



Paynters

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Dilapidation Report - V1

conducted for

JCU buildings 112-119

Site

JCU0201

Location

Monkhouse Road
Douglas

QLD

4814

Australia

(-19.32748212946516, 146.7550608796503)

Conducted on

9/1/20, 8:01 am

Prepared by

Michael Carter

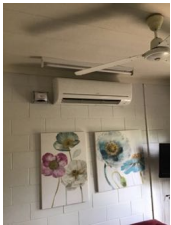
Completed on

13/1/20, 1:01 pm

Background

Question	Response	Details
Background		
What is the primary use of the building?	Accommodation , Administration	
To the best of your knowledge are there any concerns with the building that you can tell us?	No	
What is the approximate year of construction	1980	
Do you have an asbestos register for this building?	Yes	
Does the building contain asbestos?	Yes	Some buildings contain asbestos which is to be removed.
A licensed contractor is required to provide a methodology and lump sum costs for removal of asbestos in accordance with the scope of works. The scope of works will be defined by the Hygienist. JCU will need to be consulted in regards to the final scope of asbestos removal.		
Does this building contain any specialised features or equipment that you can advise us? (other than normal)	No	
Does the building have any smoke compartments?	No	
Does the building have any fire compartments?	No	
Are there any alternate solutions associated with this building?	No	

Building Services

Question	Response	Details
Lift Services		
Does this building contain a lift and does the scope of works impact on the lift?	No	
Electrical and Fire		
Do you need to assess the Electrical and Fire System?	Yes	
Is then building covered by Fire Sprinklers?	No	
Are the lighting circuits protected by Residual Current Devices?	Yes	
Are the general powers circuits protected by Residual Current Devices?	Yes	
Does the Services Engineer need to conduct a detailed review of the MMSB, MSB and DB?	No	
Sewer and Stormwater		
Does the works impact on the Sewer and Stormwater System?	No	
Air Conditioning		
Do you need to review the Air Conditioning System?	Yes	
Is the building air conditioned?	Yes	
Described Airconditioning	Wall Mounyted Split Systems	
 Appendix 1  Appendix 2		
Does the Services Engineer need to conduct a detailed review of the mechanical system?	Yes	

Other Services

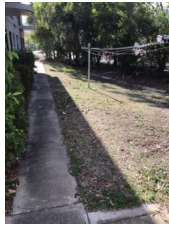
Question	Response	Details
Do you have any other services to inspect?		

External Building Condition Inspection

Question	Response	Details
External		
Roof		
Do you need to conduct a dilapidation report to the roof?	No	
Building Elevations		
North Elevation		
Is there any notable signs of damage to the elevation?	No	
Provide Photographs of the elevation.		
East Elevation		
Is there any notable signs of damage to the elevation?	No	
Provide Photographs of the elevation.		
South Elevation		
Is there any notable signs of damage to the elevation?	No	
Provide Photographs of the elevation.		
West Elevation		
Is there any notable signs of damage to the elevation?	No	
Provide Photographs of the elevation.		
Landscaping		
Are the grassed areas in good condition?	No	
Provide Photographs		



Appendix 3



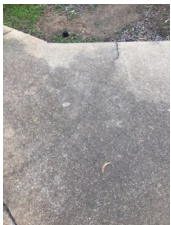
Appendix 4

Are the plants in good condition?	Yes	
Is the landscaping irrigated?	Yes	
Does the irrigation system work in all zones and is in good operating order?	Yes	
Do you have any other notable comments?		

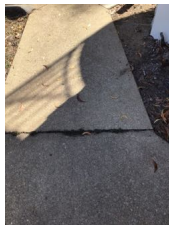
Roads and Paths

Road Name		
Are the roads in good condition?	Yes	
Is there any evidence of ponding?	No	
Is there any cracks evident in the road surface?	Yes	

Provide Photographs



Appendix 5



Appendix 6

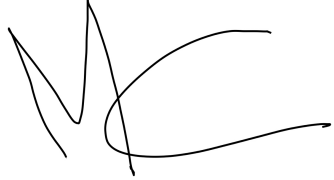
Is there any chips or delamination of the surfaces?	N/A	
Are the kerbs and channels in good condition? Free from cracks and delamination?	N/A	
Is there any heaving of the road evident?	No	
Is the line marking in good condition?	N/A	
Are all stormwater gates and chambers in good condition and free from cracks, soils, gravel and debris?	N/A	

Question	Response	Details
Is all street signage in good condition	Yes	
Do you have any other notable comments?		

Internal Building Condition Inspection

Question	Response	Details
Do you have an Internal Room to Inspect?		

Completion

Question		Response	Details
Do you have any notable concerns or comments to note in regards to dilapidation report?		No	
Signature of Inspecting Person	Michael Carter	13/1/20 1:01 pm	

Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6