Purpose of Report:	*New Unit Final Building Survey & Defects Report*
Date of Inspection:	29.3.2006
Property Description:	**3 Bed Split Level Penthouse**
Address of Property:	**Unit Northcliff St Milsons Point**
Building Consultant:	Mr. Dominic Ogburn AMAIB Lic No BC 359

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Conditions of the Property Inspection Report.

This building inspection report complies with AS 4349.1 and is based on the inspection of accessible and visible structures only and does not include the condition of inaccessible or concealed areas of buildings nor the existence of pests or asbestos. This inspection was essentially limited to assessing the interior / immediate exterior of this particular unit or lot. The client may have additional liability for defects or faults in the common property for which a special purpose inspection report would be required.

No responsibility can be accepted for defects, which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of the structures, coverings or fittings of the building. No liability shall be accepted for verbally submitted report findings unless confirmed in writing. We have not inspected woodwork on other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.

Indicative budget costs estimates are given for repairs as a guide only. The company will not accept any responsibility with respect to accuracy of same. Budget estimates are based on letting the repair works in whole-related trade lots, not as individual items.

We **reserve the right to charge, without prior notice,** for additional inspection / **report discussion time** with the client **exceeding 20 minutes** (either on site or in telephone conversation), additional time associated with **inspecting self contained flats, separate kitchenettes** or dual occupancies or in **travelling beyond** our pre quoted total **90 minute allowance**; at the rate of **$115 (excl GST)** per hour or part thereof.

A $5.00 surcharge for report facsimile and / or e-mail transmission shall be applied, without prior notice. Invoiced accounts are **payable within 7 days of the date of invoice**.

If you fail to pay by due date then we will charge you interest on the amount outstanding at a rate of 1.5% above our principal bankers standard commercial rates.

In relation to Pest inspection reports, these shall be obtained on behalf of our clients from duly qualified professional consultants. No responsibility will be accepted by A.P.S. as to the contents of these reports and these consultants are duly insured. APS accepts no responsibility for determining the adequacy or compliance of glass within the property. We recommend that a glazier should be engaged to perform a compliance check and risk analysis of high risk glass elements.

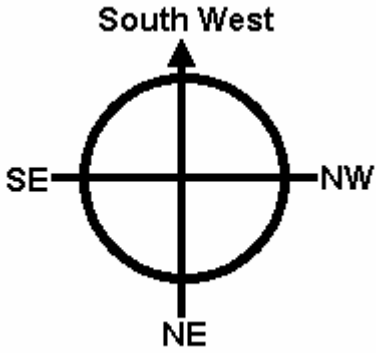
A cancellation fee of $45 (excl GST) will apply in all cases, unless written notice of cancellation is given at least 48 hours prior. This report is intended for the use of the person named on the report who is the only person covered by our professional indemnity insurance in respect of the report and as such the report cannot be sold on and / or the advice used by non indemnified parties.

LEGEND

Poor = Inferior and in most cases requires significant repair / replacement.
Fair = Moderately good and in most cases either minor or smaller repairs will suffice
Good = Most advantageous, dose not require further work.

PROPERTY DIRECTION

The lower floor balcony of the property faces:



ABBREVIATIONS/ EXPLANATIONS LEGEND

A.C. = Asbestos Cement
A/C = Air Conditioner
AL = Aluminium
Br/Wk = Brickwork
Co-ax = Coaxial Cable
BCA = Building Code Of Australia
C.I. = Cast Iron
C/W = Cold Water
D/P = Down Pipe
D.P.C. = Damp Proof Course
D/W = Dishwasher
E.L.C.B. = Earth Leakage Circuit Breaker
F.C. = Fibre Cement
FIB = Fire Indicator Board
F.R.L = Fire Resistance Level
F.F.L. = Finished Floor Level / Line
F.R. = Fire Rated / Resistance
F.W. = Floor Waste
G.I. = Galvanised Iron
G.P.O. = General Purpose Outlet
G.F. = Ground Floor. (**L.G.F**) = Lower Ground
H.C. = Hollow Core
H /W = Hot Water
H/wd = Hardwood
H.W.S. = Hot Water Service
L.H.S. = Left Hand Side
L.m. = Linear Metre
M.D.F. = Medium Density Fibreboard
M.C. = moisture content (expressed as %)
M = Metre
m^2 = Square Metre
mm = Millimetre
P/Brd = Plaster Board
Perps = Perpends
R.C.D. = Residual Current Device
R.H.S. = Right Hand Side or Rolled Hollow Section.
S.C. = Solid Core
S.H.S. = Square Hollow Section
S.t. = steel trowel
S/W = Stormwater
W/M = Washing Machine
W/P = Waterproof
P.V.C. = Poly Vinyl Chloride
F.I.B. = Fire Indicator Board

FOREWORD

On behalf of the client ***XYZ*** I undertook a building survey of the subject ***unit NoZ*** over one third of a day on ***29/3/06***.

I photographed various elements and have made reference to them within this report.
The weather was fine however overnight showers had occurred.

I note that the unit had not had a comprehensive final clean some builder's debris were still present during our inspection (e.g. cement dust and render within the window sills and excess tile grout).

I inspected both internally and externally all the accessible areas of the unit, with a view to compiling what essentially could be deemed a schedule of incomplete works, major and minor defects and repairs for acceptance by the client and builder.

Noteworthy exclusions of our survey are all the inaccessible elements e.g. sub floor areas, all concealed services, the internals of all acoustically treated separating walls, most common areas and the mechanical services.

Our survey does not include any specific review of electrical, fire safety and mechanical and hydraulic services, structural elements and pool/spas and their pumping equipment or glazing adequacy or compliance, as these require specialist reports, however we have made some general observations and recommendations.

I have not been made aware of the terms of the parties contract pertaining to the property however our overview relies on industry accepted ***good building practice***, the BCA and A.S. minimum requirements.

The summary of 'essential and non major repairs' at the front of this report is not a definitive listing of all major and non major repairs as the ***whole of this report must be read*** to fully determine same.

SUMMARY OF CONDITION

ESSENTIAL REPAIRS/ MAJOR DEFECTS OR ADVICE (not in priority order)

1. Rectification of noted unit separating walls.

2. *Very significant waterproofing and damp remedial works* including B1 ensuite, main flat roof, balcony awning slab soffit (including unit 28), balcony hobs and external walls as noted. Builder to provide all wet area and balcony *waterproofing external paint film warranties.*

3. Rectify inoperative *mechanical ventilation*

4. Rectify *inadequate and non-compliant shower recesses* for set down, as noted

5. *Roof repairs* including rust paint treading rusting elements and adequately flashing service pipe penetration and inadequately sloped *stairwell glass roof.*

6. *Significant re-setting of internal walls and/or ceilings*, as noted.

7. Substantial *re-painting* of many ceilings, walls and woodwork including painting top and bottom edges of internal doors as per manufacturers warranty requirements.

8. Replacement of noted defectively warped *internal doors*

9. Replaced defective *B1 ensuite* toughened *glass division* panel

10. Rectify noted *carpet* defects and confirm type of impact isolation matting installed beneath all tiled living areas.

11. Supply manufacturer certification for external *windows* that they comply with A.S 2047.1 and complete all noted defects inclusive of bulb seal scratch damage rectification.

12. All noted plumbing defects including improving main bathroom bath tap flow rate.

13. Very significant *balcony repairs* including provision of expansion joints, rectification of *inadequate falls*, moisture penetration of hobs and rectification of non-compliant (for height) *balustrade* and handrail repairs. *Bed1 deck* repairs and / or upgrades as noted including provision of s / s overflow gutter and spitter pipe.

NON MAJOR DEFECTS / REPAIRS OR ADVICE

1. Builder to confirm that all soil & waste pipes and noted ceiling access traps comply with the minimum BCA STC requirements and provide A.S 3000 certification.

2. Rectify seemingly defective A / C service *condensate line*, as noted.

3. Miscellaneous Kitchen cupboard repairs.

4. Miscellaneous *bathroom repairs* including replacement of noted cracked marble tiles.

5. Miscellaneous fire safety services repairs, as noted.

6. Miscellaneous minor window / door repairs. Engineer to inspect and confirm wind loading adequacy of lower floor balcony glass division panel, as noted.

7. Miscellaneous joinery repairs including to laundry tub benchtop & Kitchen cupboard door.

8. Miscellaneous electrical repairs including possible oven override switch as noted.

9. Strongly recommend inspection of *mechanical services* by mechanical engineer.

10. Remaining items as noted and builder to confirm type of sealer used on all marble.

1.0 INTERNAL

1.1 CEILINGS:

The general construction of internal ceilings are;

☐ Fibrous Plaster ☑ Gypsum Plaster ☐ Lath & Plaster ☐ Timber Panel
☐ Concrete ☐ Fibre Cement ☐ Caneite ☐ Masonite ☐ Other:

The condition of ceilings throughout the residence is;

☐ Poor ☑ Fair > ☐ Good ☐ Other

Comments:

The ceilings within the property were inspected and generally considered in the above noted condition.
There are multiple ceiling access traps located in all wet areas and lower level hall.
The laundry ceiling access trap could not be accessed as a wall mounted dryer is located beneath same

The various access traps were opened and the ceiling void and any areas of upper unit-separating walls inspected.

The suspended ceiling (max void space of approx 300mm) was insulated however no insulation was located over most ceiling access traps, some of which did not appear to be acoustically rated types.

Ref also to important comments in 'Plumbing' section regarding the STC requirements.

Noted Defects;

Unacceptable surface setting imperfections and / or other defects were evident in the following;

Bed 1; minor differential movement cracking evident on the vertical bulkhead below NE A / C supply grille—*Refer Photo No1.*
Uneven and unsightly surface setting evident to set head reveal over fixed glass division channel (between Ensuite & B1) – *Refer example Photo No2.*
Remove excess plaster \ paint to head trim over built-in wardrobe – *Refer Photo No3.*
Differential movement cracking evident between ceiling and upper *SW wall.*
A conspicuous *raised surface setting imperfection* evident in the centre of bedroom ceiling between two forward recessed light fittings, which require sanding out and complete uniform repainting.
Refer Photo No4 showing a dislodged recessed light fitting that requires re-fixing.
Surface dags evident to ceiling at the SW end of Bed 1 entry hallway, which require sanding out and complete uniform re-painting. *Refer example Photo No5.*
Unsightly surface setting imperfections evident on the vertical bulkhead (both sides of B1 entry door) – *Refer example Photo No5*, all which require resetting and repainted.

B1 Ensuite; Surface dags evident on the vertical bulkhead at internal corner – *Refer example Photo No5.*
Significant circular scratching evident to *ceiling access panel* over shower recess, which requires repainting.
Remove excess plaster from *upper stair well highlight window frame*--full perimeter *Refer example Photo No6.*

Lower Floor Hall; a *conspicuous ceiling fixing* evident (opposite kitchen) and forward of scratched adjacent recessed light fitting – *Refer Photo No7* – rectify.

Bed2; minor surface dags & slight setting imperfections evident to rear ward end of NW ceiling.
Unsightly differential movement cracking evident between wardrobe head and ceiling – *Refer example Photos No8 & 8A*, which requires sealant filling and complete re painting.

Photo No 1

Photo No 2

Photo No 3

Photo No 4

1.2 WALLS:

The general construction of internal walls are;

☐ Masonry ☑ Steel Stud (lined) ☑ Other > dry wall type Unit separating walls'

The condition of walls throughout the property generally is;

☐ Poor > ☑ Fair ☑ Good ☑ Other

↑ as noted Guest bath

↑ remaining concealed walls

Comments:

Acoustically & F.R.L Treated Unit Separating Walls;

The BCA requires a wall separating sole occupancy units between a kitchen / laundry and a separate habitable space is to **be minimum "STC 50 plus impact isolation".**

Observations; I was only able to inspect (via a single access trap) the upper section of the NW *separating wall* over **Powder room**. This wall revealed that the acoustic wall lining has not been adequately sealed in an around the various service pipe penetrations (*seemingly A/C condensate lines*) and whilst I'm not an acoustic consultant, I note its a typical manufacturers requirement that such acoustic wall linings are required to be fully sealed - *Refer Photo No14.*
In consideration of same the acoustic rating of this wall is likely to be significantly compromised.

A number of the very *ceiling access traps* did not appear to be acoustically rated types and also did not incorporate acoustic insulation above them (e.g. lower floor main bathroom, Bed2 Ensuite & B1 Ensuite *Refer example Photo No15*) - rectify.

I **recommend** the builder provide 'as built' field test certification for the STC (Rw) & FRL ratings of the unit separating walls and that all ceiling access traps are acoustically rated.

Internal Partition Walls;

Refer also important comments under Surface Finishes section regarding significant defects.
A number of internal wall corners for plumb, square and straight and the majority were found to be acceptable.

Noted Defects;

Bed1; unsightly differential movement cracking evident between NE wall and skirting, which requires sealant filling and repainting – *Refer example Photo No16.*

Evidence of rainwater stains noted to both painted internal vertical reveals of Bed1 louvre window, (*Refer example Photo No17*) which requires complete re painting.

Photo No 14

Photo No 15

Photo No 16

Photo No 17

1.21 DAMP

There is existence of rising / penetrating damp (M.C.) in the tested walls and/or woodwork:

☑ Yes ☐ No

Comments:

A 'protimeter' moisture detection unit was used on many internal and external walls / slabs and possibly susceptible upper walls (for penetrating damp).
Whilst all internal tested walls recorded normal **dry** readings many external walls / slabs recorded moderate to very high damp. The D.P.C could not be viewed nor any flashings.

Noted Defects;

Internal

Bed 1; I was unable to determine the exact cause of previously noted *rainwater stains* on both painted internal vertical reveals of Bed1 louvre window, which requires complete re painting.

B1 Ensuite; *Refer Photos No18 & 19* showing evidence of *high moisture gain & staining* and has resulted in swelling of the lower *MDF entry door jamb*, which was moisture meter tested and recorded high moisture content in the lower NE door jamb. It is likely that this moisture gain has occurred due to a failure in the shower recess waterproof membrane / water stop system, as the jamb is embedded in the tile bed.
In my professional opinion the door jamb requires replacement and the shower area should be flood tested to determine if any leaks are still evident. Refer also Bathroom section of this report.

Lower floor main bathroom; *Refer Photo No20* of prior *moisture staining* to internal face of ceiling access panel, located beneath an A / C condensate line.

External;

Lower floor balcony; Refer also marked up lower floor plan**.** High moisture readings were recorded in the *lower column outside Powder Rm* and in the *lower SE end wall* outside Living Rm, the upper external face of same has surface water staining, occurring due to the presence of a seeming overflow outlet (*Refer Photos No21-23*) of Bed1 deck above. Refer also 'Lower Floor Marked up Plan'**.**

Balcony /Bed1 deck balustrade hob/s; very high moisture content together with paint film bubbling evident on *horizontal face of hob* where glass balustrade has been solid grouted in—*Refer example Photo No24.*
In my professional opinion this moisture gain is most likely occurring due to the inadequate waterproof \ expansion provision at the junction of glass balustrade and solid grouted concrete hob.

Evidence of hairline cracks together with moisture penetration and resultant calcification noted on the *external painted face of balcony hob. Refer example Photo No25 & 25A.*
In my professional opinion the hairline cracking has resulted in protective membrane failure and allowed moisture to enter *Refer example Photo No26.*

Lower floor balcony slab soffit; Refer also 'Lower Floor Marked up Plan'**.**
High moisture readings together with *free water*, calcification and paint film bubbling was evident in at l*east No 4 off full depth hairline cracks* of cantilevered awning concrete roof soffit (*Refer Photos No27, 28 & 28A*). This roof has a liquid applied, seeming polyurethane, type waterproof membrane, which has clearly failed due to cracking.

It is also possible that moisture is entering due to and inadequate sill flashing detail below Bed1 external windows and this could be resulting in falling damp into the above noted lower external walls. Very similar failures are occurring in the adjoining *Unit No28* balcony slab soffit.

1.22 SURFACE FINISHES

Surface finishes to internal walls is of the following material;

☐ Set Plaster	☐ Render	☐ Masonry
☐ Timber Panelling	☑ Gypsum Plaster	☑ Other:
		↑ wall paper and panelling

Comments:

The wall finishes were generally considered in a reasonably good *condition.*

Noted Defects; unacceptable *surface setting imperfections* are evident in the following locations;

B1; on the vertical reveal of N.W window—*Refer example photo No32*
Setting imperfections evident on upper NE wall adjacent to wardrobe – *Refer example photo No33.*
Scuffing evident to the NW wall below intercom.

Stairwell; significant scuffing evident to the SW and lower wall below stair handrail.

Lower Floor Hall; unsightly surface setting imperfections evident to upper SW wall, which require sanding out, resetting and repainting – *Refer example Photo No33*

Living Rm; unsightly surface setting imperfections evident on the forward SE wall, adjacent to Living room TV joinery—*Refer example Photo No34.*
Conspicuous *vertical set joints evident on the forward NW* gypsum plaster wall – *Refer example Photo No35* noting that the forward most joint is the most unacceptable and in my opinion requires resetting and repainting. Evidence of conspicuous patch painting along this wall, which requires complete uniform re-coating.

Photo No 18

Photo No 19

Photo No 20

Photo No 21

Photo No 22

Photo No 23

PAINTED SURFACE FINISHES

The general condition/ quality of application of the internal paint finishes is;

☐ Poor ☑ Fair ☐ Good ☑ Other:

↑ Tops bottoms of doors unpainted

Comments:

I used a high powered torch to inspect the internal paint finishes (representative of artificial lighting) and which were generally considered in the above condition.
Ref also to earlier criticisms relating to same.

Note below some defects that require rectification in order to achieve a much-needed improvement to the paint finish throughout.

Noted Defects;

(1) **Adequately seal paint the tops and bottom edges of all doors as per Manufacturers Warranty requirements.** Refer also Door section. For example B1, B2, B2 ensuite B3 & Main Bathroom.

(2) Uneven and / or non-matching paint coverage to the **door/ frames** of *unit entry door*. Scratching evident on the external face of *B2* door jamb – *Refer example Photo No36.*
B2; inadequate paint coverage evident to the upper internal door frame.

(3) Inadequate and / or uneven **ceiling** *paint* coverage in the following locations;
Powder Rm; scuff marks evident on ceiling above window shutters.
Rectify previously noted differential movement cracking between ceilings and walls.
Repaint previously noted scratched ceilings around light fittings.

(4) Inadequate and / or uneven **wall** *paint* coverage in the following locations; Refer also prior Ceiling, Damp & Surface finishes section comments.

(5) Remove **excess paint** / gypsum plaster from all window frames and glazing rubbers (e.g.) and from Bathroom upper wall tiles.
Remove excess paint from all *recessed light fitting* frame edges Bedroom 1 being a good example.
Remove all *excess paint, grout and sealant* from upper bathroom wall tiles—*Refer example Photo No12* of *B1 ensuite* above shower rose and also from window frames (e.g. B1 Louvre window).
Refer photos No37 of excess sealant and plaster around the *Living* room built-in mirror, which requires removal.
Remove excess sealant from *B1* wardrobe central door handle.
Remove excess paint from *staircase handrail*.
Remove all excess paint from *door hinges* including Powder Rm.

(6) Adequately paint the following **woodwork**; Rectify previously noted differential movement cracking between walls and skirtings. Paint out scratching evident to upper *staircase skirting.*

(7) I consider the existing flat acrylic paint finish of wet areas is inappropriate and that a low sheen acrylic would be far for more suitable in these locations.

1.3 WINDOWS

The construction of windows generally is of:-

☐ Timber ☑ Aluminium ☐ Steel ☐ Other:

And the operative and frame condition of the windows generally is;

☐ Poor ☐ Fair > ☑ Good ☐ Other:

Comments:

I **recommend** that a glazier should be engaged to perform a compliance check and risk analysis of high risk glass elements as APS accepts no responsibility for determining the adequacy or compliance of glass within the property.

Low quality keyed deadlocks are *installed* to sliding glass doors, however the awning windows did not incorporate any keyed locks.

N.B* The external aluminium sliding doors and windows in this building would need to comply with 'AS 2047.1 (1999)' Windows In Building Part 1 Specification for materials and performance (Residential Buildings Other than Housing) and the frames should be clearly labelled with the following information;
(1) the manufacturers name,
(2) the window rating
(3) water penetration resistance

None of this information has been marked on the external doors or windows and the BCA states that in such an event the installation contractor MUST supply written certification that these elements comply with the minimum requirements of the standard.

I **recommend** that the builder provide the installation contractors details, written certification for the doors & windows (particularly *Bed 1 external Bi folding door*) and the warranty associated with the protective finish, which is considered particularly important given the fairly aggressive environment in which they are located.

Noted Defects;

Bed1; significant sealant and other stains evident to the internal frame head of SW *louvre* window (*Refer example Photo No38*)—cleanup and remove.
Remove significant paint and / or sealant staining from glazing of N.W. window.
B1 bi-folding door leading leaf vertical jamb *bulb seal* does not create an adequate wind seal and requires replacement with a larger size.

Stairwell; *Refer Photo No39* showing evidence of very *significant ponding* of water on the *glazed roof* (occurred after overnight showers) and which is indicative of *inadequate falls* and will undoubtedly lead to excessive dirt buildup on this glazed roof—rectify.
Refer also Roof section of this report. Remove excess sealant from external vertical stairwell glazing.

Kitchen & Dinning Rm; Remove significant paint and / or sealant stains from glazing of N.E. window.

Bed2; remove excess plaster from lower window frame sill.

Living Rm; the external sliding doors do not incorporate adequate rubber buffers and as such door 'D' handles impact on adjoining sliders at full opening – *Refer example Photo No40.*
Builder to install rubber door stops.
Significant surface scratching evident to the protective powdercoat finish of external leading NW slider, which requires patch repair– *Refer Photo No41.*

Powder room; evidence of rainwater run marks down the internal face of glazing, the reasons for which I was unable to determine.
Builder to clean off and confirm weather resistance of this window.

Photo No 36

Photo No 37

` *Photo No 38*

Photo No 39

1.4 DOORS

The various doors and frames were visually inspected / tested and are generally considered to be in the following condition.

☑ Poor > ↑ noted internal doors ☑ Fair > ↑ remainder ☐ Good ☐ Other:

Comments:

The *entry fire door* does not incorporate a high security internal deadlock and otherwise appeared compliant. We **recommend** that a self-disengaging type deadlock be installed.

Internal Doors;

All known door manufacturers require that their HMR (highly moisture resistant) S.C , H.C and MDF type internal doors are guaranteed (against >4mm warpage or cupping) provided that all doors are prime sealed and painted on all faces including *top and bottom edges* typically with a min 4 coats.

Noted Defects;

None of the internal doors (excepting unit entry door) have been adequately painted on both the top and bottom edges and therefore may not be covered by the manufacturers guarantee (e.g. against warpage and wind). Builder must **immediately rectify**.

Noted Defects;

Unit Entry; Refer Photo No42 of *impact damage* evident to external lower veneered face of unit entry door, which requires rectification**.**

B1 ensuite; Refer prior Damp comments relating to moisture swollen and defective MDF door jamb - replace.

Bed2; *warp >4 mm* in the external upper door face (striker plate side) at full closure and which requires full replacement.

Bed3 Ensuite; *warp >5 mm* in the external upper door face (striker plate side) at full closure and no rubber buffers --full replacement required. *Refer example Photo No43*

Lower floor minor bathroom; *warp >4 mm* in the external upper door face (striker plate side) at full closure --full replacement required.

Powder room; *warp >5 mm* in the external lower door face (striker plate side) at full closure and missing upper rubber buffer --full replacement required.

Laundry; aluminium sliding doors do not incorporate rubber buffers to prevent impact.

Photo No 42

1.5 WOODWORK

Comments:

A basic visual inspection of internal woodwork revealed it generally to be sound. I was unable to determine the exact material nature of the *door jambs*, which looks like MDF material.
I **recommend** the builder confirm precisely what material has been used for the wet area door jambs and architraves.

Noted Defects; Refer prior Wall, Ceiling and Damp section of this report.

Remove excess sealant from laundry upper linen cupboard carcass – *Refer Photo No44.*

B3 built-in wardrobe drawers do not incorporate rubber buffers. Refer prior Ceiling comments regarding the unacceptable differential movement cracking between the wardrobe frame head and ceiling.

B2 built-in wardrobe hanging cupboard doors do not incorporate adequate rubber buffers.

B1 built-in wardrobe the *spring-loaded door catch* of the SW end cupboard is defective and requires replacement.

Living Rm joinery; upper doors do not incorporate rubber buffers and *Refer Photo No45* of a defective single door hinge, which requires adjustment as doors are binding.

Photo No 44

Photo No 45

1.6 FLOORS

The construction of the internal floors generally is of:-

☐ Timber ☐ Fibre Cement ☑ Concrete ☐ Other:

The general condition of the accessible floors throughout the property is:-

☐ Poor ☐ Fair ☐ Good ☑ Other:
↑ concrete concealed by coverings

Comments:

My inspection revealed that the floor is a concrete slab variously concealed by either tiling or carpet.
I'm not expert in the assessment of tiling and note that much of the tiled areas were concealed by considerable furnishings and floor coverings.
Those internal areas that were accessible appeared to be relatively free of lipping and incorporated expansion joints.

Impact Noise; The 'impact noise' resulting from hard soled footwear over tiled and /or timber floors is very considerable. The 'CSIRO NSB 80 ' states that "when such floors are walked upon"… "they vibrate sympathetically and the vibrations travel far through the structure".

The BCA does not specifically require any impact isolation between floors (vertically) but it does require same between unit separating walls (horizontally).
Notwithstanding same a recommend that the builder verify what type of impact isolation matting has been installed under the substantially tiled living areas.

Noted Defects; in my professional opinion much of the carpet has been poorly laid and has *unsightly and conspicuous joins*, which is particularly evident in *Bed1* and its entry hallway *Refer example Photos No 46-48.*

Bed2; *Refer Photos No49 & 50* of unsightly carpet joint and inexpertly stretched and *wavy* carpet at the NE end of wardrobe, which requires relaying.

All noted defective carpet joints are to be rectified such that they are not readily detectable.

Bed3; *Refer Photo No51* of seemingly paint and /or sealant stains evident in the central area of carpet, which requires removal.

Staircase; *Refer Photos No52 & 53* of sealant type staining evident to two lower stair treads—remove.

Photo No 46

Photo No 47

1.7 KITCHEN

The cupboards, fixtures and fittings are in the following condition;

☐ Poor ☐ Fair > ☑ Good ☐ Other:

Comments:

N.B* Marble is quite porous and stains fairly easily, I **recommend** that the builder confirm whether a quality penetrating type sealer has been applied to the marble benchtop and splashback.

No3 bench top G.P.O' are provided. The sink mixer tap was operative as were the main functions of **electric** oven and M/V. I was unable to test **gas** hob as there was no gas supply. A **ducted** type exhaust fan/ light is provided and was operative. I did not test the dishwasher.
All drawer runners and cupboard door hinges were sound.

Noted Defects; no under kitchen sink cupboard *mid-shelf* installed and dishwasher pipe penetration has not been adequately vermin sealed *Refer Photo No54.*

Refer Photo No55 of black staining evident on stainless steel benchtop--remove.

Refer Photo No56 of prior poorly patch repaired impact damage to polyurethane coated upper cupboard door, which should be replaced.

Pantry; this cupboard surprisingly does not incorporate an automatic internal light and there are no rubber buffers on doors.

Remove excess paint from polyurethane coated dishwasher door face.

Refer Photo No57 of unknown oil type substance within the microwave tray- should be cleaned.

I'm not an electrical engineer however I understand that it is industry practice to have an *emergency electrical override* switch for ovens and none has been provided.
Builder to confirm electrical compliance with A.S. 3000.

Photo No 54

Photo No 55

Photo No 56

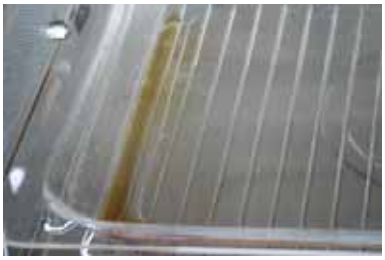


Photo No 57

1.8 BATHROOMS

The general condition of the grout and tiling throughout is:-

☐ Poor ☑ Fair ☐ Good ☑ Other:

↑noted non-compliant shower areas

Comments:

N.B* Marble is quite porous and stains fairly easily, I **recommend** that the builder confirm whether a quality penetrating type sealer has been applied to the marble.

Most bathrooms are not *naturally ventilated* and as such are required, by the BCA, to be mechanically ventilated in accordance with AS 1668 part 2 1991.

All bathrooms incorporate mechanical exhaust fans, which were *inoperative* at the time of my inspection. Refer also to the 'Mechanical services' section of this report.

All bathrooms incorporate frameless shower screens with set down shower areas, as such these shower areas would be deemed unenclosed types and are required to be complaint with A.S. 3740 (2004).
This standard requires that when a step-down shower recess is provided the set down height must be **a minimum of 25 mm** – Refer A.S. 3740 (2004) Figure 5.4 (in part) 'Typical Stepped Down Shower Construction' detail.

I **recommend** the builder provide details of the W/P contractor' name, specification and *warranty* details for all wet area waterproofing, including the balconies and roof.

All of the shower recesses were water tested and the *falls* within were generally in compliance with the minimum requirements of A.S. 3740 insofar as ponding did not significantly occur.

General Major Defects (**most bathrooms**); mechanical ventilation *inoperative.*

All shower recesses incorporate step downs, most of which are *significantly < the 25 mm min* requirement. *B1 ensuite* shower allows excess water to easily escape onto main floor area and lower door jamb has high moisture content.

Bed1 Ensuite;

A G.P.O **is** provided. The shower screen was water tested and allowed water to escape.
The bath and vanity cupboard /basins appeared quite sound, albeit minor scratching was evident on the external lip edge of the bath.

Defects; Refer prior Damp section comments regarding the possible failure of waterproof membrane in this area.

The approx **15***mm high shower recess set down is inadequate* and non-compliant - **rectify**.
Unenclosed shower recess allowed water to readily escape onto the main bathroom floor where it pooled—*Refer Photo No58.*

Refer also prior Damp section comments regarding the *highly moist lower door jamb* of B1 ensuite.

Refer Photo No59 showing what appears to be a *nickel sulphide type defect* / flaw in the lower external face of *toughened glass* division panel, abounding bath.
Whilst I'm not expert in glass, such flaws typically lead to fracture failure and as such I **strongly recommend** replacement with defect free glass.

Internal basin bowl has evidence of scratching *Refer Photo No59A* -- rectify.

Evidence of scratching to lower vanity mirror door directly above basin tap-- rectify.

Lower Floor Main Bathroom;

A G.P.O **is** provided. The shower screen was water tested and did not leak.
The enamel bath and vanity cupboard /basins appeared quite sound.
All drain wastes appeared to function adequately, when water tested.

Defects; approx *6mm high shower recess set down is inadequate* and non-compliant - **rectify**.

Unacceptably *low flow rate* evident on *bath tap* -**rectify**.
Remove excess sealant from top edge of bath.

Bed2 Ensuite;

A G.P.O **is** provided. The shower screen was water tested and did not leak. The vanity cupboard /basins appeared quite sound. All drain wastes appeared to function adequately, when water tested.

Defects; approx **20***mm high shower recess set down* is adequate whilst not fully compliant.

Remove excess sealant from drain grate *Refer Photo No60A*.

Powder room;

A G.P.O **is** provided. The vanity cupboard /basins appeared quite sound.

Defects; Remove excess sealant & grout from upper white wall tiles.
I'm not expert in tiling however I noted evidence of full depth cracking to a number of the marble wall tiles and in particular a single tile as shown in *Photo No60* builder to verify acceptability.

Remove excess grout from face of vanity drawers.

Rectify two heavily scratched white wall tiles above and below vanity benchtop and from single wall tile over entry door.

Remove excess sealant from floor drain grate *Refer Photo No60A*.

Photo No 58

Photo No 59

Photo No 59A

Photo No 60

Photo No 60A

1.9 LAUNDRY

There is provision of normal plumbing points;

☑ Yes ☐ **No**

The fixtures and fittings of the laundry are in the following condition:-

☐ Poor ☐ Fair > ☑ Good ☐ Other:

Comments:

The laundry is not naturally ventilated and as such relies completely upon the designed and **inoperative** mechanical ventilation to adequately exhaust moist steam vapour generated by the builder supplied non ducted clothes dryer.

Refer also Mechanical services section of this report.

A F/W **is** provided with minor falls (av. 0.68%) to same. A G.P.O **is** provided.
The laundry tub incorporates a W/M waste bypass. Tub taps are operable.

Noted Defects; *mechanical ventilation* inoperative.
Refer Photo No61 showing very significant *scratching* to the laundry tub benchtop, which requires rectification. Inadequate rubber buffers to laundry tub cupboard door.

Sealant fill gap between laundry benchtop and splashback tiles *Refer Photo No61A*.

1.91 TOILETS

The operable condition of the water closets generally is:-

☐ Poor ☐ Fair > ☑ Good ☐ Other:

Comments:

The **dual** flush W.C.' are fully operative.

No notable Defects recorded.

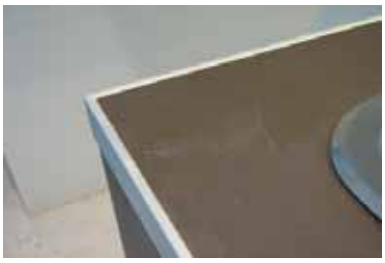


Photo No 61

Photo No 61A

2.1 HOT WATER SERVICE

The hot water service has a **unlimited** capacity, and is of the following type;

☐ Electric ☐ Gas ☐ Solar ☑ Other:
↑ unknown communal type

The unit was working at the time of inspection;

☑ Yes ☐ No ☐ Switched Off

2.2 PLUMBING

A '*Sewerage Service Diagram*' was supplied to APS prior to the inspection:-

☐ Yes ☑ No

The water and gas lines, where visible are the following material;

☑ Copper ☐ Galvanised Steel

Comments:

We are not hydraulic engineers and do not fully assess this service but simply provide a general overview noting that it was operative and appeared to be installed in accordance with acceptable standards.
N.B* The BCA requires that all waste water pipes be sufficiently insulated to achieve a min **STC 45 (or Rw)**. I **recommend** that the builder provide 'as built' certification that all enclosed soil and waste pipes STC ratings comply with the BCA requirements and the project hydraulic engineers certification of as installed hydraulics and / or a Sydney Water 'Certificate of Compliance'.

Noted Defects; Refer prior Ceiling section comments regarding the possible inadequate acoustic insulation and / or ceiling access traps within some bathroom area.

Refer prior bathroom comments regarding *inadequate flow rate* from lower floor main bathroom bath tap *Refer Photo No62.*

2.21 ELECTRICAL

Comments:

We are not electrical engineers and do not fully assess this service but simply provide a general overview noting that current two core flex wiring was evident to accessible areas.
There **is** provision of **RCD safety** protected circuitry to the sound sub board located in B2 wardrobe.

Noted Defects;– Refer prior Ceiling section comments regarding loose light fittings & Kitchen comments regarding oven override switch.
Remove and replace rusted screw fixing to *external GPO* Bed 1 deck - *Refer Photo No83.*
The under *stair store light* bayonet fitting is loose- *Refer Photo No84.*

I **recommend** the builder provide client with the project electrical engineers certification of as installed electrics.

Photo No62

2.22 TV

Comments:

Free-to –air and / or Pay TV co-axial outlets are provided in the most rooms.
Reception is presumed fair – good, however I **recommend** the builder provide a written guarantee as to the acceptable reception of any pay TV service.

2.23 TELEPHONE

Comments:

Multiple outlets provided and not tested.

2.24 SPACE HEATING / INTERCOM

Comments:

Gas bayonets are provided to B1 deck and lower floor balcony and not tested.

The intercom system was operative at the time of inspection.

2.25 ALARM SYSTEM

Comments:

System not installed but not tested.

2.26 MISCELLANEOUS SERVICES

Fire Safety Services;

We are not fire consultants and generally do not pass comment on the adequacy of this service, however we note the provision of hard wired smoke detectors (not tested).

Refer also our prior important comments under Walls and the recommendation to obtain a F.R.L certification for 'as built' unit-separating walls.

The **emergency fire exit sign** within the subject unit lift lobby was **inoperative** and the fire hose reel had not been test tagged.

We **recommend** that the vendor provide our client with the project fire consultant's final written certification of as installed fire safety services inclusive of internal and external sprinklers.

2.27 MISCELLANEOUS SERVICES Con'td

Mechanical Services;

I'm not a mechanical engineers and do not provide specific detailed advice on the mechanical services and note that the BCA requires that all internal laundries and bathrooms (as are present) are to have a mechanical exhaust system in accordance with AS 1668 part 2 1991.
The BCA standard requires that an internal laundry ventilation system achieve a minimum of 20 litres / sec (this includes a clothes dryer operation) and Bathrooms 25 litres / sec .

We are unaware as to whether the design has taken into account the vendor supplied and installed clothes dryers, which typically require a min exhaust flow rate capacity of **40 - 60 L /sec**.
We **recommend** directly ducting dryer into exhaust system as a typical dryer cycle can generate up to 3 litres of water and if unventilated *can quickly lead to mould and moisture problems.*

General Defect Observations:- None of the bathroom mechanical ventilation fans were operative at time of inspection.

Refer Photo No63 of an A / C *condensate line discharging onto the laundry floor* which creates a continuous to *drip noise* when the A / C is operated.
I'm not a mechanical engineer however it is my understanding that such condensate lines are to be connected directly to a waste tundish.

I **recommend** that the vendor provide the client with the mechanical engineers certification of as installed mechanical services and that comply with the relevant A.S and BCA requirements and that all mechanical services be inspected by an independent mechanical engineer.

Photo No63

3.0 EXTERNAL (of unit) REPORT

3.1 ROOF/ GUTTERS

The roof construction is generally of the following material:

☑ colorbond Kliplock	☐ Terracotta Tile	☐ Cement Tile
☐ Slate	☐ Fibre Cement Sheeting	☑ Other:
		↑ concrete liquid applied waterproof membrane

Comments:

As part of this report I partially inspected the roof areas over the subject unit and adjoining unit No 2 8.
The main flat concrete roof essentially incorporates two grated drains at both ends and the roof incorporates minor falls as there was evidence of prior ponding.

Noted Defects;

Color bond metal deck roof; minor frass related surface rusting evident on upper section of roof over lightwell. *Refer Photo No64* showing significant *surface rusting* has commenced in many of the partially galvanized safety mesh covers, over the A/C plant areas and which require *rust paint rectification*.

Refer Photo No65 of a partially dislodged metal *parapet capping* over light well, which could be allowing moisture entry and maybe the cause of previously noted damp in the walls beneath.

Flat Main concrete roof; the main roof appears to have a liquid applied seeming polyurethane based waterproof membrane coating including on the perimeter concrete hob.
There are many instances of prior patch repairs due to failures and/or bubbling *Refer example Photo No66.*
Currently there are numerous instances of significant moisture related *waterproof membrane bubbling – Refer example Photos No67-70* .
Failure to rectify these areas is likely to result in future moisture penetration.

In my professional opinion such bubbling has occurred due to the likely high moisture content of the concrete slab substrate at the time of membrane application and further failures are likely.

Refer Photo No71 of significant surface *rust* which is occurring to *mechanical exhaust duct outlet*, which does not appear to be *inadequately flashed* around the penetration.

Glass roof (over unit 29 stairwell); as previously noted significant *ponding* occurs on this goes roof at the SE end and which is due to in adequate falls and will result in significant dirt staining.

Bed 1 deck flat roof; this flat membrane roof has a liquid applied waterproof membrane which was concealed by timber decking and incorporates a single access trap over a single drain outlet, which was opened – *Refer example Photo No72.*
It did appear that this roof may incorporate inadequate falls as ponding of water was evident beneath the decking.
I **recommend** that additional access traps be installed and that the drain be cleared regularly of debris.

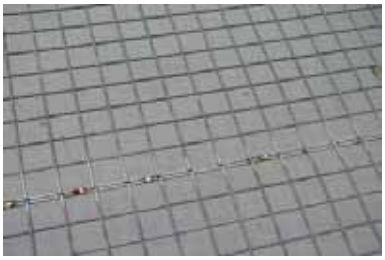


Photo No 64

Photo No 65

Photo No 66

Photo No 67

3.5 EXTERNAL PAINT & SURFACE FINISHES

The general condition of external paint and/ or surface finishes is:-

☑ Poor > ☑ Fair ☐ Good ☐ Other:
↑ noted defective damp areas ↑ remainder

Comments:

Generally the external paint high build acrylic paint condition directly around the subject unit is considered in the above noted condition.

It is my opinion that the external paint film is serving as a waterproof coating and I **recommend** that the builder provide the *combined applicator/ manufacturer warranty* for same, which are typically for 10 years.

Noted Defects; Refer prior Damp section of this report regarding the *substantially defective external paint film in multiple locations* throughout the external unit including walls, balcony hobs, balcony slab soffit all of which appear to have deteriorated due to the presence of moisture in the substrate and / or efflorescence.

It should be noted that paint manufacturers do not warrant their product when moisture is present in the substrate.

I envisage *very significant work required to remove all defective paint* and appropriately treat damp areas prior to re-application.

The sources of moisture entry need to be rectified in the first instance and in my professional opinion the embedded glass balustrades will require special waterproofing details including angles and sealant to permit differential movement.

Evidence of broken paint film *(micro- macro size holes*) within the protective paint film at the *NW end* of balcony, the cause of which may be underlying moisture or poor initial application, which requires re-application.

Moisture entry has led to cracking and *render delamination* in the external wall face below Bed1 deck emergency overflow *Refer Photo No73*– rectify.

3.7 BALCONY

Comments:

It would appear that the lower-level balcony waterproof membrane has been applied beneath the tile bed and I assume that the tile bed has not been treated with 'Caltite' given the significant presence of calcium deposits on the surface of the large format black slate tiles, which are close butt jointed.
Such significant calcium presence, so early in the building life cycle, might be associated with a saturated tile bed and some contributing reasons could be inadequate falls and ponding.

The balcony incorporates a number of grated drains. The automated awning was tested and was operative.
I **recommend** the contractor written warranty for balcony and B1 deck waterproof membranes be provided by the builder.

Noted Defects; Refer prior Damp section comments regarding the substantial *moisture penetration \ presence* in *balcony slab soffit , lower unit external walls, balcony hob top and front edge.*
Overnight showers had occurred prior to my inspection and when inspected excess water was significantly *ponding* in two areas of the balcony, one of which was directly beneath the external table setting. *Refer example Photos No74 & 75* and *'Lower Level Marked Up Plan'* @pg 15
I consider the balcony falls within these areas *inadequate* and should be rectified as failure to do so will permit saturation of tile bed and lead to accelerated calcification at the surface of tiles.

I was unable to determine the presence of any *expansion joints* within the balcony tiling (across its length). I'm not expert in tiling however my understanding is that expansion joint should be provided for the full depth of tile bed at 6m centres.
I **recommend** that tile manufacturer \ supplier provide their written recommendations as to expansion joint requirements.

Refer Photos No76 & 77 showing evidence of *slate tile edge splitting and delamination,* which may be associated with the lack of adequate expansion joint provision and / or close butt jointing.

Refer Photo No78 of balcony *balustrade* at the *SE end*, which is *well below 1000 mm high* and is therefore not compliant with the minimum requirements of the BCA.
Builder to rectify and in doing so must not diminish the effective falls of balcony tiles in this area.

Refer to prior Damp section comments regarding the inadequate waterproof detail and moisture penetration around the glass balustrade embedded within the concrete hob.
Unsightly finishing of *balustrade hob* at the SE end *Refer Photo No79.*

Refer Photo No80 of significant *scratching* evident to a central section of stainless steel handrail.

There is evidence of minor *surface rust* to the seemingly low quality stainless steel handrail— *Refer example Photo No81.*

The *glass balcony division panel* between the subject unit and unit 28 appears to have *excessive lateral movement* and may not have sufficient strength for wind loading.
I **recommend** that project engineer inspect and advise suitability.

Refer Photo No82 of substantially blocked lower wall *weep hole*- rectify and ensure adequate weep holes are provided in all external walls.

Bed 1 Deck

Comments:

This deck incorporates a liquid applied waterproof membrane beneath timber decking and was fully concealed from inspection exception for a single access trap area.
Refer prior Damp section comments for associated defects.

I'm not a pool\spa consultant and as such did not inspect any part of the *jacuzzi* or its pumping equipment.

The timber decking generally appeared quite sound and appears to have been secured using stainless steel screw is appropriate for this location.

Noted Defects; Refer prior Damp section comments regarding the inadequate waterproof detail and moisture penetration around the glass balustrade embedded within the concrete hob and around *balcony overflow*.
I **recommend** additional access traps be installed and the area water tested to determine if substantial ponding occurs.
There is evidence of minor *surface rust* to the seemingly low quality stainless steel handrail.

Photo No 73

Photo No 74

Photo No 75

3.9 SUB –FLOOR & CARPARK SPACE No 29

From the accessible areas the visible indication of the condition of the sub-floor is:-

☐ Poor ☐ Fair ☐ Good ☑ **Not Accessible**
↑slab on ground

Comments:

Ref also prior Floor comments.

I only undertook a basic inspection of the Unit29 car park spaces which appeared sound.
A sub floor inspection was not possible given the slab on ground nature of construction.

3.91 PEST TREATMENTS

We are not licensed pest controllers or pest consultants and simply provide an overview.
We **strongly recommend** that the vendor provide written evidence that the property has *been treated against termite entry in accordance with BCA CL 1.3 (I).*

Whether a physical or chemical barrier system has been provided, we **recommend** that and associated *warranty be provided,* including against possible slab cracking.

6.0 CONCLUSION

In my considered professional opinion the present condition of the unit and inspected common areas is reflected in the 'Summary' section at front of this report.

When the majority of defects are considered in their entirety, they would be deemed **major** defects, as reasonable habitation of the unit would be extremely difficult, given the work access requirements and multiple follow on trades.

The builder should be requested to give a clear indication as to the maximum completion time required and provide written notification of same so that I may re- inspect (if required) and provide a final evaluation.

I **strongly recommend** that a comprehensive *building survey* is undertaken on the common areas and that an annual fire safety survey is undertaken by the Owners Corporation.

Résumé of Mr. Dominic J Ogburn of

Access Property Services P/L

Objective ***Professional Building Consultant & Construction Managers***

Qualifications or Achievements 1985-2006

1985 Dept Of Industrial Relations certificate for Construction Safety Training
1989 MBA Site Safety Committee Training Certificate.
1998 Accredited Mediator with OFT & LEADR
1985 Fully Licensed builder (Lic No89515C)
1996 Associate Member Of the Australian Institute Of Building
2002 ACA nominated and current member of BD 038 for Australian Standards revised ***A.S 3740 2004*** (wet area water proofing).
2003 OH&S Induction Training Course (Green card)
2004 OFT Building consultant Lic No BC 359 issued.
2004 Author of 'Your Home buying selling renovating building' (consumer book) publishers Allen & Unwin.
2005 Wrote and operate OFT approved NSW Owner Builder education course 'Own-It Build-It' (www.ownitbuildit.com.au) through Access Building Education P/L.
2005 Winner of NSW Fair Trading Minister Award For Consumer Advocacy
2006 21 years experience in the building industry and expert witness

Education

1979–1981 NSW Institute Of Technology
B. Appld Science Building (part time) completed 3 years of 6 year course.

1981–1984 Sydney Technical College
Completed and awarded Building Certificate (Revised Course).

Experience

1991 – 2004 Access Property Services P/L

Building Consultancy & Construction Management

Building Consultancy

* Pre and post purchase building surveys of new and old, semi commercial and residential properties, including specializing in final building defect surveys on multi unit residential buildings and their common areas for Owner's corporations.
* Building diagnostics
* ACA Consumer representative committee member of A.S 3740 2004 (wet area waterproofing)
* Expert witness and building dispute resolution
* Report submission and presentation on Sydney Aircraft Insulation pilot project to the Senate Select Committee for aircraft noise.
* Heritage surveys including SCEGGS Darlinghurst for H. Tanner & Ass
* Instrumental in the completion of the 2002 NSW Building Inquiry
* Act as construction manager on larger residential building renovation projects and in assisting owner- builders in smaller similar projects
* Have assisted the NSW Office Of Fair Trading in revising and implementing 2003 new residential building contracts.
* Assist a variety of Architects in developing residential design projects and frequently take on their traditional superintendent role.
* Author of 'Your Home' and owner-builder education course Own It Build It.

Some Projects Completed As Construction Manager For APS

Scope of works determination, sourcing contractors, designers, budget provision, contract administration and programming for a variety of smaller and up market residential refurbishment's including;

- 4/4 Milsons Rd Cremorne contract value $0.50 Mil 02'
- 16 - 20 Hereward St Maroubra (67 Units) Contract value $1.5 Mil 97' 98'
- 4 Seaview Av Hardboard contract value $0.40 Mil 99'
- 452 Glenmore Rd Paddington contract value $0.25 Mil 99'
- 78 Adelaide St Woollahra contract value $0.40 Mil 02'
- 52 Shellcove Rd neutral Bay contract value $1.10 Mil 02'

Some Multi Unit Residential Buildings Inspected For Owners Corporations

- Republic 2- Darlighurst
- The Altair Kings -Cross
- The Mondrian - Alexandria
- Colgate Palmolive – Balmain
- Cape Cabarita – Breakfast Pt
- The Regis Towers – Sydney
- Top Of The Town – Darlinghurst
- Shore Apartments – Walsh Bay

1980 –1991 Stuart Brothers Pty Ltd ***(builders)***
(Mar 80' - Aug 85') ***Trainee Supervisor, Q.S & Estimator***
(Aug 85' - Mar 91') ***Senior Construction Manager***
Formal work based training in quantity surveying and construction estimating
Total responsibility of letting and administering contracts
Construction programming and cost controlling and reporting
Variation compilation
Construction Litigation of a number of claims up to $2Mil
Client/ architect liaison on both lump sum and cost plus contracts for commercial and residential projects

Some Projects Completed As Construction Manager For Stuart Bros

* The Wintergarden (Rose Bay) $7.5Mil luxury residential development
* 50 Miller St Nth Sydney two stage complete refurbishment of 11 storey commercial building Contract value = $11 Mil.
* The Glebe Estate D & C of No 22 dilapidated houses for the Dept Of Housing Contract value = 2.5Mil
* Perpetual Trustees Head Office Hunter St. Restoration and refurbishment Contract value $0.85 Mil.
* Restoration of 652 - 662 George St The Rocks for Sydney Cove Redevelopment Authority Contract Value $0.45 Mil
* Commonwealth Bank Refurbishment's incl development and implementation of their initial Auto Bank Service.
* Similar operation for State Bank ATM service

References

Marion Bailey Massey Bailey construction lawyers Ph 9221 9500
Robert Puflett of Flower & Samios (architects) Ph 9660 9977
Virginia Zanarini of V. Zanaini & Ass (architects) Ph 9389 7989