 120/60/30
2.	C1.1	Cladding	A detailed review of the external cladding should be undertaken to ensure that there are no combustible materials and non-complaint claddings have not been nominated that could increase the risk of fire spread via the external façade. Ensure all façade materials have a current Certificate of Conformity or a current Certificate of Accreditation, or the like to determine their acceptance by the Fire Safety Engineer and Fire Brigade

Appendix A – BCA Compliance Report

STEVE WATSON
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Trans Grid Depot Audit
180 Thomas Street, Haymarket
BCA Assessment Report
Report 2020/1879 R5.1

Prepared for TransGrid
December 2020

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Revision History

Revision No:	R5.0
Date:	5th November 2020
Author:	Andrew Rys
Verifier:	Peter Tran

Revision No:	R5.1 – Clients Comments
Date:	3rd December 2020
Author:	Andrew Rys
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Executive Summary

An audit of the existing Trans Grid Office building at 180 Thomas Street, Haymarket against the Deemed-to-Satisfy (DTS) provisions of the relevant sections of the Building Code of Australia and the applicable Building Regulations. This audit is only of the commercial portion of the premises, the substation is not assessed. The sub-station portion of the premises was constructed in the early 2000's and the commercial portion was added in the early 2010's presumable to BCA 2012.

This report details the non-compliances identified that require either works to rectify or an Alternative Solution to satisfy the Performance Requirements of the BCA.

Summary of BCA Parameters:

Building Use:	Substation, office retail and car park
Class of Occupancy	Class 5, 6, 7a & 8
Type of Construction Required	Type A
Rise Storeys:	12
Number of Storeys:	15
Effective Height:	49.9 m

Key issues which require additional details have been listed under Section 10 of this report and need to be clarified with SWP prior to works.

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1. Introduction

This report presents the findings of an audit undertaken of the existing Trans Grid building at 180 Thomas Street, Haymarket office portion from ground level up against the Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2019 amendment 1.

It has been prepared by Steve Watson and Partners for Trans Grid.

2. Purpose

The purpose of this report is to provide an assessment of the design documentation against the current requirements of the BCA.

3. Scope and Limitations

3.1. Scope

The scope of this assessment is limited to the the design documentation referenced in Appendix A of this report and a walk-through inspection on the 13th of October 2020.

3.2. Limitations

The following limitations apply to the assessment:

- The report considers matters of a significant nature only and should not be considered exhaustive.
- Assessment against Sections C, D and E of the Building Code of Australia. The assessment against D3 is limited to a high level assessment only
- Generally, the assessment does not incorporate a detailed assessment of the requirements of the Australian Standards.
- Structural and services documentation have not been reviewed.
- Appraisals are limited to the provisions of the BCA and the Premises Standards. Other legislative requirements have not been considered. It does not address additional or specific requirements stipulated under other areas such as Safety in Design, Construction Safety, Disability Discrimination, Planning and Environment, Occupational Health and Safety, Health, Dangerous Goods, etc, which may impact on the design and use of the building. It is recommended that appropriate advice from suitably qualified consultants should be obtained for further information on these areas.

4. National Construction Code 2019 Amendment 1 –Volume 1: Building Code of Australia Class 2 to Class 9 Buildings

The National Construction Code (NCC) is a uniform set of technical provisions for the design and construction of buildings, structures and plumbing/drainage systems which is separated into 3 volumes. Volume 1 of the NCC is the Building Code of Australia (BCA) for Class 2 to 9 buildings which is the document to which the assessment in this report has been undertaken against. The BCA is legislated under The Act and specifies the Performance Requirements for the design and construction of Class 2 to 9 buildings that must be satisfied to achieve compliance. The Performance Requirements can only be satisfied by a Performance Solution, Deemed-to-Satisfy (DTS) solution or a combination of both.

5. Performance Solutions

The BCA is written in a performance format which allows performance based buildings. This has allowed

for innovation and variation from the prescriptive deemed-to-satisfy requirements of the BCA, whilst maintaining the principle levels of health, safety and amenity of building occupants.

Performance solutions are generally adopted when a nominated deemed-to-satisfy provision appears inappropriate for the design, or when a proposed design varies from the prescriptive requirements of the BCA. Subsequently, a performance solution supported by Fire Engineering analysis can determine whether a proposed design that varies from prescriptive requirements, will satisfactorily meet the performance provisions of the BCA. Ultimately, it is with the discretion of the relevant building surveyor whether to accept a deviation from the prescriptive code requirements.

Utilising the performance provisions may result in more economical and somewhat safer building, however alternative solutions may require additional on-going maintenance. It is in this instance that all parties, such as the building owner, insurance companies, proposed tenants, etc., are aware of this decision making process and are kept informed of any additional requirements needed to maintain the level of safety.

6. Statutory Framework

The following table summarises the key statutory issues relating to fire safety and the BCA in relation to the certification of new building works.

Issue	Legislative reference	Comment
Existing building fire safety	EPAR 94	Council may require upgrading in some circumstances
Alts and adds – change in building use	143(1)	Fire safety to be upgraded in affected part of building Structural adequacy to be signed off Category 1 fire safety provisions to be upgraded. (Hydrants, sprinklers, fire control centres, smoke detection, smoke hazard management, emergency lifts.)
Alts and adds – no change in use	EPAR 143(3)	No reduction in the level of safety permitted
New Work	EPAR 145	All new works must comply
Access to premises	Disability (Access to Premises — Buildings) Standards 2010	Upgrade of the "Affected Part" to provide access for people with disabilities

6.1. New Work

Clause 145 of the EPAR requires that all new work comply with the current requirements of the BCA.

This means that all works proposed in the plans are required to comply but that existing features of an existing building need not comply with the BCA unless required to under other clauses of the legislation.

6.2. Consent authority may require building to be upgraded

When determining a development application, a Consent Authority (Council) is required to assess fire safety in an existing building under Clause 94 of the EPAR.

The assessment must consider whether the measures contained in a building are inadequate

(i) to protect persons using the building and facilitate their egress in the event of a fire or

(ii) to restrict the spread of fire between buildings.

In determining a development application, the consent authority is to take into consideration whether it would be appropriate for the building to be brought into total or partial conformity with

the BCA. Normally this discretionary power would only be enacted in the following circumstances:

- the proposed scope of works encompasses a large portion of the building so that a total building upgrade would not be considered an onerous requirement (ie ½ the total volume of the building including other works undertaken in the last 3 years) ;
- the upgrading measure(s) significantly increase the level of safety and are able to be cost-effectively incorporated into the proposed works so that they would not be considered an onerous requirement
- the existing level of safety is so deficient that the council consider a upgrade is necessary irrespective of the scope of works proposed.

6.3. No change of building use - structural strength and fire safety

Clause 143 (3) of the EPAR prevents a certifying authority from issuing a construction certificate if the proposed new work will result in a reduction to the fire protection and structural capacity of the building.

6.4. Change of building use - structural strength and fire safety

If a change in use is involved under the application, Clause 143 (1) of the EPAR requires that the fire protection (egress), structural capacity and Category 1 Fire Safety provisions must be applicable to the new use of the building.

6.5. Access to premises

The Disability (Access to Premises – Buildings) Standards came into force via BCA2011 throughout Australia on 01 May 2011, and with it introduced a higher standard of access to that required by previous versions of the BCA. In prescribed circumstances, the legislation requires upgrade of access and facilities for persons with disabilities when building work is proposed. In particular, unless works are undertaken by a lessee who does not lease the entire building, proposed building work anywhere in the building could trigger a need for enhanced access at the main building pedestrian entry and from that entry to all areas of the building that are subject to the building work.

7. Methodology

7.1. Process adopted

The following method of assessment has been used in the preparation of this report:

1) Determine the basic assessment data for the building.
2) Assess the design of the building against the current Deemed-to-Satisfy requirements of Sections C, D, E and H of the BCA. Establish the status of each clause into the following categories:
    1. Clause is administrative information only **(Noted)**;
    2. Clause is or is not relevant to the proposed work **(Applicable or N/A)**
    3. The proposed work complies with the requirements of the clause **(Complies)**;
    4. Detail compliance with the requirements of the clause is unable to be determined readily from the site visit however there were **(No issues identified)** from the site visit;
    5. Compliance with the requirements of the clause is unable to be determined from the site visit or documentation provided. Additional details or relevant information required to verify compliance (**Additional Details Required**);
    6. The matter has been addressed on a performance basis via an Alternative Solution satisfying the relevant Performance Requirements. (**Performance Solution**);

7. It is recommended that an **(Upgrade Required)** be considered to this item when it is assessed in line with the legislative requirements relating to Council's discretionary upgrading responsibility. The existing feature of the building does not comply and is recommended to be upgraded to provide adequate safety. Or in the event of a change of building use, the existing feature of the building does not comply and must be upgraded to provide safety adequate to the new use.

3) Nominate the status of the design against each BCA requirement;

4) Provide comments against each BCA requirement as appropriate.

8. Description of the Premises

The premises are an existing TransGrid substation and office located at 180 Thomas Street, Haymarket NSW. The premises comprise an electrical substation over three (3) basement levels and one (1) mezzanine level with a basement car park. Over this is an additional nine (9) storeys of commercial office above with associated ground floor lobby and retail. This audit is only of the commercial part of the premises, the substation was not audited.

9. Assessment Data Summary

The following basic assessment data has been drawn from the provisions of the BCA.

9.1. Assumptions

Assumptions made in the preparation of this report are listed below:

1. For the purposes of C3.2 the Ultimo pedestrian network to the west of the premises is assessed as being the equivalent to a road or open space.

9.2. Interpretations

A number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered, interpretations are made that are consistent with Standard Industry Practise and/or Steve Watson & Partners policy formulated in regard of each issue.

1. The following Performance Solution have been identified as addressing various compliance matters (some of these issues relate to the substation):
    (a) FER by Holmes Fire ref. no. 96951 version E dated 32 August 2004
        i. Performance Solution
        ii. Compartment size
        iii. Perimeter vehicular access
        iv. Travel distance
        v. Egress width
        vi. Hose reels
        vii. Sprinklers
        viii. Zone smoke control
    (b) FER by Holmes Fire ref. no. 96951.03 version C dated 27 November 2002
        i. Travel distance
        ii. FRLs
    (c) FER by ARUP ref. no. 222528-90 version D dated 8 October 2014
        i. FRL's
        ii. Glazed lift shaft

iii. Travel distance
iv. Interconnecting floors
v. Construction fire stairs
vi. ACP in fire stair
vii. Hydrant system

10. Issues Requiring Resolution

10.1. Items where Performance solutions have been utilised to achieve compliance

The following issues were identified as being addressed by Performance Solutions.

Item	Non-Compliance	DTS Clause	Performance Requirement
1.	Fire Hydrant Booster location	E1.3	EP1.3
2.	Separation of lift shafts	C2.10 & E3.4	CP1, CP2 & EP3.2
3.	Separation of scissor stair shaft	C1.1 Spec C1.1 Table 3	CP1, CP2, DP5 & EP2.2
4.	Travel distance to commercial office portion	D1.4 & D1.5	DP4 & EP2.2
5.	Travel distance on level 7 up to 36 m	D1.4	DP4 & EP2.2
6.	Number of storeys connected	D1.12	DP4, DP5 & CP2
7.	Fire hydrant pump room	E1.3	EP1.3
8.	Energy efficiency	NSW J(B)	JV3

10.2. Items requiring additional details or documentation

The following items are not proposed to be upgraded.

Item	DTS Clause	Description	Requirement to Satisfy BCA
1.	C1.1	The external wall of the building appears to be of lightweight construction. If any FRL is achieved to the structure it was not able to be ascertained.	Structural portions of the wall must achieve a minimum FRL of 120/60/30
2.	C1.1	Cladding	A detailed review of the external cladding should be undertaken to ensure that there are no combustible materials and non-complaint claddings have not been nominated that could increase the risk of fire spread via the external façade. Ensure all façade materials have a current Certificate of Conformity or a current Certificate of Accreditation, or the like to determine their acceptance by the Fire Safety Engineer and Fire Brigade

11. Relevant Authorities

Where an alternative solution is proposed to meet the performance requirements contained in any one or more of the Category 2 fire safety provisions referral to Fire and Rescue NSW under Clause 144 of the EP&A Regulations is required in either of the following types of buildings:

(a) a class 9a building that is proposed to have a total floor area of 2,000 square metres or more, or
(b) a building (other than a class 9a building) that is proposed to have:
    (i) a fire compartment with a total floor area of more than 2,000 square metres, or
    (ii) a total floor area of more than 6,000 square metres

12. Statutory Fire Safety Measures

The owner is also required under the Act to certify each of the Fire Safety Measures annually by issuing a Fire Safety Statement.

With performance solutions, additional or more frequent maintenance may result.

13. Conclusion

The audit of the TransGrid (excl substation) and Office, 180 Thomas Street, Haymarket NSW have been found not to have any significant non-compliances. These are not considered significant enough to warrant an upgrade at this stage but should be considered in any future upgrade strategy for, or refurbishment of, the premises.

14. BCA 2019 – Clause by Clause Assessment

<table>
<tr><th>Clause</th><th>Description</th><th>Comment</th><th>Status</th></tr>
<tr><td colspan="3">BCA Version</td><td></td></tr>
<tr><td>BCA 2019</td><td>BCA version
The BCA is generally updated every 3 years with amendments influencing health, safety and amenity features required within the building. Legislation typically allows future BCA changes to be ignored provided substantial progress on the design of the development has previously occurred.</td><td>This report is undertaken against the BCA 2019 amendment 1. In addition, requirements of the Premises Standards (PS) are covered as relevant.</td><td>Noted</td></tr>
<tr><td colspan="3">Section A: General Provisions</td><td></td></tr>
<tr><td>Part A6</td><td colspan="2">Classification and usage
<table>
<tr><th>Floor</th><th>Space</th><th>Classification</th></tr>
<tr><td>Basement 01, Basement 02, Basement 03, Mezzanine Level 1 (M1), Mezzanine Level 2 (M2)</td><td>Substation</td><td>8</td></tr>
<tr><td>Basement 01</td><td>Carparking</td><td>7a</td></tr>
<tr><td>L001 Plaza</td><td>Retail / Commercial</td><td>5 and 6</td></tr>
<tr><td>Existing roof (Level 2)</td><td>Proposed plant</td><td>5</td></tr>
<tr><td>Level 3</td><td>Office</td><td>5</td></tr>
<tr><td>Level 4</td><td>Office</td><td>5</td></tr>
<tr><td>Level 5</td><td>Office</td><td>5</td></tr>
<tr><td>Level 6</td><td>Office</td><td>5</td></tr>
<tr><td>Level 7</td><td>Office</td><td>5</td></tr>
<tr><td>Level 8</td><td>Office</td><td>5</td></tr>
<tr><td>Level 9</td><td>Office</td><td>5</td></tr>
<tr><td>Level 10</td><td>Office</td><td>5</td></tr>
<tr><td>Level 11</td><td>Office</td><td>5</td></tr>
</table></td><td>Noted</td></tr>
<tr><td>Part A7</td><td>United buildings
Buildings are deemed united when two or more buildings adjoining each other are connected and used as one building.</td><td></td><td>Note</td></tr>
<tr><td colspan="3">Section B: Structure</td><td></td></tr>
<tr><td>Part B1</td><td>Resistance to actions</td><td>Not part of this audit
A structural Engineer should be consulted if a detailed assessment is required.</td><td>N/A</td></tr>
</table>

Clause	Description	Comment	Status
Section C: Fire Resistance			
Part C1 – Fire Resistance and Stability			
C1.1	**Type of construction required** **Type A Construction** BCA Type A fire resisting construction is required except to the Aquatic centre, property office, staff rooms, uniform shop & demountable which can the Type C fire resisting construction. The property office and staff rooms are part of the PAC and The terraces fire compartment and thus required to be Type A construction.	A structural Engineer should be consulted if a detailed assessment is required.	No issues identified
Spec C1.1	**Fire resisting construction** *Support of another part* Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must have an FRL not less than that required for the part if supports and be non-combustible. *Attachments* The method of attaching or installing a finish, lining, ancillary element or service to a building element must not reduce the fire resistance of that element. *Enclosure of shafts* Shafts required to have an FRL must be enclosed at the top and bottom by construction have an FRL not less than that required for the walls of the shaft. Shafts, other than one enclosing a fire isolated stairway or ramp, do not require an FRL at the top if the shaft extends beyond the roof covering.	A structural Engineer should be consulted if a detailed assessment is required.	No issues identified
C1.2	**Calculation of rise in storeys** **Effective Height / Calculation of rise in storeys.** Rise in storeys is a defined BCA term addressing the number of main building levels excluding basements. Effective height is defined under the BCA as vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units). These parameters influence the BCA provisions applicable to the building.	Number of storeys contained 15 Rise in storeys 12 Effective height >25m (approx. 49.9m)	Noted
C1.3	**Buildings of multiple classification**	The building is required to be constructed of Type A fire resisting construction as the classification of the top storey is a Class 5	Noted
C1.4	**Mixed types of construction**	If a fire wall divides the building in accordance with Clause C2.7, the building portions are able to be constructed in	Performance Solution

Clause	Description	Comment	Status
		differing levels of fire-resistance determined in accordance with Clause C1.1 and C1.3. FRLs to the premises are addressed as part of a Performance Solution	
C1.5	**Two storey Class 2, 3 or 9c buildings**		N/A
C1.6	**Class 4 parts of buildings**		N/A
C1.7	**Open spectator stands and indoor sports stadiums**		N/A
C1.8	**Lightweight construction** Lightweight construction used in a wall system must comply with Specification C1.8. Lightweight construction used as a fire-resisting covering of a steel column or the like, and where the covering is not in continuous contact with the column must have the voids filled to a height of not less than 1.2m above the floor and where the column is liable to be damaged must be protected by steel or other suitable material.		No issues identified
C1.9	**Non-combustible building elements** In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible: i. External walls and common walls, including all components incorporated within them including façade covering, framing and insulation; ii. The flooring and floor framing of lift pits; iii. Non-loadbearing internal walls where they are required to be fire-resisting; iv. Non-loadbearing shaft being a lift, ventilating, garbage or similar shaft. The following materials may be used where non-combustible materials are required:- ▪ Plasterboard. ▪ Perforated gypsum. ▪ Fibrous-plaster sheeting to AS 2185. ▪ Fibre-reinforced cement sheeting. ▪ Pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thickness and where the spread-of-flame index of the product is not greater than 0. ▪ Sarking-type materials that do not exceed 1mm thickness and have a flammability index not greater than 5. ▪ Bonded laminated materials where each lamina, including any core, is not combustible and each adhesive layer does not exceed 1mm thickness and the total thickness of the adhesive layers does not exceed 2mm and the spread of flame index and smoke development index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.	The external elements of the buildings appear to comprise non-combustible elements. A detailed review of the external cladding must be undertaken to ensure that there are no combustible materials and non-complaint claddings have not been nominated that could increase the risk of fire spread via the external façade. Ensure all façade materials have a current Certificate of Conformity or a current Certificate of Accreditation, or the like to determine their acceptance by the Fire Safety Engineer and Fire Brigade	Additional details required

Clause	Description	Comment	Status
	▪ Any product as determined by testing to AS 1530.1 An appropriately BCA accredited product or system		
C1.10	**Fire hazard properties** Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C1.10.	No issues were identified from the walk through inspection A Specialist should be consulted if a detailed assessment is required.	No issues identified
C1.11	**Performance of external walls in fire** Concrete external walls that could collapse as complete panels are to be designed in accordance with Specification C1.11 to minimise the likelihood of external walls collapsing outwards in the event of a fire and separating from supporting members.		N/A
C1.12		This Clause has deliberately been left blank	
C1.13	**Fire-protected timber: Concession** *Fire-protected timber* in a Class 2, 3 or 5 building may be used wherever an element is *required* to be *non-combustible*,		N/A
C1.14	**Ancillary elements** An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is non-combustible or as specified under this clause.		Note
Part C2 – Compartmentation and Separation			
C2.1	**Application of Part**	Clauses C2.2, C2.3 and C2.4 do not apply to a sprinkler protected carpark, open deck carpark or open spectator stand.	Noted
C2.2	**General floor area and volume limitations (Type A construction)** The floor area and volume limitations are: Class 5, 9b or 9c: 8,000m² and 48,000m³		Complies
C2.3	**Large isolated buildings** Where the building exceeds the limitations under Clause C2.2 above but not more than 18,000m² nor 108,000m³: Class 5, 6, 7, 8 or 9: ▪ Sprinkler protection throughout ▪ 6m wide perimeter vehicular access complying with Clause C2.4(b) Where the building exceeds 18,000m² or 108,000m³: ▪ Sprinkler protection throughout ▪ A 6m wide perimeter vehicular access complying with Clause C2.4(b)		N/A
C2.4	**Requirements for open space and vehicular access** Vehicular access / open space is provided from the public road for emergency vehicular access and is		N/A

Clause	Description	Comment	Status
	not to be used for the storage or processing of materials and must not be built upon except for guard houses and service structures as long as they do not unduly impede firefighting. Vehicular access must have a loadbearing capacity and unobstructed height to permit the operation and passage of fire brigade vehicles. Vehicular access must be capable of providing continuous access for emergency vehicles to enable travel in a forward direction from the public road around the entire building.		
C2.5	**Class 9a and 9c buildings**		N/A
C2.6	**Vertical separation of openings in external walls** Only applicable to a building of Type A Construction, which is not sprinkler protected. In a building of Type A construction that is not sprinkler protects, a spandrel must be provided. The spandrel must be not less than 900mm in height, extended not less than 600mm above the upper surface of the intervening floor and be of non-combustible material having an FRL of not less than 60/60/60.	The premises are sprinkler protected	No issues identified
C2.7	**Separation by fire walls** A fire wall must extend to the underside of a floor having an FRL required for a fire wall or the roof covering.	The substation is assumed to be separated by a fire wall from the commercial part of the premises.: A structural Engineer should be consulted if a detailed assessment is required.	No issues identified
C2.8	**Separation of classifications in the same storey** As the building has parts of different classifications located alongside one another in the same storey each building element must have the higher FRL prescribed in Specification C1.1 of the BCA or the parts must be separated by a fire wall.	The substation is assumed to be separated by a fire wall from the commercial part of the premises.: A structural Engineer should be consulted if a detailed assessment is required.	No issues identified
C2.9	**Separation of classifications in different storeys** As different classifications are situated one above the other in adjoining storeys they must be separated in accordance with the DTS provisions of the BCA.	The substation is assumed to be separated by a fire wall from the commercial part of the premises.: A structural Engineer should be consulted if a detailed assessment is required.	No issues identified
C2.10	**Separation of lift shafts** Openings for lift landing doors and services must be protected in accordance with the DTS provisions of Part C3 of the BCA	The lift shafts are addressed by a Performance Solution	Performance Solution
C2.11	**Stairways and lifts in one shaft**	The lift shafts are addressed by a Performance Solution	Performance Solution
C2.12	**Separation of equipment** Two-hour fire enclosure is required for: ▪ lift motor rooms ▪ emergency generators sustaining emergency equipment operating in emergency mode		No issues identified

Clause	Description	Comment	Status
	▪ central mechanical smoke control plant ▪ boilers ▪ a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.		
C2.13	**Separation of equipment** Two-hour fire enclosure is required for: ▪ lift motor rooms ▪ emergency generators sustaining emergency equipment operating in emergency mode ▪ central mechanical smoke control plant ▪ boilers a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.		No issues identified
C2.14	**Public corridors in Class 2 & 3 buildings** Public corridors must be divided at intervals of not more than 40m by smoke-proof walls complying with Clause 2 of Specification C2.5.		N/A
Part C3 – Protection of Openings			
C3.1	**Application of Part**		Noted
C3.2	**Protection of openings in external walls** Openings in the external walls of the building are to be protected in accordance with C3.4, being fire rated windows, external sprinklers or the like, if: ▪ less than 3m to side or rear boundary, ▪ less than 6m from the far boundary of a road or lane, ▪ Less than 6m from another building on the same allotment. Openings that require protection should not occupy more than $^1/_3$ of the storey in which they occur.	External openings are located more than 3m from the side boundaries	Complies
C3.3	**Separation of external walls and associated openings in different fire compartments** External walls within the distances specified in Table C3.3 of the BCA are to be protected by construction with an FRL not less than 60/60/60 and the associated openings protected in accordance with Clause C3.4 of the BCA. **Angle between walls** — **Min. Distance** 0° (walls opposite) — 6 m more than 0° to 45° — 5 m more than 45° to 90° — 4 m more than 90° to 135° — 3 m more than 135° to less than 180° — 2 m 180° or more — Nil		No issues identified
C3.4	**Acceptable method of protection** Window openings that are required to be protected are to be protected by internal or external wall wetting sprinklers with windows that are automatic closing or permanently fixed in the closed position, -		Noted

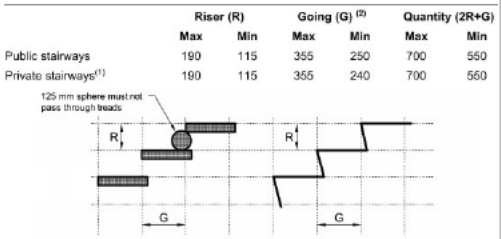
Clause	Description	Comment	Status
	/60/- fire windows that are automatic closing or permanently fixed closed or -/60/60 automatic closing fire shutters. Doorways are to be protected by internal or external wall wetting sprinklers used with doors that are self-closing or automatic closing, or -/60/30 self-closing or automatic closing fire doors. Other openings, excluding voids, to be protected with internal or external wall wetting sprinklers or construction having an FRL not less than -/60/-		
C3.5	**Doorways in fire walls** Doorways in firewalls are to be protected by a fire door or fire shutter that has an FRL of not less than that required for the firewall except that the insulation rating must be at least 30.		No issues identified
C3.6	**Sliding fire doors** Sliding fire doors are to be held open with an electromagnetic device, which when deactivated allows the door to be fully closed in not less than 20 seconds and not more than 30 seconds. An audible warning device and red flashing warning light must be provided. A sign stating "**WARNING – SLIDING FIRE DOOR**" in capital letters not less than 50 mm high lettering is to be provided on each side of the doorway located directly above the opening.		N/A
C3.7	**Protection of doorways in horizontal exits** Doorways in horizontal exits are to be protected by a fire door, which has an FRL of not less than that required for the firewall except that the insulation rating must be at least 30.		No issues identified
C3.8	**Openings in fire-isolated exits** -/60/30 self-closing fire doors are required to doorways providing access to fire isolated stairways. A window or other opening in the external wall of the fire isolated exit is to be protected in accordance with Clause C3.4 if it is within 6m of, and exposed to, a window or other opening in the wall of the same building.	A service consultant should be consulted if a detailed assessment is required.	No issues identified
C3.9	**Service penetrations in fire-isolated exits** Service penetrations other than electrical wiring for essential service installations, pressurisation ducts with an FRL of -/120/60, or water pipes for fire services are not permissible.		No issues identified
C3.10	**Openings in fire-isolated lift shafts** Openings in lift shafts are to be protected by -/60/- fire doors complying with AS1735.11. Lift indicator panels are to be backed by construction having an FRL of not less than -/60/60 if it exceeds 35,000mm^2 (175 X 200 mm).	The lift shafts are addressed by a Performance Solution	Performance Solution
C3.11	**Bounding construction: Class 2, 3, 4 and 9 buildings**		N/A

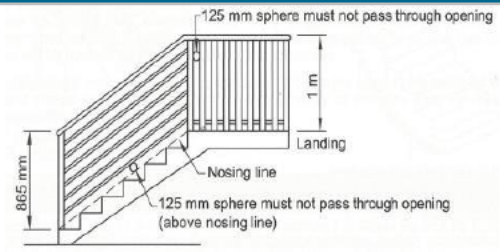
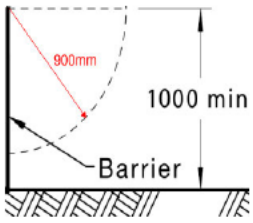
Clause	Description	Comment	Status
	Doorways opening to public corridors are to be protected with self-closing -/60/30 fire doors.		
C3.12	**Openings in floors and ceilings for services** Services passing through floors are to be placed within fire resisting shafts or in accordance with Clause C3.15.	A service consultant should be consulted if a detailed assessment is required	No issues identified
C3.13	**Openings in shafts** In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage, or other service shaft must be protected by: ▪ If it is a sanitary compartment - a door or panel which together with its frame, is non-combustible or has an FRL of not less than -/30/30, or ▪ A self-closing -/60/30 fire door or hopper, or ▪ An access panel with an FRL of not less than -/60/30, or ▪ If the shaft is a garbage shaft - a door or hopper of non-combustible construction.	A service consultant should be consulted if a detailed assessment is required	No issues identified
C3.14	-	This clause has deliberately been left blank	-
C3.15	**Openings for service installations** Services penetrations through a building elements (other than an external wall or roof) that are required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, must comply with a tested system or with Specification C3.15 Methods and materials used are to be identical to tested prototypes and in accordance with AS4072.1 and AS1530.4, and having achieved the required FRL or resistance to the incipient spread of fire or other specified method. , or differ from a prototype assesmbly of the service, building element and protection method in accordance with Section 4 of AS 4072.1 Ventilation and air-conditioning systems are to be installed in accordance with AS/NZS 1668.1.	A service consultant should be consulted if a detailed assessment is required	No issues identified
C3.16	**Construction Joints** Construction joints in elements required to have a fire resistance with respect to integrity and insulation must be protected.		No issues identified
C3.17	**Columns protected with lightweight construction to achieve an FRL**		No issues identified
Section D: Access and Egress			
Part D1 - Provision for Escape			
D1.1	**Application of Part**		Noted
D1.2	**Number of exits required** At least two exits need to serve all areas of every storey as follows: ▪ High rise buildings over 25m in effective height		Complies

Clause	Description	Comment	Status
	▪ Class 2 or 3 building subject to C1.5 ▪ Each basement level ▪ Early Childhood Centres ▪ Class 9 buildings of more than 6 storeys ▪ Primary/Secondary Schools of 2 or more storeys ▪ Class 9 storeys accommodating more than 50 persons ▪ Any storey or mezzanine within an auditorium in an Entertainment Venue		
D1.3	**When fire-isolated stairways and ramps are required** Every stair in a Class 5 to 9 building must be fire isolated unless it does not connect or pass through more than 3 consecutive floors in a sprinkler protected building, or 2 storeys in a non-sprinkler protected building.	The construction of the fire isolated stairs is addressed by a Performance Solution	Performance Solution
D1.4	**Exit travel distances** No point on the floor must be more than 20m to an exit or a point in which travel in different directions to 2 exits is available, in which case, the maximum distance to 1 exit cannot exceed 40m.	Travel distance is addressed by a Performance Solution	Performance Solution
D1.5	**Distance between alternative exits** The following travel distance limits apply: • ≤ 20m to a single exit or to a point of choice to alternative egress paths, and • ≤ 40m to the closest alternative exit; • ≤ 60m travel distance between alternative exits and not less than 9m between alternative exits; • Exit paths to alternative exits should not converge at any point to be less than 6m apart.	Travel distance is addressed by a Performance Solution	Performance Solution
D1.6	**Dimensions of exits and paths of travel to exits**	Egress width are sufficient for the population. See D1.13	No issues identified
D1.7	**Travel via fire-isolated exits**		No issues identified
D1.8	**External stairways or ramps in lieu of fire-isolated exits** External stairs or ramps may be used instead of fire-isolated stairs to a building under 25m in effective height, subject to: ▪ Stair to be non-combustible construction. ▪ Exit doors onto the stair to be 1-hour fire rated. • Exit paths via the stair must be shielded if within 6m of openings in external wall of building.		N/A
D1.9	**Travel by non-fire-isolated stairways or ramps**		N/A
D1.10	**Discharge from exits** An exit must not be blocked nor be capable of being blocked at its point of discharge.		No issues identified
D1.11	**Horizontal exits** Horizontal exits must have a clear area on the side of		N/A

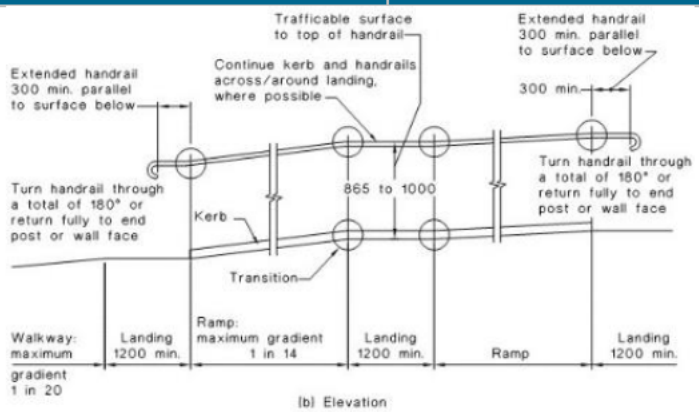
Clause	Description	Comment	Status
	the fire wall, to which the occupants are evacuating, to accommodate the total number of persons serviced by the horizontal exit of not less than 0.5m² per person in any other case		
D1.12	**Non-required stairways, ramps or escalators** Non-required stairs are permitted to connect up to 3 consecutive levels in a sprinklered building if one of the levels has direct access to open space		No issues identified
D1.13	**Number of persons accommodated** The following populations are calculated from Table D1.13.		Noted
	Area / **Maximum population** Basement 01 / 34 L001 Plaza / 156 L001 Plaza / - Existing roof / proposed plant / 32 Level 3 (Tower 1) / 161		
D1.14	**Measurement of distances**		Noted
D1.15	**Method of measurement**		Noted
D1.16	**Plant rooms, lift machine rooms and electricity network substations: Concession** A ladder may be used in lieu of a stairway as an exit from: a) a plant room with a floor area not more than 100m², or b) all but one point of egress from a plant room with a floor area not more than 200m².		No issues identified
D1.17	**Access to lift pits** Access requirements apply to lift pits over 3m in depth.		No issue identified
Part D2 – Construction of Exits			
D2.1	**Application of Part**		Noted
D2.2	**Fire-isolated stairways and ramps** Fire resisting shafts must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage or impair the fire resistance of the shaft	A structural Engineer should be consulted if a detailed assessment is required.	No issues identified
D2.3	**Non-fire-isolated stairways and ramps** Required stairs in a building having a rise in storeys of not more than 2 must be constructed only of reinforced or prestressed concrete, or steel not less than 6mm thick or timber that has a finished thickness of not less than 44mm and an average density of not less than 800 kg/m³ at a moisture content of 12%.	A structural Engineer should be consulted if a detailed assessment is required.	No issues identified
D2.4	**Separation of rising and descending stair flights**	No issues identified	Complies
D2.5	**Open access ramps and balconies**		N/A
D2.6	**Smoke lobbies**		N/A

Clause	Description	Comment	Status
D2.7	**Installations in exits and paths of travel** Electrical meters and motors, distribution boards and telecommunication boards must not be accessed from fire isolated exits and, if located in corridors leading to exits, should occur in non-combustible or fire protective smoke sealed enclosures. No openings to ducts conveying hot products of combustion permitted in required exits. Gas or fuel services not permitted in required exits. Electric or services equipment in paths of travel to exits must be within a non-combustible and smoke sealed enclosure.	Install non-combustible linings to the internal walls, ceiling and doors of relevant cupboards and install smoke seals to the doors.	No issues identified
D2.8	**Enclosure of space beneath stairs and ramps** If the space below a fire-isolated stairway is within the fire isolated shaft it must not be enclosed to form a cupboard or similar enclosed space. The space below non fire-isolated stairs must not be enclosed to form a cupboard or similar enclosed space unless the enclosing walls have an FRL of not less than 60/60/60 and any doorway to the enclosed space is fitted with a self-closing -/60/30 fire door.		No issues identified
D2.9	**Width of required stairways and ramps** A stairway or ramp more than 2m in width is only counted as having a width of 2m unless it is divided by a continuous handrail or balustrade between landings and each division is less than 2m wide.		No issues identified
D2.10	**Pedestrian ramps** Ramps serving as required exit must have a gradient not less steep than 1:8. If the ramp is required for disabled access under Part D3 it must comply with AS1428.1. The surface of the ramp must have a non-slip finish.		No issues identified
D2.11	**Fire-isolated passageways** Fire isolated passageways are to have an FRL equivalent to the fire resisting stair shaft as specified in Specification C1.1 when tested from the outside		No issues identified
D2.12	**Roof as open space** The roof is required to have an FRL of not less than 120/120/120 and not incorporate any roof lights or other openings within 3m of the path of travel.	A structural Engineer should be consulted if a detailed assessment is required. The lobby area discharges over the basement car park	No issues identified
D2.13	**Going and risers** To provide safe passage, stairways must comply with the following: ▪ minimum 2 risers / maximum 18 in each flight ▪ risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. ▪ Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is		No issues identified

Clause	Description	Comment	Status
	not to exceed a variation of 10mm. ▪ Under the requirements of AS1428.1-2009 open riser are not permitted. ▪ All treads to be fitted with non-slip finish or non-skid strips. ▪ Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D2.14 when tested in accordance with AS 4586  Riser (R) / Going (G) [2] / Quantity (2R+G) Max / Min / Max / Min / Max / Min Public stairways: 190 / 115 / 355 / 250 / 700 / 550 Private stairways[1]: 190 / 115 / 355 / 240 / 700 / 550 		
D2.14	**Landings** Ramps Surfaces, stair tread surfaces or nosing strips, and stair landing surfaces, or landing nosing strips to a flight below, must achieve slip-resistance classifications to AS4586-2013 as follows: **Application** / **Dry Surface Conditions** / **Wet Surface Condition** 1:14 or steeper ramps: P4 or R11 / P5 or R12 Ramps of 1:14 to 1:20: P3 or R10 / P4 or R11 Tread or Landing Surface: P3 or R10 / P4 or R10 Nosing Strip or Landing Strip: P3 / P4		No issues identified
D2.15	**Thresholds** Steps should not occur at doorways without a threshold landing except as follows: ▪ In a building required to be accessible and the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1, ▪ Or in any other case a single 190mm step is permitted at doors leading to the exterior.		No issues identified
D2.16	**Barriers to prevent falls** Requirements apply to the provision and design of barriers at locations where a person could fall 1m or more. Generally, 125mm maximum gap size limits apply between balusters or rails and a 1m minimum height applies, with alternate dimensions permitted in fire isolated stairs and industrial areas.		No issues identified

Clause	Description	Comment	Status
	 Where the level of the surface below is 4m or more, a balustrade or other barrier must not facilitate climbing of horizontal elements between 150mm and 760mm above the floor. Climbable elements cannot be located within 900mm of the top rail of each balustrade where the fall is greater than 4m. This measurement is taken in an arc as seen in the extract below 		
D2.17	**Handrails** Handrails to exits including parts of fire isolated exit serving an area required to be accessible to people with disabilities must comply with Clause 12 of AS1428.1, viz: • Handrails not to obstruct circulation space • 30-50mm diameter • 865-1000mm above nosing line of stairs • 865-1000mm above ramps and landings • Consistent height throughout • 50mm grip clearance and no obstructions to handhold • Continuous at internal (return) landings • Provided with handrail extensions and 180 degree curled ends		No issues identified
	Ramps		

Clause	Description	Comment	Status

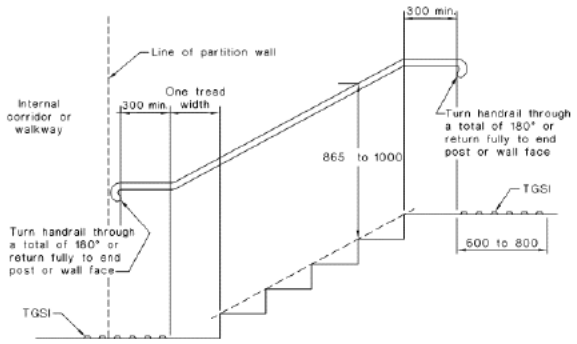


(b) Elevation

DIMENSIONS IN MILLIMETRES

FIGURE 14 RAMP HANDRAILS

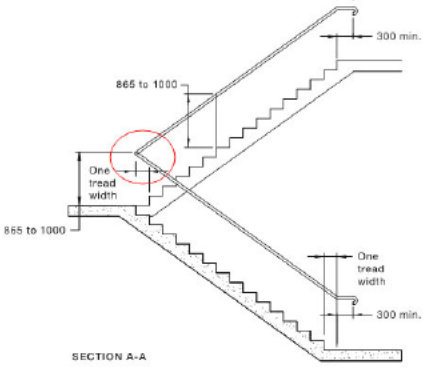
Stairways



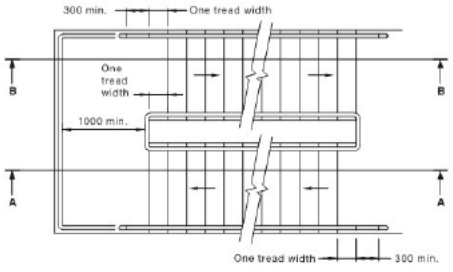
SECTIONAL VIEW

DIMENSIONS IN MILLIMETRES

FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY



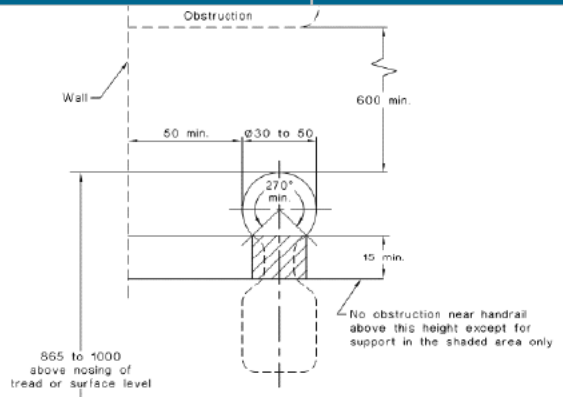
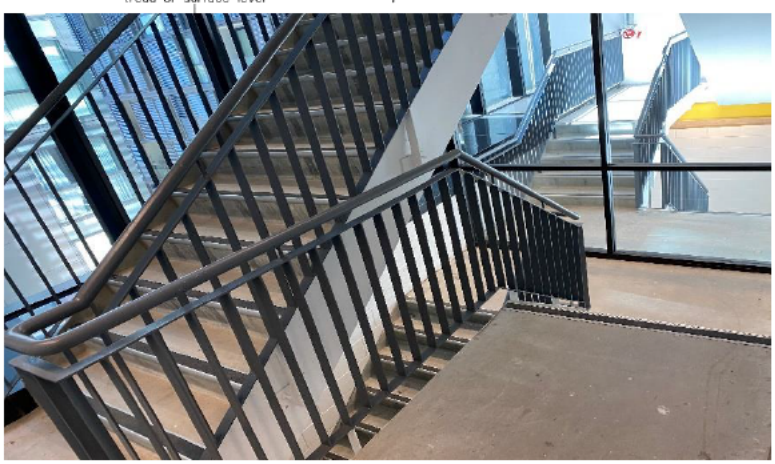
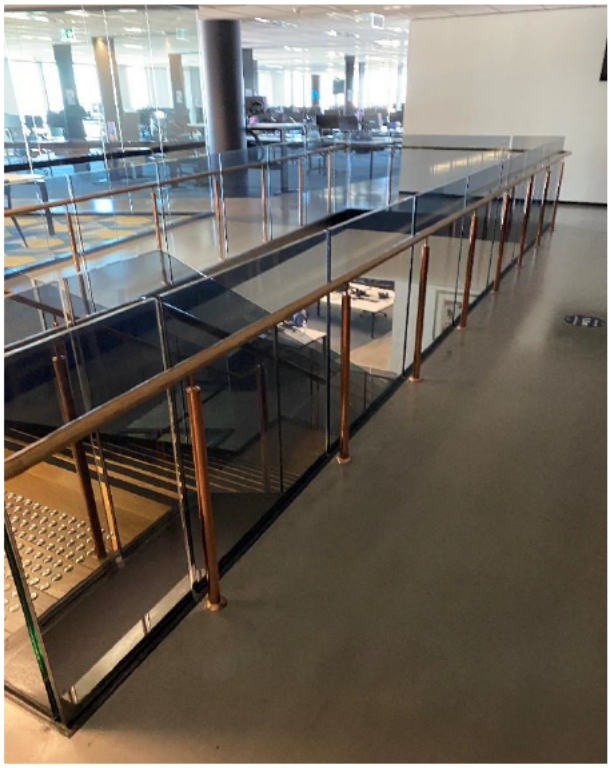
SECTION A-A

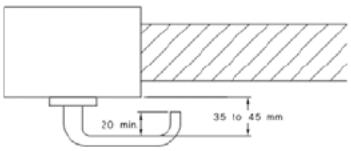


(a) Plan

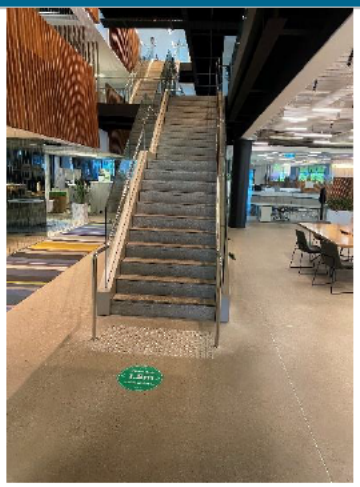
DIMENSIONS IN MILLIMETRES

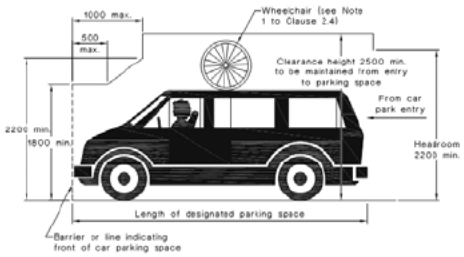
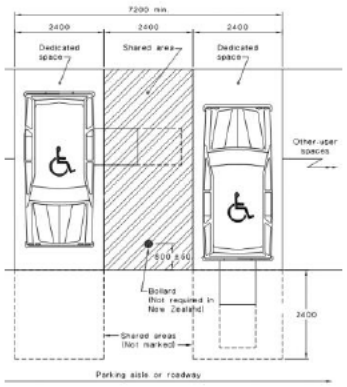
Handrail Profile

Clause	Description	Comment	Status
	  		

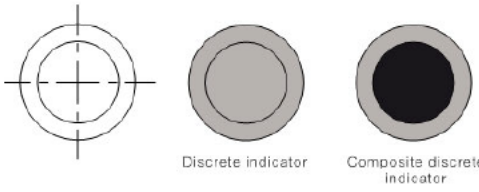
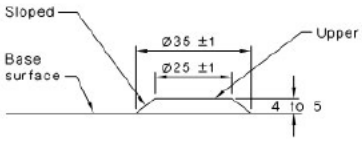
Clause	Description	Comment	Status
D2.18	**Fixed platforms, walkways, stairways and ladders** Platforms, walkways, stairs, ladders and the like that give access to and around plant and equipment, machine rooms, attic spaces and other low use areas of the building are permitted provided that construction details are to AS1657.		No issues identified
D2.19	**Doorways and doors** Must not be revolving door, roller shutter or tilt door. Can be fitted with a sliding door if it leads directly to open space and can be opened manually under a force of not more than 110N and be fitted with a fail-safe device if the door is power operated.	Auto sliding doors at the entries into the building must comply with these requirements	No issues identified
D2.20	**Swinging doors** Defined exit doors that serve a part of a building with a floor area over 200m^2 must swing outward in the direction of exit travel. Must not encroach more than 500mm into the required width of the stair or 100mm when fully open and swing in the direction of travel.		No issues identified
D2.21	**Operation of latch** Exit doors should be provided with "free handle" egress via a downward or pushing action and, if serving an area accessible to people with disabilities, must have non-slip "D" pull handles with 35-45mm hand clearances.  (a) Isometric view  (b) Plan view Where the latch operation device is not located on the door leaf itself- ▪ manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located not less than 500 mm from an internal corner; and ▪ for a hinged door, between 1 m and 2 m from the door leaf in any position; ▪ and for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position. ▪ braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device. Doors in a Class 9b building (other than schools or early childhood centres) serving a storey or room accommodating more than 100 people must be provided with a panic bar.		No issues identified
D2.22	**Re-Entry from Fire-Isolated Exits**		No issues

Clause	Description	Comment	Status
	Fire isolated stair doors must facilitate re-entry from within the stair back onto the floor on every 4th level at all times and on all levels in the event of a fire alarm, where serving a health care or aged care building or where the exit stair serves a storey above 25m in effective height.		identified
D2.23	**Signs on doors** Signage in capital letters not less than 20mm high to be provided on doors as follows i. An automatic door held open by an automatic hold-open device: **FIRE SAFETY DOOR - DO NOT OBSTRUCT** ii. for a self-closing door **FIRE SAFETY DOOR** **DO NOT OBSTRUCT** **DO NOT KEEP OPEN** iii. for a door discharging from a fire-isolated exit **FIRE SAFETY DOOR - DO NOT OBSTRUCT**	Under Clause 183 of the Environmental Planning and Assessment Regulation 2000 a notice is to be displayed in a conspicuous location adjacent to a doorway providing access to but not within a fire isolated stairway, passageway or ramp. The words "**OFFENCES RELATING TO FIRE EXITS**" are to be provided in letters at least 8mm high and the remaining words are to be at least 2.5mm high. The notice is to state the following: **OFFENCES RELATING TO FIRE EXITS** It is an offence under the Environmental Planning and Assessment Act 1979 (a) to place anything in or near this fire exit that may obstruct persons moving to or from this exit, or (b) to interfere with or obstruct the operation of any fire doors, or (c) to remove, damage or otherwise interfere with this notice. 	No issues identified
D2.24	**Protection of openable windows**		N/A
D2.25	**Timber stairways: Concession**		N/A
NSW D2.101	**Doors in the path of travel in an Entertainment Venue**		N/A
Part D3 – Access for People with Disabilities			
D3.1	**General building access requirements** Access is generally required for persons with a disability throughout all areas unless specifically exempted.	Access is required throughout. Consultation with the access consultant is recommended if further detail is required.	No issues identified
D3.2	**Access to buildings** External access to the building for people with a	Access is provided throughout:	No issues identified

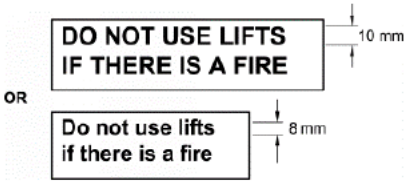
Clause	Description	Comment	Status
	disability must be provided: ▪ From main pedestrian entry points at the allotment boundary. ▪ Through the principle pedestrian entrance. ▪ Through at least 50% of all pedestrian entries. ▪ From accessible car parking spaces. ▪ For buildings over 500m², so that an accessible entry occurs within 50m of any non-accessible entry. ▪ From any another accessible building on the site.		
D3.3	**Parts of the building to be accessible** All parts of the building must be accessible to people with a disability except for areas where access would be inappropriate due to the particular use or areas that would pose a health or safety risk to people with a disability. Every ramp, except a fire isolated ramp, must comply with Clause 10 if AS 1428.1. Every stairway, except a fire isolated stairway, must comply with Clause 11 of AS 1428.1. A fire isolated stairway must comply with Clause 11(f) and (g) of AS 1428.1. Every passenger lift must comply with Clause E3.6. Access ways must have passing spaces and turning spaces complying with AS 1428.1. A ramp or passenger lift need not be provided to serve a storey or level other than the entrance storey of a class 5, 6, 7b or 8 building containing not more than 3 storeys and with a floor area of each storey, excluding the entrance floor, of not more than 200m². Pile height or pile thickness of carpets shall comply with the requirements of this Clause and AS 1428.1.	Access is provided throughout:	No issues identified
D3.4	**Exemptions** Certain areas may not need to be accessible if the area is deemed inappropriate because of the particular use or the area would pose a health or safety risk for people with disabilities.		Noted
D3.5	**Accessible carparking** The accessible parking spaces must comply with AS/NZS 2890.6 – 2009. General requirements are: ▪ 2.4m x 5.4m. ▪ 2.2m head clearance for access and egress routes to and from accessible car spaces. ▪ 2.5m head clearances over accessible car spaces. ▪ Flat even surfaces. ▪ Designated and sign posted for disabled users.		No issues identified

Clause	Description	Comment	Status
	 		
D3.6	**Signage** Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access or deafness in accordance with AS1428.1 must identify every accessible sanitary facility and space with a hearing augmentation system. Every doorway required to be provided with an exit sign under Clause E4.5 is to be provided with braille and tactile signage that states "**EXIT**" and identify the floor level "**LEVEL #**".  Signage must be provided within a room containing hearing augmentation identifying the type of hearing augmentation, the area covered in the room and if receivers are being used and where the receivers can be obtained. Signage identifying ambulant accessible sanitary facilities in accordance with AS 1428.1 must be located on the door of the facility. 	 	No issues identified

Clause	Description	Comment	Status
	  Where the pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance. Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.		
D3.7	**Hearing augmentation** A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— i) in a room in a Class 9b building; or ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider An induction loop must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or A system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.		N/A
D3.8	**Tactile indicators (TGSIs)** Tactile indicators are to be provided to all stairways, ramps and escalators must be provided to warn people who are blind or have a vision impairment that they are approaching: • a stairway, other than a fire-isolated stairway,		No issues identified

Clause	Description	Comment	Status
	• an escalator, passenger conveyor or moving walk, • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp, or • in the absence of a suitable barrier an overhead: o obstruction less than 2 m above floor level, other than a doorway o an access way meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1  (a) Plans of individual truncated cones  (b) Elevation of individual truncated cone		
D3.9	**Wheelchair seating spaces in Class 9b assembly buildings** Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces comply with AS 1428.1 must be provided in accordance with Table D3.9.		N/A
D3.10	**Swimming pools** Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided. An accessible entry/exit must be by means of— i) a fixed or movable ramp and an aquatic wheelchair; or ii) a zero depth entry and an aquatic wheelchair; or iii) a platform swimming pool lift and an aquatic wheelchair; or iv) a sling-style swimming pool lift. Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.		N/A
D3.11	**Ramps** On an access way a series of connected ramps must not have a combined vertical rise of more than 3.6m. A landing for a step ramp must not overlap a landing of another step ramp or ramp.		No issues identified
D3.12	**Glazing on an accessway**		No issues

Clause	Description	Comment	Status
	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		identified
Section E: Services and Equipment			
Part E1 – Fire Fighting Equipment			
E1.1	-	This Clause has deliberately been left blank	
E1.2	-	This Clause has deliberately been left blank	
E1.3	**Fire hydrants** Under the current BCA the building requires a fire hydrant system in accordance with AS 2419.1 – 2005.	Hydrant infrastructure is addressed by a Performance Solution A service consultant should be consulted if a detailed assessment is required.	Performance solution
E1.4	**Fire hose reels** Under the current BCA the building requires a Fire hose reel coverage to AS2441-2005. The fire schedule identifies that the hose reel system is installed to AS2441 – 1998. Note: Fire hose reels not required to: - ▪ Class 2, 3, 4, 5 and 9c buildings; ▪ Class 8 electricity network substations; ▪ Classrooms and associated corridors in primary and secondary schools	Hose reels are now only required to serve the retail area and car park. A service consultant should be consulted if a detailed assessment is required.	No issues identified
E1.5	**Sprinklers**	A service consultant should be consulted if a detailed assessment is required.	No issues identified
E1.6	**Portable fire extinguishers** Portable Fire Extinguishers are required be installed to Table E1.6 and AS 2444 requirements, at: ▪ Throughout Class 5 buildings ▪ emergency services switchboards ▪ kitchens ▪ flammable liquid stores ▪ at nurses' stations ▪ special risk areas where fire hose reels are not installed	A service consultant should be consulted if a detailed assessment is required	No issues identified
E1.7	-	This Clause has deliberately been left blank	
E1.8	**Fire control centre** A fire control centre for Fire Indicator, Fire Fans Control and Emergency Intercom panels is required for buildings of over 25m in effective height or buildings over 18,000m² in area, at a location readily available for firefighting operations and located at or near the main building entry.		N/A
E1.9	**Fire precautions during construction**		N/A
E1.10	**Provisions for special hazards**	A specialist consultant should address the sub-station portion of the premises if	N/A

Clause	Description	Comment	Status
		required which outside the scope of this audit	
Part E2 – Smoke Hazard Management			
E2.1	**Applicable of Part**	Part is not applicable to ▪ open deck car parks ▪ open spectator stands ▪ a Class 8 electricity network substation with a floor area not more than 200m^2 ▪ storerooms, etc. less than 30m^2 ▪ sanitary compartments ▪ plant rooms or the like	Noted
E2.2	**Smoke hazard management - General requirements** The following smoke hazard management systems are required for the complex: ▪ Stair pressurisation for fire isolated stairs serving a storey over 25m effective height ▪ Zone smoke control is required ▪ Stair pressurisation for stairs serving multiple basements. ▪ Carpark exhausts need to run at full capacity on fire alarm.	A service consultant should be consulted if a detailed assessment is required	No issues identified
E2.3	**Provisions of special hazards**		N/A
Part E3 – Lift Installations			
E3.1	**Lift installations** Electric and electrohydraulic lifts must comply with the design requirements of BCA Specification E3.1.	A service consultant should be consulted if a detailed assessment is required	No Issued identified
E3.2	**Stretcher facility in lifts** Buildings greater than 12m in effective height require a lift sized to accommodate a stretcher of 2m x 0.6m x 1.4m high. The lift must serve every level to which lift access is provided.	A service consultant should be consulted if a detailed assessment is required	Complies
E3.3	**Warning against use of lift in fire** Warning signage is required at lift doors advising that lifts should not be used in the event of a fire.	Signage to be installed stating. 	Complies

Clause	Description	Comment	Status
			
E3.4	**Emergency lifts** Emergency lifts of prescribed size, operation and fire isolation are required in buildings where: • the building has an effective height over 25m, or • a patient care area occurs in a health care building at a level that does not have direct access to a road or open space.	A service consultant should be consulted if a detailed assessment is required	No issues identified
E3.5	**Landings**		Complies
E3.6	**Passenger lifts** Every passenger lift must be one of the types identified n Table E3.6a, have accessible features in accordance with Table E3.6b and not reply on a constant pressure device for its operation if the lift car is fully enclosed.	A service consultant should be consulted if a detailed assessment is required	Note
E3.7	**Fire service control** Where lifts serve a storey above 12m in effective height: ▪ A fire service control switch is required for each lift or lift group. • A lift car fire service drive control is required for each lift.	All buildings are less than 12 m in effective height	N/A
E3.8	**Residential care buildings**		N/A
E3.9	**Fire service recall control switch** The fire service control switch must be located at the landing nominated by the appropriate authority and, when activated, must return all lifts to the nominated floor. If a lift car drive control has been activated, it shall override the landing fire service control switch.	A service consultant should be consulted if a detailed assessment is required	No issues identified
E3.10	**Lift car fire service drive control switch** The lift car service drive control must be activated from within the lift car. The switch is to be located between 600mm and 1500mm above the lift car floor and be labelled '**FIRE SERVICE**" in indelible white lettering on red background. The "**OFF**" and "**ON**" positions are to be identified.	A service consultant should be consulted if a detailed assessment is required	No issues identified

Clause	Description	Comment	Status
Part E4 – Emergency Lighting, Exit and Warning Systems			
E4.1		This clause has been intentional left blank	-
E4.2	**Emergency lighting requirements** Emergency lighting is to be provided throughout the building.	Emergency lighting is to be provided in: ▪ Every passageway, hallway, corridor or the like, that is part of the path of travel to an exit. ▪ In every room having a floor area more than 100m^2 that does not open to a corridor or space that has emergency lighting or to a road or open space. ▪ In any room having a floor area more than 300m^2. ▪ In every required non-fire isolated stairway ▪ To every room or space that has public access in a Class 6 or 9b building A service consultant should be consulted if a detailed assessment is required	No issues identified
E4.3	**Measurement of distances**		Noted
E4.4	**Design and operation of emergency lighting** Emergency lighting must comply with to AS2293.1	A service consultant should be consulted if a detailed assessment is required	
E4.5	**Exit signs** Exit signs are to be provided in accordance with Clause E4.5 of the BCA.	Exit signs must be clearly visible to person approaching the exit and must be installed on, above or adjacent to; 1. A door providing direct egress from a storey to a stairway, passageway or ramp serving as a required exit. 2. A door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space. 3. A horizontal exit 4. A door serving as or forming part of a required exit in a storey required to be provided with emergency lighting.	No issues identified
E4.6	**Direction signs** Where an exit is not readily apparent then exit signs with directional arrows must be installed in appropriate positions in corridors, hallways, lobbies and the like indicating the direction to a required exit		No issues identified
E4.7	**Class 2 and 3 buildings and Class 4 parts: Exemptions**		N/A
E4.8	**Design and operation of exit signs** Exit signs are to operate in accordance with AS 2293.1. Photo luminescent exit sign are to comply with Specification E4.8	A service consultant should be consulted if a detailed assessment is required	No issues identified
E4.9	**Emergency warning and intercom systems** An emergency warning and intercom system complying with AS 1670.4 must be installed throughout the building.	A service consultant should be consulted if a detailed assessment is required	No issues identified

Clause	Description	Comment	Status
Section F: Health and Amenity			N/A
Section G: Ancillary Provisions			N/A
Section H: Special Use Buildings – Auditoriums, Public Halls, Public Transport Buildings			N/A
NSW Section J: Energy Efficiency			N/A

15. Appendix C1.1 – Fire Rating Requirements

Type A Construction: FRL of Building Elements				
Building element	**Class of building - FRL:** (in minutes) *Structural adequacy/Integrity/Insulation*			
	2, 3 or 4 part	5, 9 or 7a	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is-				
For loadbearing parts-				
less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/60	120/ 90/ 90	180/180/120	240/240/180
3 or more	90/60/30	120/ 60/ 30	180/120/90	240/180/ 90
For non-loadbearing parts-				
less than 1.5 m	-/90/90	- /120/120	- /180/180	- /240/240
1.5 to less than 3 m	-/60/60	- / 90/ 90	- /180/120	- /240/180
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
EXTERNAL COLUMN not incorporated in an external wall-				
For loadbearing columns	90/ - / -	120/ - / -	180/ - / -	240/ - / -
For non-loadbearing columns	- / - / -	- / - / -	- / - / -	- / - / -
COMMON WALLS and FIRE WALLS	90/90/90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS-				
Fire-resisting lift and stair shafts-				
Loadbearing	90/90/90	120/120/120	180/120/120	240/120/120
Non-loadbearing	- /90/90	- /120/120	- /120/120	- /120/120
Bounding public corridors, public lobbies and the like-				
Loadbearing	90/90/90	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
Between or bounding sole-occupancy units-				
Loadbearing	90/90/90	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of Combustion-				
Loadbearing	90/90/90	120/ 90/ 90	180/120/120	240/120/120
Non-loadbearing	- /90/90	- / 90/ 90	- /120/120	- /120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS	90/ - / -	120/ - / -	180/ - / -	240/ - / -
FLOORS	90/90/90	120/120/120	180/180/180	240/240/240
ROOFS	90/60/30	120/ 60/ 30	180/60/30	240/ 90/ 60

16. Appendix C1.10 – Early Fire Hazard Properties for Materials

Floor materials, floor coverings and wall and ceiling lining materials are required to comply with BCA prescribed fire hazard properties.

Floor Linings and Floor Coverings	
General Non Sprinklered Areas	Minimum 2.2 (or 4.5 for Class 3 areas and 9a patient care areas) kw/m^2 critical radiant heat flux and, a maximum smoke development rate of 750 percent minutes.
General Sprinklered Areas	Minimum 1.2(or 2.2 for Class 3, 9a patient care, and 9c residential use areas) kw/m^2 critical radiant heat flux
Fire Isolated Exits and Fire Control Rooms	Minimum 2.2/(or 4.5 for Class 3, 9a and 9c areas) kw/m^2 critical radiant heat flux
Lift Cars	Minimum 2.2 kw/m^2 critical radiant heat flux

Wall Linings and Ceiling Linings	
Generally	Variously Group 1,2, or 3 materials (more restrictive Group number for non-sprinklered areas, public corridors, health care corridors and other prescribed locations) when tested to AS/ISO 9705 or clause 3 of BCA Spec A2.4 and AS/NZ 3837
Fire Isolated Exits	Group 1 material when tested as above
Lift Cars	Group 1 or 2 materials when tested as above

In addition, in non-sprinklered areas, wall and ceiling linings must have a smoke growth rate index not more than 100 or an average specific extinction area less than 250m^2/g.

Other than above, construction materials generally need to achieve as1530.3 early fire hazard indices requirements as follows:	
Generally	Spread of flame Index not > 9 Smoke developed index not > 8
Sarking	Flammability Index not > 5
Fire Isolated Exits and Fire Control Rooms	Spread of Flame Index 0 Smoke Developed Index not > 2 Sarking Flammability 0
Non Fire Isolated Stairs & Escalators and Auditorium Fixed Seating	Spread of Flame Index 0 Smoke Developed Index not > 5
Lifts	To AS 1735.2
Air Ducts	To AS4254

STEVE WATSON
& PARTNERS

BUILDING CODE CONSULTANTS
BUILDING SURVEYORS AND CERTIFIERS

SYDNEY | MELBOURNE | BRISBANE | CANBERRA

Appendix B - CAPEX Plan

NUTBROOK
ENGINEERING GROUP

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.001	180 Thomas St, Haymarket	General	Fire Stairs	INTERNAL	All	Fire staircase	N/A	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.002	180 Thomas St, Haymarket	General	External Façade	FAÇADE	Façade Cladding - APC	No Access - ACP Cladding Currently Undergoing Tender for Replacement	N/A	General	R&M	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.003	180 Thomas St, Haymarket	Roof	External	ROOF	Rainwater Goods - Gutters & Downpipes	No Access to the Roof - Budget Allowance for Roof gutter replacement	Allow to replace	General	CAP	2	Poor	N/A	$ -	$ -	$ 500,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000.00
1.004	180 Thomas St, Haymarket	Basement	Car Park	INTERNAL	Ceiling	Concrete	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.005	180 Thomas St, Haymarket	Plant Room	General Areas	INTERNAL	Ceiling	Concrete	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.006	180 Thomas St, Haymarket	Basement	Car Park	INTERNAL	Walls	Concrete, Brick	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.007	180 Thomas St, Haymarket	Plant Room	General Areas	INTERNAL	Walls	Some cracking to main switchroom block wall	Investigation to determine cause of cracking to block wall	General	CAP	3	Fair	Ultimo_Bld_01, 02	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.008	180 Thomas St, Haymarket	Basement	Car Park	INTERNAL	Floors	Minor surface, settlement cracks and bollard holes	Epoxy repair to minor surface and settlement cracks Minor bollard holes to be repaired	General	CAP	3	Good	Ultimo_Bld_03, 04	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00
1.009	180 Thomas St, Haymarket	Plant Room	General Areas	INTERNAL	Floors	Minor surface & settlement cracks	Epoxy repair to minor surface and settlement cracks - Plant room to be waterproofed	General	CAP	3	Good	Ultimo_Bld_05, 06, 07	$ -	$ -	$ 21,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,600.00
1.010	180 Thomas St, Haymarket	Basement	Car Park	INTERNAL	Doors	Doors & Hardware - Timber, Metal and roller doors	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.011	180 Thomas St, Haymarket	Plant Room	General Areas	INTERNAL	Doors	Doors & Hardware - Timber, Metal	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.012	180 Thomas St, Haymarket	Basement	Car Park	INTERNAL	Painting	Doors, Bollards, line markings and crossings	Repaint where necessary	General	CAP	3	Poor	Ultimo_Bld_08, 09, 10	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.013	180 Thomas St, Haymarket	Plant Room	General Areas	INTERNAL	Painting	Painting to doors, walls, floors	Clean & repaint where necessary	General	CAP	3	Poor	N/A	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.014	180 Thomas St, Haymarket	Ground Level	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) fitout as new	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 170,000.00	$ 170,000.00
1.015	180 Thomas St, Haymarket	Ground Level	End of Trip Facilities	INTERNAL	General	End of Trip Facilities as new	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.016	180 Thomas St, Haymarket	Ground Level	Back of House	INTERNAL	Painting	Painting to doors, walls, floors and ceilings	Repaint	General	CAP	3	Good	Ultimo_Bld_11, 12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00	$ 15,000.00
1.017	180 Thomas St, Haymarket	Ground Level	Back of House	INTERNAL	Doors	Glass exit door - Mullion scratch damage	Repair scratch damage	General	CAP	3	Good	Ultimo_Bld_13	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.018	180 Thomas St, Haymarket	General	Lifts	INTERNAL	Painting	Steel reveal around lifts	Repaint	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,500.00	$ 22,500.00
1.019	180 Thomas St, Haymarket	General	Core Areas	INTERNAL	Windows Perimeter	Aluminium Glazed Windows - Vertical Mullions have screw holes approximately every 300 to 600mm. from bottom up throughout entire floor (Fixing for potential Window shading system)	Needs more investigation on strategy to fill holes.	General	CAP	4	Fair	N/A	$ -	$ -	$ 140,400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 140,400.00
1.020	180 Thomas St, Haymarket	Ground Level	Foyer & Lift lobby	INTERNAL	General	Common Areas	No action required - general R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.021	180 Thomas St, Haymarket	Level 1	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) fitout as new	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ 150,000.00
1.022	180 Thomas St, Haymarket	Level 1	Open Plan Office, Kitchen and Meeting Rooms	INTERNAL	General	Fitout as new - generally	PC Sum for full floor office fitout replacement at end of period. Excludes amenities.	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,125,000.00	$ 1,125,000.00
1.023	180 Thomas St, Haymarket	Level 1	Female WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.024	180 Thomas St, Haymarket	Level 1	Female WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.025	180 Thomas St, Haymarket	Level 1	Female WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.026	180 Thomas St, Haymarket	Level 1	Female WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.027	180 Thomas St, Haymarket	Level 1	Female WC	INTERNAL	Joinery Systems	Vanities - Joinery with Corian Benchtop cladding - and Toilet Partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.028	180 Thomas St, Haymarket	Level 1	Female WC	INTERNAL	Fixtures & Fittings	3 x WHB, 3 x Mixer Taps, 3 x Soap Dispensers, 0 x Urinals, 5 x WC, 1 x Electric HD, 1 x Paper Towel Dispenser, 3 x Full Height Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.029	180 Thomas St, Haymarket	Level 1	Female WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.030	180 Thomas St, Haymarket	Level 1	Male WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.031	180 Thomas St, Haymarket	Level 1	Male WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.032	180 Thomas St, Haymarket	Level 1	Male WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.033	180 Thomas St, Haymarket	Level 1	Male WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.034	180 Thomas St, Haymarket	Level 1	Male WC	INTERNAL	Joinery Systems	Vanities - Joinery with Corian Benchtop cladding - and Toilet Partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.035	180 Thomas St, Haymarket	Level 1	Male WC	INTERNAL	Fixtures & Fittings	3 x WHB, 3 x Mixer Taps, 3 x Soap Dispensers, 3 x Urinals, 5 x WC, 1 x Electric HD, 1 x Paper Towel Dispenser, 3 x Full Height Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.036	180 Thomas St, Haymarket	Level 1	Male WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.037	180 Thomas St, Haymarket	Level 1	DDA WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.038	180 Thomas St, Haymarket	Level 1	DDA WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.039	180 Thomas St, Haymarket	Level 1	DDA WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.040	180 Thomas St, Haymarket	Level 1	DDA WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.041	180 Thomas St, Haymarket	Level 1	DDA WC	INTERNAL	Fixtures & Fittings	1 x WHB, 1 x Mixer Taps, 1 x Soap Dispensers, 0 x Urinals, 1 x WC, 0 x Electric HD, 1 x Paper Towel Dispenser, 1 x Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.042	180 Thomas St, Haymarket	Level 1	DDA WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	Ultimo_Bld_14, 15	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00
1.043	180 Thomas St, Haymarket	Level 1	Meeting Room	INTERNAL	General	No access meeting in progress (12 Person meeting room)	NA	General	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.044	180 Thomas St, Haymarket	Level 1	Tea Room	INTERNAL	Joinery Systems	Tea room - Joinery with Corian Benchtop	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_16	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00
1.045	180 Thomas St, Haymarket	Level 1	Tea Room	INTERNAL	Whitegoods	2 x Bar Fridges, 2 x Bins, 1 x DW	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_16	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
1.046	180 Thomas St, Haymarket	Level 1	Tea Room	INTERNAL	Fixtures & Fittings	1x Sink	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_16	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.047	180 Thomas St, Haymarket	Level 1	Open Plan Meeting Room	INTERNAL	Ceiling	Architectural Suspended Metal & Timber Slatted Ceiling Perforated metal ceilings Plasterboard suspended ceilings in meeting rooms areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.048	180 Thomas St, Haymarket	Level 1	Open Plan Meeting Room	INTERNAL	Walls	Aluminium Glazed Walls to office Timber slatted on plasterboard Store Room Plasterboard painted core area walls Stainless Steel Wire cable slats Breakout areas Retention cables Frameless Glass Walls Breakout areas	Stainless Steel wire cables to be retensioned	General	CAP	3	Good	Ultimo_Bld_17, 18	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.049	180 Thomas St, Haymarket	Level 1	Open Plan Meeting Room	INTERNAL	Doors	Combination of Glazed Aluminium & Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.050	180 Thomas St, Haymarket	Level 1	Open Plan Meeting Room	INTERNAL	Floors	Concrete topping exposed aggregate floors - Minor Cracks	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	Ultimo_Bld_19	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.051	180 Thomas St, Haymarket	Level 1	Open Plan Meeting Room	INTERNAL	Furniture	2 x Tables, 8 x Chairs	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.052	180 Thomas St, Haymarket	Level 1	Open Plan Meeting Room	INTERNAL	Painting	Ceilings, Walls & Doors	Annual R&M	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.053	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Ceiling	Architectural Suspended Metal & Timber Slatted Ceiling Perforated metal ceilings Plasterboard suspended ceilings in meeting rooms areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.054	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Walls	Aluminium Glazed Walls to office Timber Slatted on Plasterboard Store Room Plasterboard painted core area walls Frameless Glass Walls Breakout areas Stainless Steel Wire cable slats Breakout areas	Stainless Steel wire cables to be retensioned	General	CAP	3	Good	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.055	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Doors	Combination of Glazed Aluminium & Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.056	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,800.00	**$ 46,800.00**
1.057	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Floors	Carpet Tiles Concrete topping exposed aggregate floors - Minor Cracks	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	N/A	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.058	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Joinery Systems	General Utility Areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.059	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Furniture	Desks, Chairs, Filing Cabinets, Breakout Tables, Planter Boxes	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.060	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Painting	Ceilings, Walls & Doors	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.061	180 Thomas St, Haymarket	Level 1	General Open Plan Office & Meeting Room	INTERNAL	Staircase	Steel Staircase Cladded In Metal Cladding with Concrete Risers and Treads & Glass Balustrade & Metal Handrail	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.062	180 Thomas St, Haymarket	Level 1	Lift Lobby	INTERNAL	Ceiling	Metal Suspended Ceiling Open Exposed Painted White Ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.063	180 Thomas St, Haymarket	Level 1	Lift Lobby	INTERNAL	Walls	Metal Cladding with TransGrid Sign General Plasterboard Wall Painted Timber panel dividing wall with stainless steel cable	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.064	180 Thomas St, Haymarket	Level 1	Lift Lobby	INTERNAL	Floors	Concrete Topping with exposed aggregate Minor cracking in topping slab	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	Ultimo_Bld_20, 21	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.065	180 Thomas St, Haymarket	Level 1	Lift Lobby	INTERNAL	Furniture	Single lounge chairs x 4 - Table & 8 chairs	Allow to replace	General	CAP	3	Good	Ultimo_Bld_22	$ -	$ -	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,000.00**
1.066	180 Thomas St, Haymarket	Level 1	Lift Lobby	INTERNAL	Painting	Walls & Doors	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.067	180 Thomas St, Haymarket	Level 1	Reception Area	INTERNAL	Floors	Carpet inlay flooring 24sqm	Allow to replace	General	CAP	3	Fair	N/A	$ -	$ -	$ 1,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,800.00**
1.068	180 Thomas St, Haymarket	Level 1	Reception Area	INTERNAL	Floors	Carpet tiles 10sqm	Allow to replace	General	CAP	3	Poor	Ultimo_Bld_22	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.069	180 Thomas St, Haymarket	Level 1	Reception Area	INTERNAL	Joinery Systems	Reception Desk - Laminate Joinery with Timber batten cladding	Re-finish timber battens	General	CAP	3	Good	Ultimo_Bld_23	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.070	180 Thomas St, Haymarket	Level 1	TESLA Meeting Room	INTERNAL	Ceiling	Architectural Suspended Metal & Timber Slatted	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.071	180 Thomas St, Haymarket	Level 1	TESLA Meeting Room	INTERNAL	Walls	Aluminium Glazed Walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.072	180 Thomas St, Haymarket	Level 1	TESLA Meeting Room	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.073	180 Thomas St, Haymarket	Level 1	TESLA Meeting Room	INTERNAL	Joinery Systems	Wall Unit for Video & Voice Conference	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.074	180 Thomas St, Haymarket	Level 1	TESLA Meeting Room	INTERNAL	Furniture	Boardroom Table and Chairs	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.075	180 Thomas St, Haymarket	Level 2	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) fitout as new	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	**$ 150,000.00**
1.076	180 Thomas St, Haymarket	Level 2	Open Plan Office, Kitchen and Meeting Rooms	INTERNAL	General	Fitout as new	PC Sum for full floor office fitout replacement at end of period. Excludes amenities.	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,125,000.00	**$ 1,125,000.00**
1.077	180 Thomas St, Haymarket	Level 2	Female WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.078	180 Thomas St, Haymarket	Level 2	Female WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.079	180 Thomas St, Haymarket	Level 2	Female WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.080	180 Thomas St, Haymarket	Level 2	Female WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.081	180 Thomas St, Haymarket	Level 2	Female WC	INTERNAL	Joinery Systems	Vanities - Joinery with Corian Benchtop cladding - and Toilet Partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.082	180 Thomas St, Haymarket	Level 2	Female WC	INTERNAL	Fixtures & Fittings	3 x WHB, 3 x Mixer Taps, 3 x Soap Dispensers, 0 x Urinals, 5 x WC, 1 x Electric HD, 1 x Paper Towel Dispenser, 3 x Full Height Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.083	180 Thomas St, Haymarket	Level 2	Female WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	Ultimo_Bld_24, 25	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.084	180 Thomas St, Haymarket	Level 2	Male WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.085	180 Thomas St, Haymarket	Level 2	Male WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.086	180 Thomas St, Haymarket	Level 2	Male WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.087	180 Thomas St, Haymarket	Level 2	Male WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.088	180 Thomas St, Haymarket	Level 2	Male WC	INTERNAL	Joinery Systems	Vanities - Joinery with Corian Benchtop cladding - and Toilet Partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.089	180 Thomas St, Haymarket	Level 2	Male WC	INTERNAL	Fixtures & Fittings	3 x WHB, 3 x Mixer Taps, 3 x Soap Dispensers, 3 x Urinals, 5 x WC, 1 x Electric HD, 1 x Paper Towel Dispenser, 3 x Full Height Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.090	180 Thomas St, Haymarket	Level 2	Male WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	Ultimo_Bld_26, 27	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.091	180 Thomas St, Haymarket	Level 2	DDA WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.092	180 Thomas St, Haymarket	Level 2	DDA WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.093	180 Thomas St, Haymarket	Level 2	DDA WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.094	180 Thomas St, Haymarket	Level 2	DDA WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.095	180 Thomas St, Haymarket	Level 2	DDA WC	INTERNAL	Joinery Systems	Vanities - Joinery with Corian Benchtop cladding	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.096	180 Thomas St, Haymarket	Level 2	DDA WC	INTERNAL	Fixtures & Fittings	1 x WHB, 1 x Mixer Taps, 1 x Soap Dispensers, 0 x Urinals, 1 x WC, 0 x Electric HD, 1 x Paper Towel Dispenser, 1 x Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.097	180 Thomas St, Haymarket	Level 2	DDA WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.098	180 Thomas St, Haymarket	Level 2	Tea Room	INTERNAL	Joinery Systems	Tea room - Joinery with Corian Benchtop	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_28	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.099	180 Thomas St, Haymarket	Level 2	Tea Room	INTERNAL	Whitegoods	2 x Bar Fridges, 2 x Bins, 1 x DW	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_28	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
1.100	180 Thomas St, Haymarket	Level 2	Tea Room	INTERNAL	Fixtures & Fittings	1x Sink	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_28	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.101	180 Thomas St, Haymarket	Level 2	Open Plan Meeting Room	INTERNAL	Ceiling	Architectural Suspended Metal & Timber Slatted Ceiling Perforated metal ceilings Plasterboard suspended ceilings in meeting rooms areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.102	180 Thomas St, Haymarket	Level 2	Open Plan Meeting Room	INTERNAL	Walls	Aluminium Glazed Walls to office Timber slatted on plasterboard Store Room Plasterboard painted core area walls Stainless Steel Wire cable slats Breakout areas Retention cables Frameless Glass Walls Breakout areas	Stainless Steel wire cables to be retensioned	General	CAP	3	Good	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.103	180 Thomas St, Haymarket	Level 2	Open Plan Meeting Room	INTERNAL	Doors	Combination of Glazed Aluminium & Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.104	180 Thomas St, Haymarket	Level 2	Open Plan Meeting Room	INTERNAL	Floors	Concrete topping exposed aggregate floors - Minor Cracks	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	Ultimo_Bld_29	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.105	180 Thomas St, Haymarket	Level 2	Open Plan Meeting Room	INTERNAL	Furniture	2 x Tables, 8 x Chairs	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.106	180 Thomas St, Haymarket	Level 2	Open Plan Meeting Room	INTERNAL	Painting	Ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.107	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Ceiling	Architectural Suspended Metal & Timber Slatted Ceiling Perforated metal ceilings Plasterboard suspended ceilings in meeting rooms areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.108	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Walls	Aluminium Glazed Walls to office Timber Slatted on Plasterboard Store Room Plasterboard painted core area walls Frameless Glass Walls Breakout areas Stainless Steel Wire cable slats Breakout areas	Stainless Steel wire cables to be retensioned	General	CAP	3	Good	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.109	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Doors	Combination of Glazed Aluminium & Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.110	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,500.00	**$ 31,500.00**
1.111	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Floors	Carpet Tiles Concrete topping exposed aggregate floors - Minor Cracks	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	N/A	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.112	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Joinery Systems	General Utility Areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.113	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Furniture	Desks, Chairs, Filing Cabinets, Breakout Tables, Planter Boxes	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.114	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Painting	Walls & Doors	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.115	180 Thomas St, Haymarket	Level 2	General Open Plan Office & Meeting Room	INTERNAL	Staircase	Steel Staircase Cladded In Metal Cladding with Concrete Risers and Treads & Glass Balustrade & Metal Handrail	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.116	180 Thomas St, Haymarket	Level 2	Lift Lobby	INTERNAL	Ceiling	Metal Suspended Ceiling	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.117	180 Thomas St, Haymarket	Level 2	Lift Lobby	INTERNAL	Walls	Frameless Glass Metal Cladding Timber Panel Dividing Wall with Stainless Steel Cable	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.118	180 Thomas St, Haymarket	Level 2	Lift Lobby	INTERNAL	Floors	Concrete Topping with exposed aggregate floors - Minor Cracking in Topping Slab	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	Ultimo_Bld_30	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.119	180 Thomas St, Haymarket	Level 2	Lift Lobby	INTERNAL	Furniture	Green Planter Box Walls 1 x 7 units	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.120	180 Thomas St, Haymarket	Level 2	Lift Lobby	INTERNAL	Painting	Walls & Doors	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.121	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Ceiling	Architectural Suspended Metal & Timber Slatted Ceiling Plasterboard suspended	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.122	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Ceiling	Timber Pergola	Remedial work to existing pergola	General	CAP	3	Fair	Ultimo_Bld_31, 32	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.123	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Walls	Aluminium Glazed Walls & Glaze Curtain Wall/Windows	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.124	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Doors	Glazed Aluminium	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.125	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Window Coverings	Automated High Level Roller Blinds - Cant confirm Condition	Allow for detail inspection by a specialist consultant	General	CAP	4	N/A	N/A	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
1.126	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Floors	Concrete topping exposed aggregate floors Stained Floor	Clean of stained floor	General	CAP	3	Fair	N/A	$ -	$ -	$ 8,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,200.00**
1.127	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Floors	Carpet inlay floors around Kitchens	Replace	General	CAP	2	Poor	Ultimo_Bld_33	$ -	$ -	$ 3,150.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,150.00**
1.128	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Joinery Systems	Tea room Joinery with Corian Benchtop	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_34, 35, 36	$ -	$ -	$ 27,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 27,000.00**
1.129	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Whitegoods	5 x Microwave, 1 x Bar Fridges, 5 x Fridges, 3 x Bins, 2 x DW	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_34, 35, 36	$ -	$ -	$ 13,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 13,000.00**
1.130	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Fixtures & Fittings	2 x Sink, 2 x Sink Mixers	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_34, 35, 36	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.131	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Furniture	19 x Tables, 76 chairs	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.132	180 Thomas St, Haymarket	Level 2	Winter Garden	INTERNAL	Painting	Ceilings, Walls & Doors	Repaint	General	CAP	3	Fair	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.133	180 Thomas St, Haymarket	Level 3	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) fitout as new	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	**$ 150,000.00**
1.134	180 Thomas St, Haymarket	Level 3	Open Plan Office, Kitchen and Meeting Rooms	INTERNAL	General	Fitout as new	PC Sum for full floor office fitout replacement at end of period. Excludes amenities.	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,125,000.00	**$ 1,125,000.00**
1.135	180 Thomas St, Haymarket	Level 3	Female WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.136	180 Thomas St, Haymarket	Level 3	Female WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.137	180 Thomas St, Haymarket	Level 3	Female WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.138	180 Thomas St, Haymarket	Level 3	Female WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.139	180 Thomas St, Haymarket	Level 3	Female WC	INTERNAL	Joinery Systems	Vanities - Joinery with Corian Benchtop cladding - and Toilet Partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.140	180 Thomas St, Haymarket	Level 3	Female WC	INTERNAL	Fixtures & Fittings	3 x WHB, 3 x Mixer Taps, 3 x Soap Dispensers, 0 x Urinals, 5 x WC, 1 x Electric HD, 1 x Paper Towel Dispenser, 3 x Full Height Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.141	180 Thomas St, Haymarket	Level 3	Female WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	Ultimo_Bld_37, 38	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.142	180 Thomas St, Haymarket	Level 3	Male WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.143	180 Thomas St, Haymarket	Level 3	Male WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.144	180 Thomas St, Haymarket	Level 3	Male WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.145	180 Thomas St, Haymarket	Level 3	Male WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.146	180 Thomas St, Haymarket	Level 3	Male WC	INTERNAL	Joinery Systems	Vanities - Joinery with Corian Benchtop cladding - and Toilet Partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.147	180 Thomas St, Haymarket	Level 3	Male WC	INTERNAL	Fixtures & Fittings	3 x WHB, 3 x Mixer Taps, 3 x Soap Dispensers, 3 x Urinals, 5 x WC, 1 x Electric HD, 1 x Paper Towel Dispenser, 3 x Full Height Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.148	180 Thomas St, Haymarket	Level 3	Male WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	Ultimo_Bld_39	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.149	180 Thomas St, Haymarket	Level 3	DDA WC	INTERNAL	Ceiling	Perforated metal and plasterboard suspended ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.150	180 Thomas St, Haymarket	Level 3	DDA WC	INTERNAL	Walls	Full height tiled walls	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.151	180 Thomas St, Haymarket	Level 3	DDA WC	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.152	180 Thomas St, Haymarket	Level 3	DDA WC	INTERNAL	Floors	Tiled floors 300x600	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.153	180 Thomas St, Haymarket	Level 3	DDA WC	INTERNAL	Joinery Systems	Vanities - Joinery with Corian Benchtop cladding	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.154	180 Thomas St, Haymarket	Level 3	DDA WC	INTERNAL	Fixtures & Fittings	1 x WHB, 1 x Mixer Taps, 1 x Soap Dispensers, 0 x Urinals, 1 x WC, 0 x Electric HD, 1 x Paper Towel Dispenser, 1 x Mirror	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.155	180 Thomas St, Haymarket	Level 3	DDA WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Good	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00
1.156	180 Thomas St, Haymarket	Level 3	Tea Room	INTERNAL	Joinery Systems	Tea room - Joinery with Corian Benchtop	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_40	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00
1.157	180 Thomas St, Haymarket	Level 3	Tea Room	INTERNAL	Whitegoods	2 x Bar Fridges, 2 x Bins, 1 x DW	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_40	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
1.158	180 Thomas St, Haymarket	Level 3	Tea Room	INTERNAL	Fixtures & Fittings	1x Sink	Allow to replace	General	CAP	3	Fair	Ultimo_Bld_40	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.159	180 Thomas St, Haymarket	Level 3	Open Plan Meeting Room	INTERNAL	Ceiling	Architectural Suspended Metal & Timber Slatted Ceiling Perforated metal ceilings Plasterboard suspended ceilings in meeting room areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.160	180 Thomas St, Haymarket	Level 3	Open Plan Meeting Room	INTERNAL	Walls	Aluminium Glazed Walls to office Timber slatted on plasterboard Store Room Plasterboard painted core area walls Stainless Steel Wire cable slats Breakout areas Retention cables Frameless Glass Walls Breakout areas	Stainless Steel wire cables to be retensioned	General	CAP	3	Good	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.161	180 Thomas St, Haymarket	Level 3	Open Plan Meeting Room	INTERNAL	Doors	Combination of Glazed Aluminium & Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.162	180 Thomas St, Haymarket	Level 3	Open Plan Meeting Room	INTERNAL	Floors	Concrete topping exposed aggregate floors - Minor Cracks	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	N/A	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.163	180 Thomas St, Haymarket	Level 3	Open Plan Meeting Room	INTERNAL	Furniture	2 x Tables, 8 x Chairs	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.164	180 Thomas St, Haymarket	Level 3	Open Plan Meeting Room	INTERNAL	Painting	Ceilings	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.165	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Ceiling	Architectural Suspended Metal & Timber Slatted Ceiling Perforated metal ceilings Plasterboard suspended ceilings in meeting rooms areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.166	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Walls	Aluminium Glazed Walls to office Timber Slatted on Plasterboard Store Room Plasterboard painted core area walls Frameless Glass Walls Breakout areas Retention Cables Stainless Steel Wire cable slats Breakout areas	Stainless Steel wire cables to be retensioned	General	CAP	3	Good	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.167	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Doors	Combination of Glazed Aluminium & Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.168	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,800.00	$ 46,800.00
1.169	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Floors	Carpet Tiles Concrete topping exposed aggregate floors - Minor Cracks	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	Ultimo_Bld_41, 42	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.170	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Joinery Systems	General Utility Areas	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.171	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Furniture	Desks, Chairs, Filing Cabinets, Breakout Tables, Planter Boxes	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.172	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Painting	Ceilings, Walls & Doors	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.173	180 Thomas St, Haymarket	Level 3	General Open Plan Office & Meeting Room	INTERNAL	Staircase	Steel Staircase Cladded In Metal Cladding with Concrete Risers and Treads & Glass Balustrade & Metal Handrail	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.174	180 Thomas St, Haymarket	Level 3	Lift Lobby	INTERNAL	Ceiling	Metal Suspended Ceiling	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.175	180 Thomas St, Haymarket	Level 3	Lift Lobby	INTERNAL	Walls	Frameless Glass Metal Cladding	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.176	180 Thomas St, Haymarket	Level 3	Lift Lobby	INTERNAL	Floors	Concrete Topping with exposed aggregate floors - Minor Cracking in Topping Slab	Minor cracks to concrete flooring to be repaired	General	CAP	3	Fair	Ultimo_Bld_43, 44	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.177	180 Thomas St, Haymarket	Level 3	Lift Lobby	INTERNAL	Furniture	Green Planter Box Walls 1 x 7 units	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.178	180 Thomas St, Haymarket	Level 3	Lift Lobby	INTERNAL	Painting	Walls & Doors	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.179	180 Thomas St, Haymarket	Level 5	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) Standard Base Building Fitout	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ -	$ 150,000.00
1.180	180 Thomas St, Haymarket	Level 5	Female WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.181	180 Thomas St, Haymarket	Level 5	Female WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.182	180 Thomas St, Haymarket	Level 5	Female WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.183	180 Thomas St, Haymarket	Level 5	Female WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.184	180 Thomas St, Haymarket	Level 5	Female WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.185	180 Thomas St, Haymarket	Level 5	Female WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.186	180 Thomas St, Haymarket	Level 5	Female WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	Ultimo_Bld_45, 46	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.187	180 Thomas St, Haymarket	Level 5	Male WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.188	180 Thomas St, Haymarket	Level 5	Male WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.189	180 Thomas St, Haymarket	Level 5	Male WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.190	180 Thomas St, Haymarket	Level 5	Male WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.191	180 Thomas St, Haymarket	Level 5	Male WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.192	180 Thomas St, Haymarket	Level 5	Male WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.193	180 Thomas St, Haymarket	Level 5	Male WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	Ultimo_Bld_45, 46	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.194	180 Thomas St, Haymarket	Level 5	DDA WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.195	180 Thomas St, Haymarket	Level 5	DDA WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.196	180 Thomas St, Haymarket	Level 5	DDA WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.197	180 Thomas St, Haymarket	Level 5	DDA WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.198	180 Thomas St, Haymarket	Level 5	DDA WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.199	180 Thomas St, Haymarket	Level 5	DDA WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.200	180 Thomas St, Haymarket	Level 5	DDA WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00
1.201	180 Thomas St, Haymarket	Level 5	Core Areas	INTERNAL	Ceiling	Generally Suspended ceiling with exposed grid and tile	Reinstate with new ceiling grid & tile Kitchen x 160sqm	General	CAP	4	Good	N/A	$ -	$ -	$ 10,400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,400.00
1.202	180 Thomas St, Haymarket	Level 5	Core Areas	INTERNAL	Walls	Plasterboard walls and partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.203	180 Thomas St, Haymarket	Level 5	Core Areas	INTERNAL	Floors	Carpet	Reinstate all base building carpet tiles	General	CAP	3	Fair	Ultimo_Bld_47, 48	$ -	$ -	$ 114,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 114,000.00
1.204	180 Thomas St, Haymarket	Level 5	Core Areas	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.205	180 Thomas St, Haymarket	Level 5	Core Areas	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,800.00	$ 46,800.00
1.206	180 Thomas St, Haymarket	Level 5	Core Areas	INTERNAL	Painting	Walls & Doors	General Painting of all core areas	General	CAP	3	Poor	Ultimo_Bld_49, 50	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00
1.207	180 Thomas St, Haymarket	Level 5	Core Areas	INTERNAL	Signage	Signage Package	New Signage Package required	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ 1,500.00
1.208	180 Thomas St, Haymarket	Level 6	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) Standard Base Building Fitout	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ 150,000.00
1.209	180 Thomas St, Haymarket	Level 6	Female WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.210	180 Thomas St, Haymarket	Level 6	Female WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.211	180 Thomas St, Haymarket	Level 6	Female WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.212	180 Thomas St, Haymarket	Level 6	Female WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.213	180 Thomas St, Haymarket	Level 6	Female WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.214	180 Thomas St, Haymarket	Level 6	Female WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.215	180 Thomas St, Haymarket	Level 6	Female WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.216	180 Thomas St, Haymarket	Level 6	Male WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.217	180 Thomas St, Haymarket	Level 6	Male WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.218	180 Thomas St, Haymarket	Level 6	Male WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.219	180 Thomas St, Haymarket	Level 6	Male WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.220	180 Thomas St, Haymarket	Level 6	Male WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.221	180 Thomas St, Haymarket	Level 6	Male WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.222	180 Thomas St, Haymarket	Level 6	Male WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.223	180 Thomas St, Haymarket	Level 6	DDA WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.224	180 Thomas St, Haymarket	Level 6	DDA WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.225	180 Thomas St, Haymarket	Level 6	DDA WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.226	180 Thomas St, Haymarket	Level 6	DDA WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.227	180 Thomas St, Haymarket	Level 6	DDA WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.228	180 Thomas St, Haymarket	Level 6	DDA WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.229	180 Thomas St, Haymarket	Level 6	DDA WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00
1.230	180 Thomas St, Haymarket	Level 6	Core Areas	INTERNAL	Ceiling	Generally Suspended ceiling with exposed grid and tile	Reinstate with new ceiling grid & tile Lobby x 80sqm Boardroom x 120sqm	General	CAP	3	Good	Ultimo_Bld_51	$ -	$ -	$ 13,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,000.00
1.231	180 Thomas St, Haymarket	Level 6	Core Areas	INTERNAL	Walls	Plasterboard walls and partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.232	180 Thomas St, Haymarket	Level 6	Core Areas	INTERNAL	Floors	Carpet	Reinstate all base building carpet tiles	General	CAP	3	Fair	Ultimo_Bld_47, 48	$ -	$ -	$ 113,925.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 113,925.00
1.233	180 Thomas St, Haymarket	Level 6	Core Areas	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	Ultimo_Bld_49, 50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.234	180 Thomas St, Haymarket	Level 6	Core Areas	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,800.00	$ 46,800.00
1.235	180 Thomas St, Haymarket	Level 6	Core Areas	INTERNAL	Painting	Walls & Doors	General Painting of all core areas	General	CAP	3	Poor	Ultimo_Bld_49, 50	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00
1.236	180 Thomas St, Haymarket	Level 6	Core Areas	INTERNAL	Signage	Signage Package	New Signage Package required	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ 1,500.00
1.237	180 Thomas St, Haymarket	Level 7	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) Standard Base Building Fitout	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ 150,000.00
1.238	180 Thomas St, Haymarket	Level 7	Female WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.239	180 Thomas St, Haymarket	Level 7	Female WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.240	180 Thomas St, Haymarket	Level 7	Female WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.241	180 Thomas St, Haymarket	Level 7	Female WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.242	180 Thomas St, Haymarket	Level 7	Female WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.243	180 Thomas St, Haymarket	Level 7	Female WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.244	180 Thomas St, Haymarket	Level 7	Female WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.245	180 Thomas St, Haymarket	Level 7	Male WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.246	180 Thomas St, Haymarket	Level 7	Male WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.247	180 Thomas St, Haymarket	Level 7	Male WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.248	180 Thomas St, Haymarket	Level 7	Male WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.249	180 Thomas St, Haymarket	Level 7	Male WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.250	180 Thomas St, Haymarket	Level 7	Male WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.251	180 Thomas St, Haymarket	Level 7	Male WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.252	180 Thomas St, Haymarket	Level 7	DDA WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.253	180 Thomas St, Haymarket	Level 7	DDA WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.254	180 Thomas St, Haymarket	Level 7	DDA WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.255	180 Thomas St, Haymarket	Level 7	DDA WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.256	180 Thomas St, Haymarket	Level 7	DDA WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.257	180 Thomas St, Haymarket	Level 7	DDA WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.258	180 Thomas St, Haymarket	Level 7	DDA WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00
1.259	180 Thomas St, Haymarket	Level 7	Core Areas	INTERNAL	Ceiling	Generally Suspended ceiling with exposed grid and tile Approximately 1/3 off level 7 is architectural ceilings	Architectural ceilings to be reinstated with ceiling grid & tile. And 10%v of make good of the existing tiles	General	CAP	4	Good	N/A	$ -	$ -	$ 30,300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,300.00
1.260	180 Thomas St, Haymarket	Level 7	Core Areas	INTERNAL	Walls	Plasterboard walls and partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.261	180 Thomas St, Haymarket	Level 7	Core Areas	INTERNAL	Floors	Carpet	Reinstate all base building carpet tiles	General	CAP	3	Fair	N/A	$ -	$ -	$ 70,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,000.00
1.262	180 Thomas St, Haymarket	Level 7	Core Areas	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.263	180 Thomas St, Haymarket	Level 7	Core Areas	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,800.00	$ 46,800.00
1.264	180 Thomas St, Haymarket	Level 7	Core Areas	INTERNAL	Painting	Walls & Doors	General Painting of all core areas	General	CAP	3	Poor	N/A	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00
1.265	180 Thomas St, Haymarket	Level 7	Core Areas	INTERNAL	Signage	Signage Package	New Signage Package required	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ 1,500.00
1.266	180 Thomas St, Haymarket	Level 8	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) Standard Base Building Fitout	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ 150,000.00
1.267	180 Thomas St, Haymarket	Level 8	Female WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.268	180 Thomas St, Haymarket	Level 8	Female WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.269	180 Thomas St, Haymarket	Level 8	Female WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.270	180 Thomas St, Haymarket	Level 8	Female WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.271	180 Thomas St, Haymarket	Level 8	Female WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.272	180 Thomas St, Haymarket	Level 8	Female WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.273	180 Thomas St, Haymarket	Level 8	Female WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.274	180 Thomas St, Haymarket	Level 8	Male WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.275	180 Thomas St, Haymarket	Level 8	Male WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.276	180 Thomas St, Haymarket	Level 8	Male WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.277	180 Thomas St, Haymarket	Level 8	Male WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.278	180 Thomas St, Haymarket	Level 8	Male WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.279	180 Thomas St, Haymarket	Level 8	Male WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.280	180 Thomas St, Haymarket	Level 8	Male WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.281	180 Thomas St, Haymarket	Level 8	DDA WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.282	180 Thomas St, Haymarket	Level 8	DDA WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.283	180 Thomas St, Haymarket	Level 8	DDA WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.284	180 Thomas St, Haymarket	Level 8	DDA WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.285	180 Thomas St, Haymarket	Level 8	DDA WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.286	180 Thomas St, Haymarket	Level 8	DDA WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.287	180 Thomas St, Haymarket	Level 8	DDA WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00
1.288	180 Thomas St, Haymarket	Level 8	Core Areas	INTERNAL	Ceiling	Generally Suspended ceiling with exposed grid and tile	Architectural ceilings to be reinstated with ceiling grid & tile. And 10%v of make good of the existing tiles including winter garden area	General	CAP	4	Good	N/A	$ -	$ -	$ 37,440.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,440.00
1.289	180 Thomas St, Haymarket	Level 8	Core Areas	INTERNAL	Walls	Plasterboard walls and partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.290	180 Thomas St, Haymarket	Level 8	Core Areas	INTERNAL	Floors	Carpet	Reinstate all base building carpet tiles (including winter garden)	General	CAP	3	Fair	N/A	$ -	$ -	$ 118,350.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 118,350.00
1.291	180 Thomas St, Haymarket	Level 8	Core Areas	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.292	180 Thomas St, Haymarket	Level 8	Core Areas	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,800.00	$ 46,800.00
1.293	180 Thomas St, Haymarket	Level 8	Core Areas	INTERNAL	Painting	Walls & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00
1.294	180 Thomas St, Haymarket	Level 8	Core Areas	INTERNAL	Signage	Signage Package	New Signage Package required	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ 1,500.00
1.295	180 Thomas St, Haymarket	Level 9	Amenities	INTERNAL	General	Amenities (Male/Female/DDA) Standard Base Building Fitout	CAPEX replacement at end of period	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ 150,000.00
1.296	180 Thomas St, Haymarket	Level 9	Female WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.297	180 Thomas St, Haymarket	Level 9	Female WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.298	180 Thomas St, Haymarket	Level 9	Female WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.299	180 Thomas St, Haymarket	Level 9	Female WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.300	180 Thomas St, Haymarket	Level 9	Female WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.301	180 Thomas St, Haymarket	Level 9	Female WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.302	180 Thomas St, Haymarket	Level 9	Female WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	Ultimo_Bld_52	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.303	180 Thomas St, Haymarket	Level 9	Male WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.304	180 Thomas St, Haymarket	Level 9	Male WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.305	180 Thomas St, Haymarket	Level 9	Male WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.306	180 Thomas St, Haymarket	Level 9	Male WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.307	180 Thomas St, Haymarket	Level 9	Male WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.308	180 Thomas St, Haymarket	Level 9	Male WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.309	180 Thomas St, Haymarket	Level 9	Male WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	Ultimo_Bld_53, 54	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.310	180 Thomas St, Haymarket	Level 9	DDA WC	INTERNAL	Ceiling	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.311	180 Thomas St, Haymarket	Level 9	DDA WC	INTERNAL	Walls	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.312	180 Thomas St, Haymarket	Level 9	DDA WC	INTERNAL	Doors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.313	180 Thomas St, Haymarket	Level 9	DDA WC	INTERNAL	Floors	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.314	180 Thomas St, Haymarket	Level 9	DDA WC	INTERNAL	Joinery Systems	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.315	180 Thomas St, Haymarket	Level 9	DDA WC	INTERNAL	Fixtures & Fittings	Standard Base Building Fitout	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.316	180 Thomas St, Haymarket	Level 9	DDA WC	INTERNAL	Painting	Ceilings & Doors	Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00

NUTBROOK
ENGINEERING GROUP

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.317	180 Thomas St, Haymarket	Level 9	Core Areas	INTERNAL	Ceiling	Generally Suspended ceiling with exposed grid and tile	Architectural ceilings to be reinstated with ceiling grid & tile. And 10%v of make good of the existing tiles	General	CAP	4	Good	N/A	$ -	$ -	$ 31,265.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 31,265.00**
1.318	180 Thomas St, Haymarket	Level 9	Core Areas	INTERNAL	Walls	Plasterboard walls and partitions	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.319	180 Thomas St, Haymarket	Level 9	Core Areas	INTERNAL	Floors	Carpet	Reinstate all base building carpet tiles	General	CAP	3	Fair	Ultimo_Bld_55	$ -	$ -	$ 118,125.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 118,125.00**
1.320	180 Thomas St, Haymarket	Level 9	Core Areas	INTERNAL	Doors	Timber	Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.321	180 Thomas St, Haymarket	Level 9	Core Areas	INTERNAL	Window Coverings	Automated Roller Blinds	CAPEX replacement at end of period	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,800.00	**$ 46,800.00**
1.322	180 Thomas St, Haymarket	Level 9	Core Areas	INTERNAL	Painting	Walls & Doors	General Painting of all core areas	General	CAP	3	Poor	Ultimo_Bld_56, 57	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.323	180 Thomas St, Haymarket	Level 9	Core Areas	INTERNAL	Signage	Signage Package	New Signage Package required	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	**$ 1,500.00**
2.001	180 Thomas St, Haymarket	Basement	Main Switchroom	ELECTRICAL	Main Electrical Switchboard (MSB)	Life cycle replacement of main switchboards are typically 30 years. The building main switchboard is a custom built switchboard split into two (MSB 1 and MSB 2). The MSBs were manufactured by Chad Switchboards Pty Ltd in March /April 2013 and rated @ 2000A, 3 phase, IP 42 protection, 63kA fault rating and Form 3B construction. Visually, the MSB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	Operational Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.002	180 Thomas St, Haymarket	Basement	Main Switchroom	ELECTRICAL	Power Factor Correction Unit	Life cycle replacement of Power Factor Correction Units are typically 30 years. The building main switchboard is supported by an NHP 300kVAR, 3 phase Power Factor Unit dated Feb 2013. Visually, the PFC appears to be in good condition with no visible signs of ageing or deterioration. Therefore, no further works are required on the PFC apart from regular maintenance.	Over the reporting period, allow to carry out regular maintenance and testing.	Operational Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.003	180 Thomas St, Haymarket	Basement	Basement	ELECTRICAL	Generator Switchboard	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board HDB-B1 is a split chassis, 30/30 pole, 3 phase, 250A rated board built in 2013. Visually, the DB appears to be in good condition. However, we identified that a 3 phase power circuit is fed from the lighting chassis rather then the power chassis of the board which is a non-compliance with AS/NZS 3000 2000 which was the relevant code at the time of installation. Apart from the above, regular maintenance and RCD testing is required on this board.	In the short term, allow to relocate the power circuit from the lighting chassis to the power chassis. Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	Non-Compliance - Statutory	CAP	2	Good	Ultimo_Elec_01	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
2.004	180 Thomas St, Haymarket	Basement	Basement	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building carpark distribution board DB1/2 is an 18 pole, 3 phase, 160A rated board built in 2013. Visually, the DB appears to be in good condition. However, we identified that a number of circuits are not RCD protected in accordance with AS/NZS 3000 2000 which was the relevant code at the time of installation. Apart from this, regular maintenance and RCD testing is required on this board.	Allow for the installation of RCD protection in the short term in accordance with AS/NZS 3000 2018. Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	Non-Compliance - Statutory	CAP	2	Good	Ultimo_Elec_02	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
2.005	180 Thomas St, Haymarket	Ground Level	Ground Level	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The tenant distribution board TDB-G is a split chassis, 24/24 pole, 3 phase, 100A rated board built in 2013. The base building distribution board HDB-G is a split chassis, 30/30 pole, 3 phase, 250A rated board built in 2013. Visually, the DB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance and RCD testing.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.006	180 Thomas St, Haymarket	Plant Room	Plant Room	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board HDB-PL is a split chassis, 18/18 pole, 3 phase 125A rated board built in 2013. Visually, the DB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance and RCD testing.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.007	180 Thomas St, Haymarket	Level 1	Level 1	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The tenant distribution boards TDB-L1-1, TDB-L1-2, TDB-L1-3 are split chassis, 24/24 pole, 3 phase, 100A rated boards built in 2013. The tenant distribution board TDB-1-4-WAR is a split chassis, 18/18 pole, 3 phase 100A rated board built in 2013. The house distribution board HDB-1 is a split chassis, 18/18 pole, 3 phase, 125A rated board built in 2013. Visually, the DBs appear to be in good condition. However, the following defects were identified at the time of our site inspection. - Missing pole fillers on the lighting section of TDB-L1-1, TDB-L1-2, and TDB-L1-3. - Missing pole fillers on the lighting and power sections of TDB-1-4-WAR. Apart from the above, regular maintenance and RCD testing is required on this board.	In the short term, allow for the installation of pole fillers in areas of the switchboards that are exposed to hazardous voltages. Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	Non-Compliance - Business Risk	CAP	2	Good	Ultimo_Elec_03	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
2.008	180 Thomas St, Haymarket	Level 2	Level 2	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The tenant distribution boards TDB-L2-1, TDB-L2-2, TDB-L2-3, TDB-L2-4 are split chassis, 24/24 pole, 3 phase, 100A rated boards built in 2013. Visually, the DBs appear to be in good condition with no issues, defects or non-compliances identified. Therefore, no further works are required on these boards apart from regular maintenance and RCD testing.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.009	180 Thomas St, Haymarket	Level 3	Level 3	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The tenant distribution boards TDB-L3-1, TDB-L3-2, TDB-L3-3, TDB-L3-4 are split chassis, 24/24 pole, 3 phase, 100A rated boards built in 2013. The house distribution board HDB-3 is a split chassis, 18/18 pole, 3 phase, 125A rated board built in 2013. Visually, the DBs appear to be in good condition. However, the following defect was identified at the time of our site inspection. - Missing pole fillers on the lighting section of HDB-3. Apart from the above, regular maintenance and RCD testing is required on this board.	In the short term, allow for the installation of pole fillers in areas of the switchboard that are exposed to hazardous voltages. Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	Non-Compliance - Business Risk	CAP	2	Good	N/A	$ -	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
2.010	180 Thomas St, Haymarket	General	Levels 4-9	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The tenant distribution boards (24 No.) throughout levels 4 to 9 are split chassis, 24/24 pole, 3 phase, 100A rated boards built in 2013. The house distribution boards (3 No.) are split chassis, 18/18 pole, 3 phase, 125A rated boards built in 2013. Visually, the DBs appear to be in good condition. However, the following defects were identified at the time of our site inspection. - Missing pole fillers on the lighting section of TDB-L6-1. - Missing pole fillers on the lighting and power sections of TDB-L6-3 and TDB-L6-4. - DB schedules for TDB-L5-1, TDB-L5-2, TDB-L5-3 and TDB-L5-4 do not reflect the as-installed. - DB schedules for TDB-L7-1, TDB-L7-3 , TDB-L5-4 and HDB-7 do not reflect the as-installed. - DB schedules for TDB-L8-1, TDB-L8-2, TDB-L8-3 and TDB-L8-4 do not reflect the as-installed. - DB schedules for TDB-L9-1, TDB-L9-2, and TDB-L9-3 do not reflect the as-installed. Apart from the above, regular maintenance and RCD testing is required on this board.	In the short term, allow for the installation of pole fillers in areas of the switchboards that are exposed to hazardous voltages, provide updated DB schedules to reflect as installed. Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	WH&S Risk	CAP	2	Fair	Ultimo_Elec_04	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
2.011	180 Thomas St, Haymarket	Basement	Generator Room	ELECTRICAL	Generator Switchboard	Life cycle replacement of switchboards are typically 30 years. The generator switchboard is a custom built board manufactured by ARA Electrical Engineering in 2014. The generator switchboard is rated @800A, 3 phase, IP 54 protection, 36kA fault rating and Form 3B construction. Visually, the generator switchboard appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760 2010.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.012	180 Thomas St, Haymarket	General	All	ELECTRICAL	Distribution Board	Annual thermographic scan reports of the electrical switchboards have not been sighted whilst preparing this report. Thermographic scans are recommended to confirm the integrity and condition of switchboards on an annual basis to identify any existing and / or probable defects (e.g. hot joints, failed coils / terminals, overloading).	Carry out thermographic scans on the switchboards on an annual basis as part of routine maintenance.	Operational Risk	CAP	2	Poor	N/A	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	**$ 50,000.00**
2.013	180 Thomas St, Haymarket	Basement	Basement	ELECTRICAL	Interior Lighting	Internal Lighting on Basement level B1 consists of Twin T5 Fluorescent battens. Visually, the lighting appeared to be in relatively good condition apart from a number of tubes which were found to be faulty.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.014	180 Thomas St, Haymarket	Ground Level	Ground Level	ELECTRICAL	Interior Lighting	Internal Lighting on Ground floor consists of the following - Recessed LED strip lighting in the Foyer Area; - LED downlights in the toilets; and - Twin T5 Fluorescent battens within BOH areas. Visually, the lighting appeared to be in relatively good condition apart from 1-off downlight within the male toilets which appeared to be poorly installed.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.015	180 Thomas St, Haymarket	Plant Room	Plant Room	ELECTRICAL	Interior Lighting	Internal Lighting on the Plant level consists of Single and Twin T5 Fluorescent battens. Visually, the lighting appeared to be in relatively good condition with no visible signs of faulty tubes.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.016	180 Thomas St, Haymarket	General	Level 1 to Level 3	ELECTRICAL	Interior Lighting	Internal Lighting on levels 1 to 3 in all areas consists of the following - Suspended LED strip lights within Foyer area; - Recessed T-Bar single T5 Office luminaires with louvred diffusers and air slots within open plan workstation areas; - LED downlights in the toilets, Open plan area and Kitchen/breakout area; and - Suspended twin T5 battens with clear diffusers within DB riser rooms. Visually, the lighting appeared to be in relatively good condition with no visible signs of faulty fittings.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.017	180 Thomas St, Haymarket	General	Level 4 to Level 9	ELECTRICAL	Interior Lighting	Internal Lighting within base building areas on levels 4 to 9 consists of the following - LED downlights in the toilets; and - Suspended twin T5 battens with clear diffusers within DB riser rooms. Visually, the lighting appeared to be in relatively good condition apart from two faulty T5 tubes located within level 6 DB riser room.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good	Ultimo_Elec_05	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.018	180 Thomas St, Haymarket	General	Fire Exit Stairways	ELECTRICAL	Interior Lighting	Internal Lighting within base building fire exit stairways consist of twin T5 battens with frosted diffusers Visually, the lighting appeared to be in relatively good condition.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.019	180 Thomas St, Haymarket	General	External	ELECTRICAL	Exterior Lighting	External lighting consists of recessed LED downlights which appeared to be in good condition.	No major capital works envisaged in the reporting period.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.020	180 Thomas St, Haymarket	General	Internal and External	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching, Dynalite lighting control system, motion sensors, and photo electric sensors.	No major capital works envisaged in the reporting period.	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.021	180 Thomas St, Haymarket	General	Internal	ELECTRICAL	Exit Sign	Compliant running man exit signs are installed throughout the Building in accordance with AS/NZS2293.1 2005 which was the relevant code at the time of installation. However, we note that an exit sign is missing from the building main switchroom. Overall, the exit signs were visually in good condition with no visible signs of operational issues.	In the short term, allow to provide the additional exit sign to comply with AS/NZS2293.1 2005 and subsequently AS/NZS2293.1 2018. Over the reporting period, allow to carry out regular 6-monthly testing on the exit signs and emergency lighting in accordance with AS/NZS 2293.2 1995.	Non-Compliance - Statutory	CAP	2	Good	Ultimo_Elec_06	$ 700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 700.00**
2.022	180 Thomas St, Haymarket	General	Internal	ELECTRICAL	Emergency Lighting	Emergency lighting is generally provided throughout the building in the form of LED spitfires and twin batten emergency lights, all of which appear to be in good condition. However, we identified that emergency lighting is missing from the following areas of the building - Area in front of lifts on levels 1 to 3; - DB riser room on level 2;	In the short term, we recommend additional emergency lighting is provided throughout the identified areas to ensure compliance with AS/NZS 2293.1 2005 and subsequently AS/NZS 2293.1 2018. Over the reporting period, allow to carry out regular maintenance on emergency lighting in accordance with AS/NZS 2293.2 1995.	Non-Compliance - Statutory	CAP	2	Good	Ultimo_Elec_07	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
2.023	180 Thomas St, Haymarket	General	Internal	ELECTRICAL	Roller Doors	The two (2) roller door motors inspected at the time of installation appeared to be in good condition with no signs of deterioration.	Over the reporting period, allow to carry out regular maintenance on the motors to ensure effective operation when utilised.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
2.024	180 Thomas St, Haymarket	Basement	Generator Room	ELECTRICAL	Generators	The existing 500kVA Caterpillar generator and associated enclosure appears to be original (circa 2013) and in good condition with no visible signs of rust or deterioration. Therefore, no further works are required apart from routine maintenance.	Over the reporting period, allow to carry out regular maintenance on the generator to ensure effective operation when required in the event of an emergency.	Operational Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.025	180 Thomas St, Haymarket	Basement	Generator Room	ELECTRICAL	Generators	It was unclear if the 950L fuel day tank/fuel system was subject to a maintenance regime.	Recommend fuel condition is checked to ensure fuel is in suitable condition for use. Over time diesel deteriorates, can accumulate water in the fuel and can be subject to bacterial growth.	Operational Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.026	180 Thomas St, Haymarket	Ground Level	Ground Level	ELECTRICAL	CCTV	The CCTV headend consists of a multi-channel hard drive serving 20 PTZ cameras. This system should be assessed for serviceability of headend and cameras as no information was available as to the date of installation, nor were their any maintenance records on site. The review should look at support for software, camera and age of recording equipment. Replacement works to be scoped following detailed review. Visually, the CCTV headend and cameras appear to be in good condition with only minor signs of general wear and tear for external cameras due to environmental conditions.	Allow to upgrade the CCTV infrastructure prior to obsolescence and/or failure. This may require replacement of headend and cameras depending on age, and associated cabling assuming existing cameras are analogue and not IP based. Allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system.	Capital Risk	CAP	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	$ -	**$ 35,000.00**
2.027	180 Thomas St, Haymarket	General	DB Riser Rooms	ELECTRICAL	Access Control	The access control system manufactured by Inner range monitors building entries, tenancy entries, and restricted access areas. Due to limited as-built information we could not locate the head of the access control system however, we note that expander panels are located throughout building within the DB riser rooms. The headend should be assessed for serviceability as no information was available as to the date of installation nor, were there any maintenance records on site. Visually, the access control expander panels and card readers appeared to be in good condition.	Allow to upgrade the access control infrastructure prior to obsolescence and/or failure. This may require replacement of headend and card readers depending on age. Allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system. Prior to any upgrade works, the compatibility of all system components with current version software should be confirmed to avoid unexpected costs and disruption.	Capital Risk	CAP	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 50,000.00	$ -	$ -	$ -	$ -	**$ 50,000.00**
3.001	180 Thomas St, Haymarket	Plant Room	Plant Room	MECHANICAL	Hangers and Fixtures	Hangers, fixtures and bolts for Western Plantroom All show significant signs of corrosion throughout and require replacement	Investigate cause of corrosion throughout plantroom and remedy. Replace all hangers and fixtures for plantroom Inc. *Figures are high level estimates and subject to further investigations	Capital Risk	CAP	1	Poor	Ultimo_Mech_01	$ 150,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 150,000.00**
3.002	180 Thomas St, Haymarket	Plant Room	Plant Room	MECHANICAL	Chillers	Allow to have chillers reviewed by PowerPax to assess if general plantroom corrosion has caused any issues.	Manufacturer to review chiller operation and condition *Figures are high level estimates and subject to further investigations	Capital Risk	CAP	1	Fair	Ultimo_Mech_02	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,000.00**
3.003	180 Thomas St, Haymarket	Plant Room	Plant Room	MECHANICAL	Cooling Towers	Cooling Towers 1-3 Allow to overhaul cooling towers including replacement of fan guards, motors and fans.	Allow to overhaul three cooling towers *Figures are high level estimates and subject to further investigations	Capital Risk	CAP	1	Poor	Ultimo_Mech_03	$ 150,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 150,000.00**
3.004	180 Thomas St, Haymarket	Plant Room	Plant Room	MECHANICAL	Pumps	Condenser Water Pump 1 Check valve made an audible noise during time of inspection	Inspect cause and rectify	Capital Risk	CAP	3	Fair	Ultimo_Mech_04	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
3.005	180 Thomas St, Haymarket	Plant Room	Plant Room	MECHANICAL	Refrigerant Leak Detector	Refrigerant Leak Detector Audio and visual signals are inadequate as they are only local to the base controller.	Allow to provide additional audio visual cues to the system and distribute through plantroom	Capital Risk	CAP	2	Fair	Ultimo_Mech_05	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
4.001	180 Thomas St, Haymarket	Basement	Pump room and Fire control room	FIRE	Fire Sprinkler	The sprinkler block plan notes that the tank for the sprinkler system is 100kL. However site observations noted that the sprinkler tank is 65kL.	Engage a fire protection engineer to verify the tank is compliant to original design requirements and calculations. Ensure block plan is updated to reflect the correct tank sizing.	Non-Compliance - Statutory	CAP	1	Good	Ultimo_Fire_9 Ultimo_Fire_8	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
4.002	180 Thomas St, Haymarket	Level 9	L9	FIRE	Fire Extinguisher	Two CO2 type extinguishers provided near the exits within the hose reel cupboards. These appear to regularly maintained and checked.	Allow for the replacement of extinguishers during the capex reporting period as they were manufactured in 2019 and will exceed their 5 year design life cycle.	Non-Compliance - Statutory	CAP	2	Good	Ultimo_Fire_2	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ 500.00	$ -	**$ 1,000.00**
4.003	180 Thomas St, Haymarket	Level 9	L9	FIRE	Fire Hose Reel	The level consisted of four hose reels. Two were within 4m of the two fire stairs and two were within the tenancy space as supplementary units	Hose reel cupboard being used for tundish within tenancy and this needs to be removed as only fire services allowed within hose reel cupboard as per AS 2441-2005.	Non-Compliance - Statutory	CAP	1	Good	Ultimo_Fire_1	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
4.004	180 Thomas St, Haymarket	Level 8	L8	FIRE	Fire Extinguisher	Two CO2 type extinguishers provided near the exits within the hose reel cupboards. These appear to regularly maintained and checked.	Allow for the replacement of extinguishers during the capex reporting period as they were manufactured in 2019 and will exceed their 5 year design life cycle.	Non-Compliance - Statutory	CAP	2	Good	Ultimo_Fire_2	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ 500.00	$ -	**$ 1,000.00**
4.005	180 Thomas St, Haymarket	Level 8	L8	FIRE	Fire Hose Reel	The level consisted of four hose reels. Two were within 4m of the two fire stairs and two were within the tenancy space as supplementary units	Hose reel cupboard being used for tundish within tenancy and this needs to be removed as only fire services allowed within hose reel cupboard as per AS 2441-2005	Non-Compliance - Statutory	CAP	1	Good	Ultimo_Fire_1	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
4.006	180 Thomas St, Haymarket	Level 7	L7	FIRE	Fire Extinguisher	Two CO2 type extinguishers provided near the exits within the hose reel cupboards. These appear to regularly maintained and checked.	Allow for the replacement of extinguishers during the capex reporting period as they were manufactured in 2019 and will exceed their 5 year design life cycle.	Non-Compliance - Statutory	CAP	2	Good	Ultimo_Fire_2	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ 500.00	$ -	**$ 1,000.00**
4.007	180 Thomas St, Haymarket	Level 7	L7	FIRE	Fire Hose Reel	The level consisted of four hose reels. Two were within 4m of the two fire stairs and two were within the tenancy space as supplementary units	Hose reel cupboard being used for tundish within tenancy and this needs to be removed as only fire services allowed within hose reel cupboard as per AS 2441-2005.	Non-Compliance - Statutory	CAP	1	Good	Ultimo_Fire_1	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
4.008	180 Thomas St, Haymarket	Level 6	L6	FIRE	Fire Hose Reel	The level consisted of four hose reels. Two were within 4m of the two fire stairs and two were within the tenancy space as supplementary units	Hose reel cupboard being used for tundish within tenancy and this needs to be removed as only fire services allowed within hose reel cupboard as per AS 2441-2005.	Non-Compliance - Statutory	CAP	1	Good	Ultimo_Fire_1	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
4.009	180 Thomas St, Haymarket	Level 6	L6	FIRE	Fire Extinguisher	Two CO2 type extinguishers provided near the exits within the hose reel cupboards. These appear to regularly maintained and checked.	Allow for the replacement of extinguishers during the capex reporting period as they were manufactured in 2019 and will exceed their 5 year design life cycle.	Non-Compliance - Statutory	CAP	3	Good	Ultimo_Fire_2	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ 500.00	$ -	**$ 1,000.00**
4.010	180 Thomas St, Haymarket	Level 3	L3	FIRE	Fire Sprinkler	The sprinkler system on the floor appeared to be well maintained and in good working order.	Sprinkler identified as missing inside meeting room by male bathroom. Ensure this is addressed as part of routine maintenance.	Non-Compliance - Statutory	N/A	3	Good	Ultimo_Fire_5 Ultimo_Fire_6 Ultimo_Fire_7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
4.011	180 Thomas St, Haymarket	Level 3	L3	FIRE	Fire Extinguisher	Two CO2 type extinguishers provided near the exits within the hose reel cupboards. These appear to regularly maintained and checked.	Allow for the replacement of extinguishers during the capex reporting period as they were manufactured in 2019 and will exceed their 5 year design life cycle.	Non-Compliance - Statutory	CAP	3	Good	Ultimo_Fire_2	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ 500.00	$ -	**$ 1,000.00**
4.012	180 Thomas St, Haymarket	Level 3	L3	FIRE	Fire Hose Reel	The level consisted of four hose reels. Two were within 4m of the two fire stairs and two were within the tenancy space as supplementary units	All hose reels appeared to be well maintained and regularly tested and checked. No testing results were provided and an assumption is made that all hose reels are in good operational order and maintained as per AS 1851-2012 regimes. Hose reels were manufactured in 2013 and will be due for replacement during the capex period as they will exceed their 15 year design lifecycle.	Non-Compliance - Statutory	CAP	3	Good	Ultimo_Fire_3	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
4.013	180 Thomas St, Haymarket	Level 2	L2	FIRE	Fire Extinguisher	Two CO2 type extinguishers provided near the exits within the hose reel cupboards. These appear to regularly maintained and checked.	Allow for the replacement of extinguishers during the capex reporting period as they were manufactured in 2019 and will exceed their 5 year design life cycle.	Non-Compliance - Statutory	CAP	3	Good	Ultimo_Fire_2	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ 500.00	$ -	**$ 1,000.00**
4.014	180 Thomas St, Haymarket	Level 2	L2	FIRE	Fire Hose Reel	The level consisted of four hose reels. Two were within 4m of the two fire stairs and two were within the tenancy space as supplementary units	All hose reels appeared to be well maintained and regularly tested and checked. No testing results were provided and an assumption is made that all hose reels are in good operational order and maintained as per AS 1851-2012 regimes. Hose reels were manufactured in 2013 and will be due for replacement during the capex period as they will exceed their 15 year design lifecycle.	Non-Compliance - Statutory	CAP	3	Good	Ultimo_Fire_3	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
4.015	180 Thomas St, Haymarket	Level 1	L1	FIRE	Fire Sprinkler	The sprinkler system on the floor appeared to be well maintained and in good working order.	Certain areas of the floor were identified with sprinkler coverage issues due to lack of coordination between services. These areas are Tesla meeting room where lights are directly under sprinkler deflectors; Meeting room near amenities and lifts which appears to block sprinkler spray with non-full height wall; Sprinkler in comms room obstructed by lights and cable tray.	Non-Compliance - Statutory	CAP	3	Good	Ultimo_Fire_4 Ultimo_Fire_5 Ultimo_Fire_6 Ultimo_Fire_7	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
4.016	180 Thomas St, Haymarket	Level 1	L1	FIRE	Fire Extinguisher	Two CO2 type extinguishers provided near the exits within the hose reel cupboards. These appear to regularly maintained and checked.	Allow for the replacement of extinguishers during the capex reporting period as they were manufactured in 2019 and will exceed their 5 year design life cycle.	Non-Compliance - Statutory	CAP	3	Good	Ultimo_Fire_2	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ 500.00	$ -	**$ 1,000.00**
4.017	180 Thomas St, Haymarket	Level 1	L1	FIRE	Fire Hose Reel	The level consisted of four hose reels. Two were within 4m of the two fire stairs and two were within the tenancy space as supplementary units	All hose reels appeared to be well maintained and regularly tested and checked. No testing results were provided and an assumption is made that all hose reels are in good operational order and maintained as per AS 1851-2012 regimes. Hose reels were manufactured in 2013 and will be due for replacement during the capex period as they will exceed their 15 year design lifecycle.	Non-Compliance - Statutory	CAP	3	Good	Ultimo_Fire_3	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
5.001	180 Thomas St, Haymarket	Basement	Basement - Grease Arrestor Room	HYDRAULIC	Reduced Pressure Zone Device (RPZD)	Reduced Pressure Zone Device (RPZD) installed within grease arrestor room to service hose tap for washdown purposes. RPZD did not have test tags on the device to demonstrate annual testing and regular maintenance	Hydraulic contractor to supply and install a metal test tag on the Reduced Pressure Zone Device and record the most recent testing date on the tag.	Non-Compliance - Statutory	CAP	3	Fair	Ultimo_Hyd_01	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.002	180 Thomas St, Haymarket	Basement	Basement - Bin Room	HYDRAULIC	Reduced Pressure Zone Device (RPZD)	Bin room contains a hot water system to facilitate hot and cold water washdowns of the area. No Reduced Pressure Zone Device (RPZD) has been installed on the hot and cold water supply to protect the water supply.	Hydraulic contractor to supply and install two (2) new Reduced Pressure Zone Devices (RPZD) on the cold and hot water service supplying the hose tap. RPZD to be mounted on the wall on support brackets and complete with metal test tags and a tundish for discharge from the atmospheric port. Installation to be in accordance with AS/NZS 3500.1.2018 and Sydney Water guidelines.	Non-Compliance - Statutory	CAP	1	N/A	Ultimo_Hyd_02	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
5.003	180 Thomas St, Haymarket	Level 5	Level 5 - Male Bathroom	HYDRAULIC	Water Closet (Ambulant/Disabled)	Ambulant water closet in male bathroom is without signage on cubicle door.	Hydraulic contractor to supply and install a new ambulant toilet sign on the door of the toilet cubicle.	WH&S Risk	CAP	3	Good	Ultimo_Hyd_03	$ 150.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 150.00**
5.004	180 Thomas St, Haymarket	Level 3	Level 3 - Kitchen/Tea Point	HYDRAULIC	Boiling Water Unit	Underbench boiling water unit has been installed within the kitchen joinery without 4mm door buffer pads and the ZIP ventilation kit.	Hydraulic contractor to install 4mm buffer pads on each of the cupboard doors to ensure the minimum ventilation requirements stipulated by the manufacturer (ZIP) are achieved.	WH&S Risk	CAP	3	N/A	Ultimo_Hyd_04	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.005	180 Thomas St, Haymarket	Level 2	Level 2 - Outdoor Breakout Area	HYDRAULIC	Boiling Water Unit	Underbench boiling water unit has been installed within the kitchen joinery without 4mm door buffer pads and the ZIP ventilation kit.	Hydraulic contractor to install 4mm buffer pads on each of the cupboard doors to ensure the minimum ventilation requirements stipulated by the manufacturer (ZIP) are achieved.	WH&S Risk	CAP	3	N/A	Ultimo_Hyd_05	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.006	180 Thomas St, Haymarket	Level 2	Level 2 - Outdoor Breakout Area	HYDRAULIC	Sink Mixer	Sink mixer is not installed in a rigid position and subsequently, rotation of the tap handle is no longer at 90 degrees to the sink bowls.	Hydraulic contractor to reposition the sink mixer to its optimal swivel position for hot and cold water use over the sink and tighten the mounting bracket and associated nuts.	General	CAP	3	N/A	Ultimo_Hyd_06	$ -	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.007	180 Thomas St, Haymarket	Level 2	Level 2 - Outdoor Breakout Area	HYDRAULIC	Boiling Water Unit	Underbench boiling water unit has been installed within the kitchen joinery without 4mm door buffer pads and the ZIP ventilation kit.	Hydraulic contractor to supply and install 4mm buffer pads on each of the cupboard doors to ensure the minimum ventilation requirements stipulated by the manufacturer (ZIP) are achieved.	WH&S Risk	CAP	3	N/A	Ultimo_Hyd_07	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.008	180 Thomas St, Haymarket	Level 2	Level 2 - First Aid Room	HYDRAULIC	Sink Mixer	Sink mixer is not installed in a rigid position and subsequently, rotation of the tap handle is no longer at 90 degrees to the sink bowls.	Hydraulic contractor to reposition the sink mixer to its optimal swivel position for hot and cold water use over the sink and tighten the mounting bracket and associated nuts.	General	CAP	3	N/A	Ultimo_Hyd_08	$ -	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.009	180 Thomas St, Haymarket	Level 2	Level 2 - First Aid Room	HYDRAULIC	Boiling Water Unit	Underbench boiling water unit has been installed within the kitchen joinery without 4mm door buffer pads and the ZIP ventilation kit.	Hydraulic contractor to supply and install 4mm buffer pads on each of the cupboard doors to ensure the minimum ventilation requirements stipulated by the manufacturer (ZIP) are achieved.	WH&S Risk	CAP	3	N/A	Ultimo_Hyd_09	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.010	180 Thomas St, Haymarket	Level 2	Level 2 - First Aid Room	HYDRAULIC	Sink	The sink has been fitted with a 4-in-1 ZIP boiling water unit to provide hot, cold, boiling, and chilled water to the sink. Given the intent of the room, hot water delivery temperature to the sink must be between 38 and 43.5 degrees Celsius. A boiling water unit does not facilitate a direct connection of a Thermostatic Mixing Valve (TMV) and therefore an alternative heated water system will need to be provided to achieve the tempered water requirements of the room. Hot water delivery to sink is achieved via a boiling water unit and therefore the hot water delivery temperature to the sink is approximately 60 degrees Celsius after delivery temperature to sink is approximately 60 degrees Celsius.	Hydraulic contractor to remove the existing boiling water unit and Hydro tap and replace with a new 25/50L hot water storage unit underbench. A Thermostatic Mixing Valve (TMV) to be installed on the hot water outlet pipework and hot water delivery temperature to be set to 43 degrees Celsius. Hot water unit installation to be in accordance with AS/NZS 3500.4.2018. Hydraulic contractor to supply and install a new sink mixer and connect to the new 60 degrees hot water supply and cold water service.	Non-Compliance - Statutory	CAP	1	N/A	Ultimo_Hyd_10	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
5.011	180 Thomas St, Haymarket	Level 1	Level 1 - Parents Room	HYDRAULIC	Sink	The sink has been fitted with a 4-in-1 ZIP boiling water unit to provide hot, cold, boiling, and chilled water to the sink. Given the intent of the room, hot water delivery temperature to the sink must be between 38 and 43.5 degrees Celsius. A boiling water unit does not facilitate a direct connection of a Thermostatic Mixing Valve (TMV) and therefore an alternative heated water system will need to be provided to achieve the tempered water requirements of the room. Hot water delivery to sink is achieved via a boiling water unit and therefore the hot water delivery temperature to the sink is approximately 60 degrees Celsius after delivery temperature to sink is approximately 60 degrees Celsius.	Hydraulic contractor to remove the existing boiling water unit and Hydro tap and replace with a new 25/50L hot water storage unit underbench. A Thermostatic Mixing Valve (TMV) to be installed on the hot water outlet pipework and hot water delivery temperature to be set to 43 degrees Celsius. Hot water unit installation to be in accordance with AS/NZS 3500.4.2018. Hydraulic contractor to supply and install a new sink mixer and connect to the new 60 degrees hot water supply and cold water service.	Non-Compliance - Statutory	CAP	1	N/A	Ultimo_Hyd_11	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
6.001	180 Thomas St, Haymarket	Basement	Basement	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the basement.	Recommend upgrading to T8 to LED in the medium term.	General	CAP	4	Good	N/A	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
6.002	180 Thomas St, Haymarket	Roof	Rooftop	SUSTAINABILITY	Solar	No Solar PV System is installed on site. Installing a Solar PV System can provide the following benefits - Better for the environment; - Reduces electricity from the grid; - Causes less electricity loss; - Improves grid security; and - Reduces electricity bills.	Recommend installing a solar PV system in the long term for the site. Estimated cost is based on a 50KW PV system.	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,000.00	$ -	$ -	**$ 60,000.00**
Total													**$ 361,050.00**	**$ 5,000.00**	**$ 1,576,305.00**	**$ 8,500.00**	**$ 12,500.00**	**$ 90,000.00**	**$ 20,000.00**	**$ 65,000.00**	**$ 8,500.00**	**$ 5,154,100.00**	**$ 7,300,955.00**

Appendix C - Site Images

Ultimo
Photo Report - Building Services

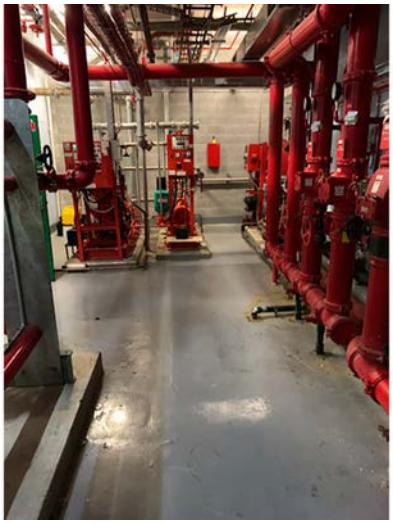
Ultimo_Bld_001.jpg

Ultimo_Bld_002.jpg

Ultimo_Bld_003.jpg

Ultimo_Bld_004.jpg

Ultimo_Bld_005.jpg



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Ultimo_Bld_007.jpg

Ultimo_Bld_008.jpg

Ultimo_Bld_009.jpg

Ultimo_Bld_010.jpg

Ultimo_Bld_011.jpg

Ultimo_Bld_012.jpg

Ultimo_Bld_013.jpg

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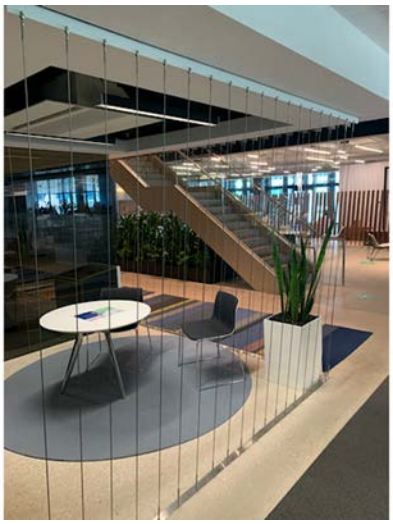

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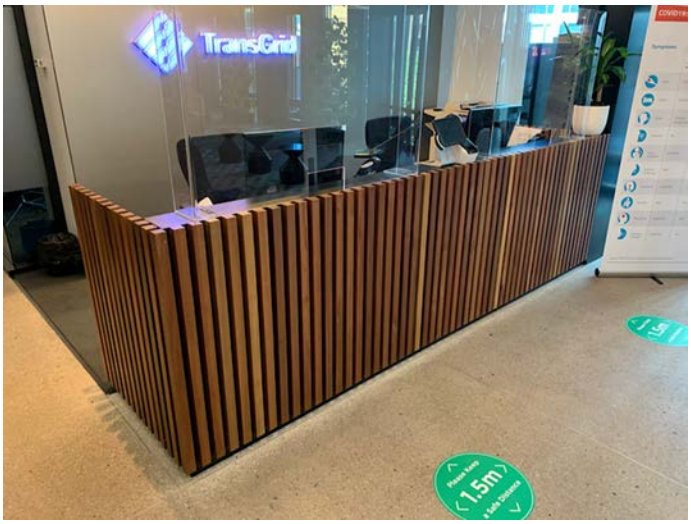

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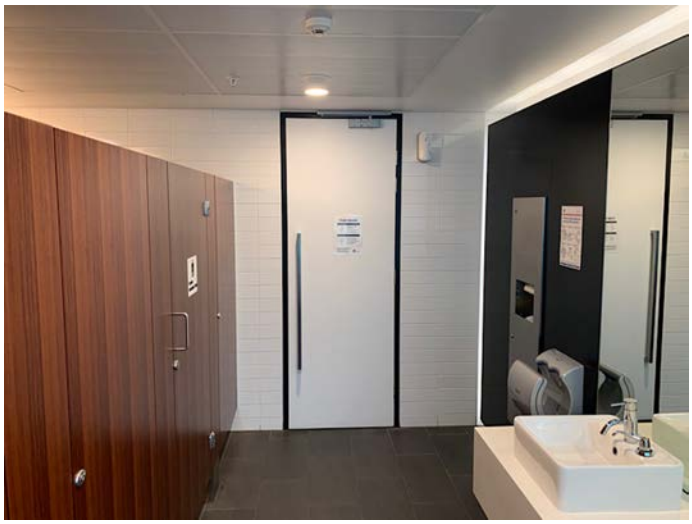

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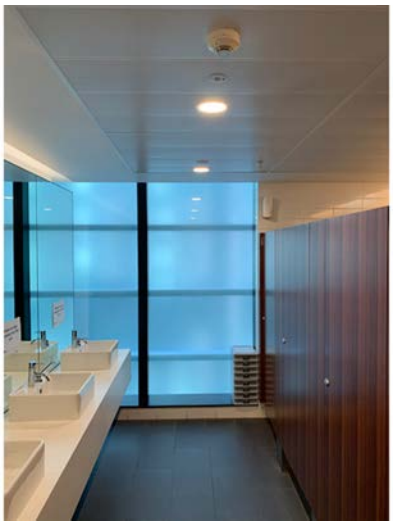

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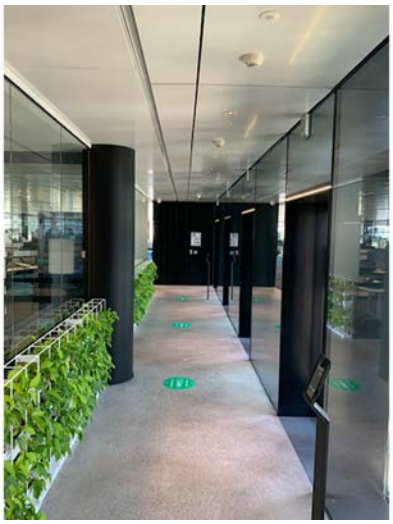

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Ultimo_Bld_057.jpg

Ultimo
Photo Report - Electrical Services

Ultimo_Elec_001.jpg

Ultimo_Elec_002.jpg

Ultimo_Elec_003.jpg

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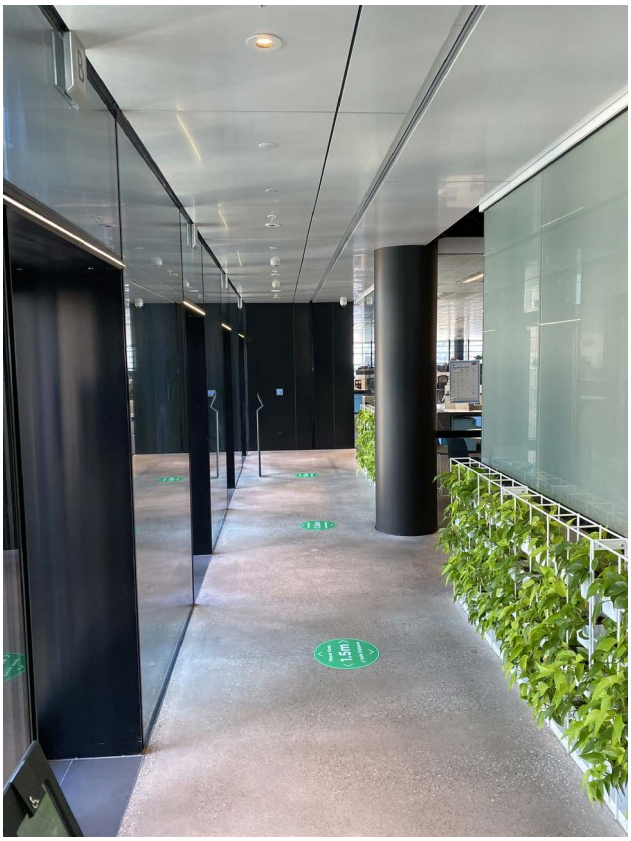
Ultimo_Elec_005.jpg

Ultimo_Elec_006.jpg

Ultimo_Elec_007.jpg



Ultimo
Photo Report - Mechanical Services

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Ultimo_Mech_003.jpg

Ultimo_Mech_004.jpg

Ultimo_Mech_005.jpg

Ultimo
Photo Report - Fire Services

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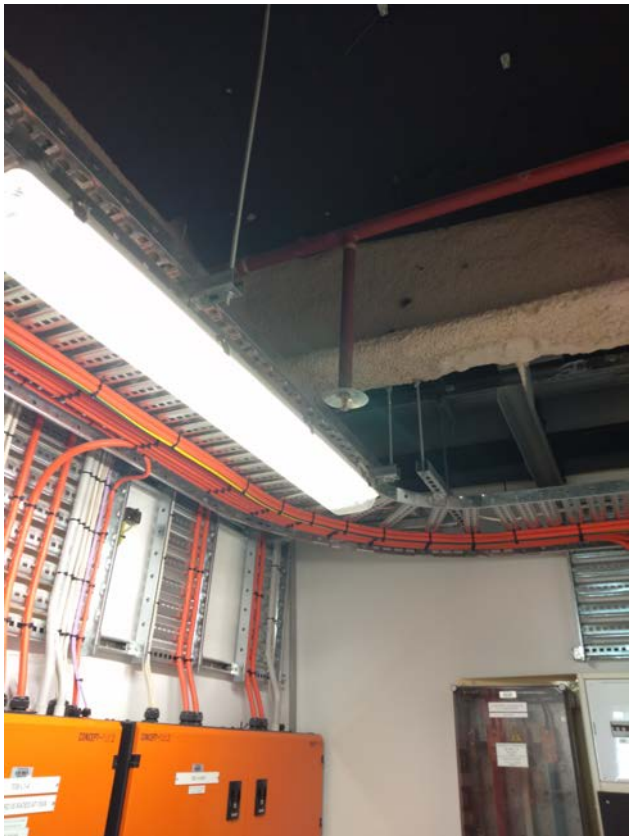

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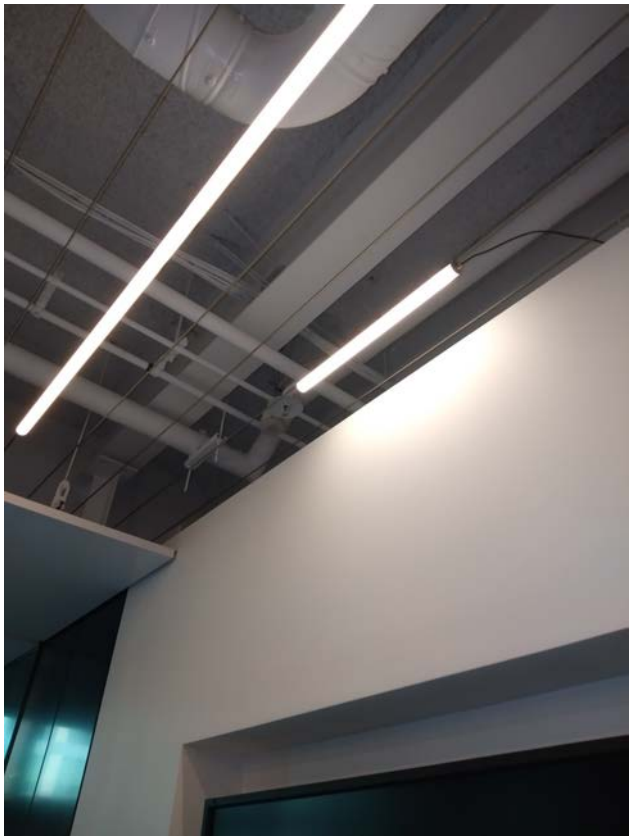

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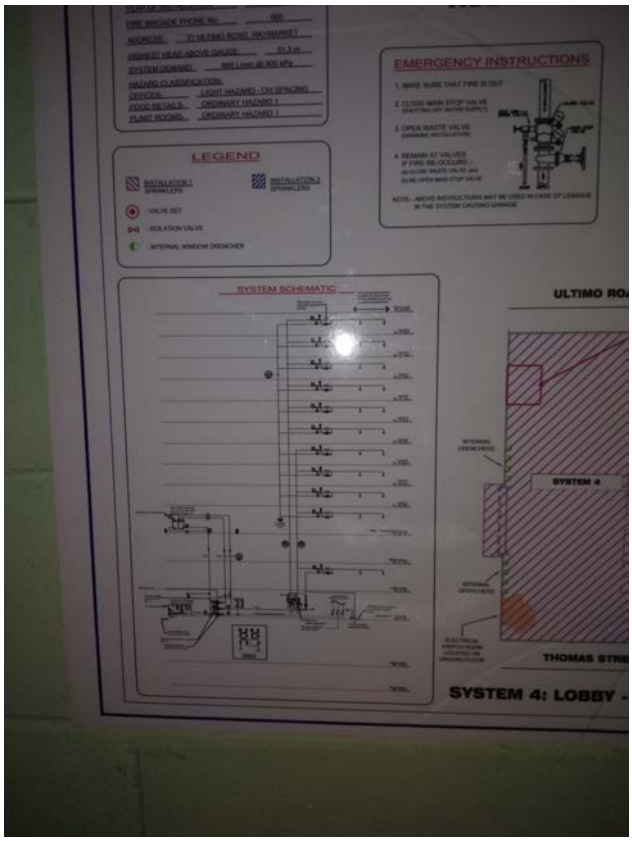

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Ultimo
Photo Report - Hydraulic Services

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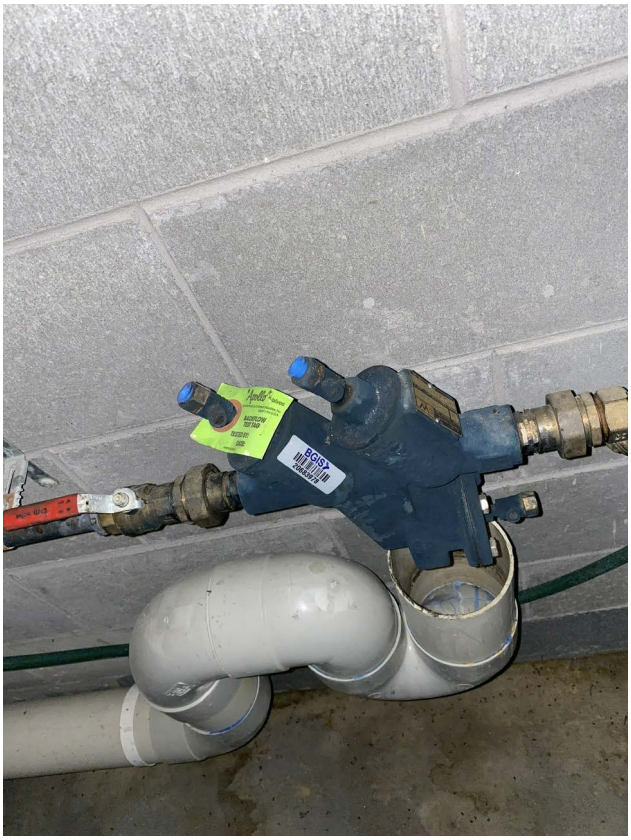

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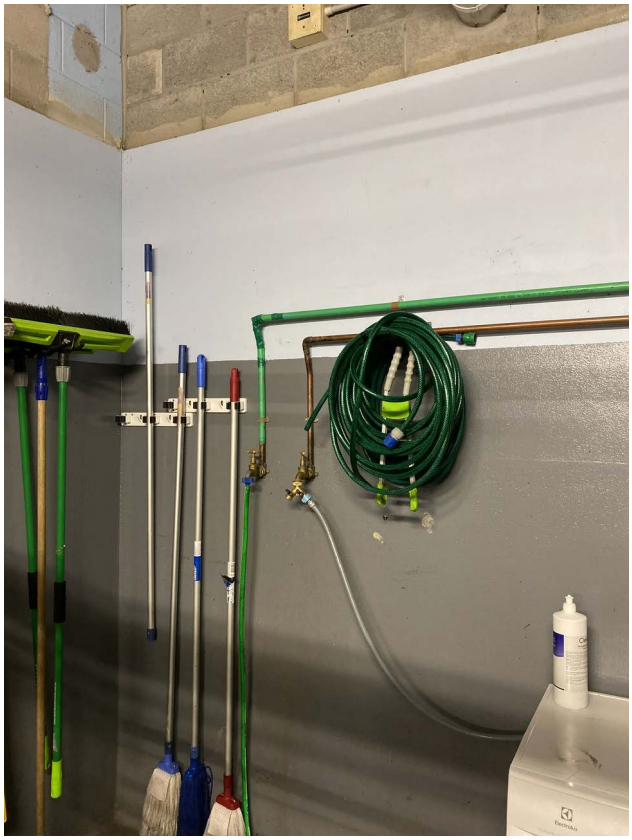

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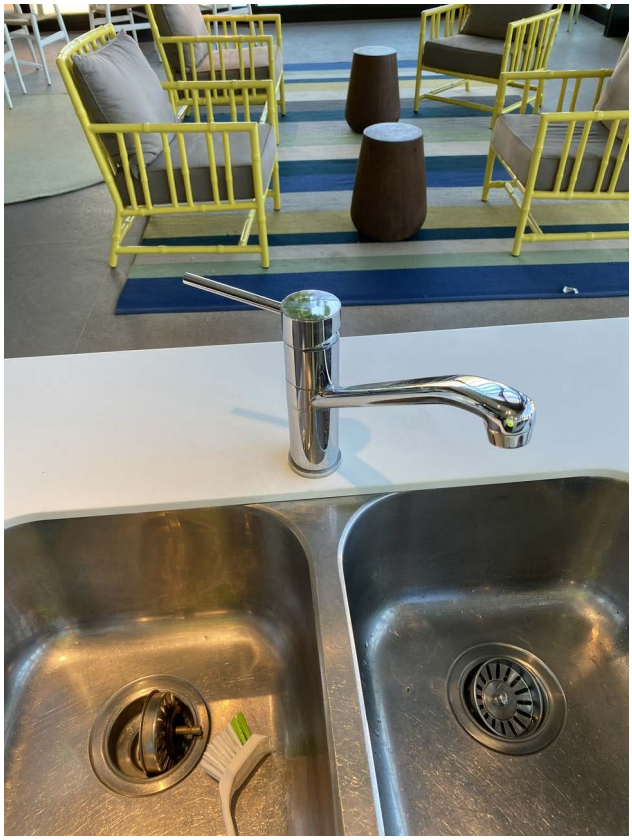

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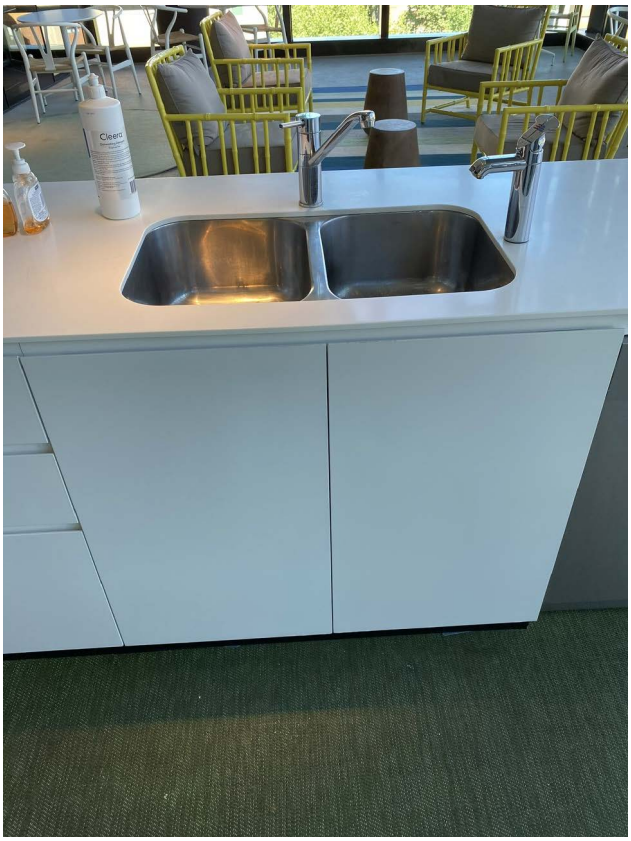

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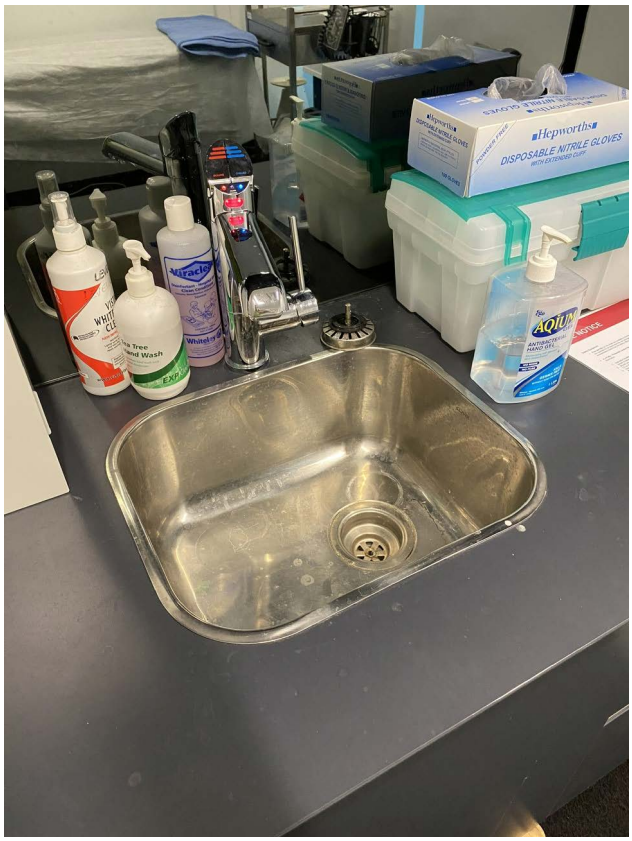

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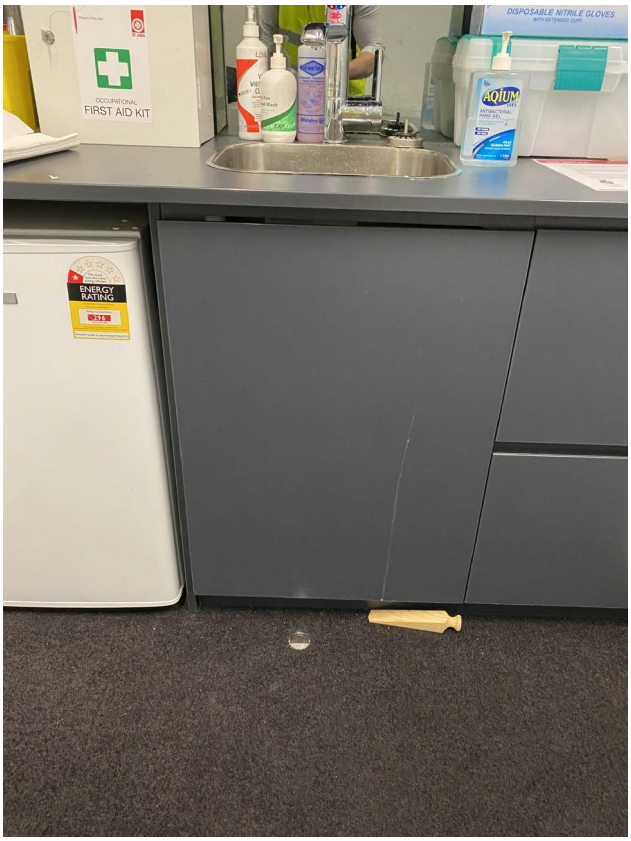

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