



Paynters

QBCC 63889 ABN 32 060 951 162
paynters.com.au

Dilapidation Report - V1

conducted for

JCU

Site

JCU0201

Location

James Cook Drive
Douglas

QLD

4814

Australia

(-19.324372825232306, 146.7609270531845)

Conducted on

31/1/20, 11:50 am

Prepared by

Michael Carter

Completed on

31/1/20, 12:17 pm

Background

Question	Response	Details
Background		
What is the primary use of the building?	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	1992	
Do you have an asbestos register for this building?	Yes	
Does the building contain asbestos?	No	
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?	No	
Does the Services Engineer need to conduct a detailed review of the mechanical system?	No	

Other Services

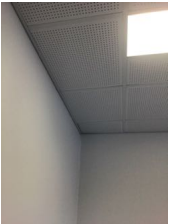
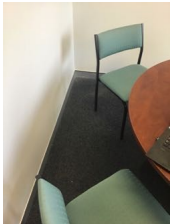
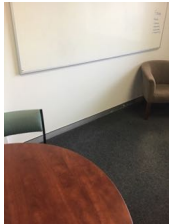
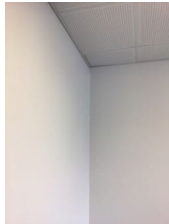
Question	Response	Details
Do you have any other services to inspect?		

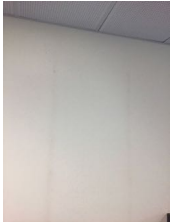
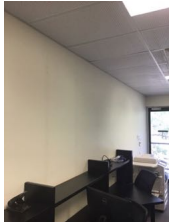
External Building Condition Inspection

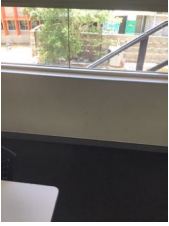
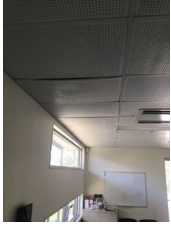
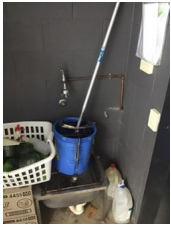
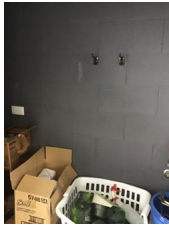
Question	Response	Details
External		
Roof		
Do you need to conduct a dilapidation report to the roof?	No	
Building Elevations		
North Elevation		
Is there any notable signs of damage to the elevation?	No	
Provide Photographs of the elevation.		
East Elevation		
Is there any notable signs of damage to 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?	N/A	
Are the plants in good condition?	N/A	
Is the landscaping irrigated?	N/A	
Do you have any other notable comments?		

Question	Response	Details
Roads and Paths		
Road Name		
Are the roads in good condition?	N/A	
Is there any evidence of ponding?	N/A	
Is there any cracks evident in the road surface?	N/A	
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?	N/A	
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	
Is all street signage in good condition	N/A	
Do you have any other notable comments?		

Internal Building Condition Inspection

Question	Response	Details
Do you have an Internal Room to Inspect?		
Room		
Room 1		
Room Details		
Room name identifier.		
Room number identifier.	101	
Provide a room number photograph		
 Appendix 1		
Room Type	Administration	
Condition Assessment.		
Provide room photographs		
 Appendix 2  Appendix 3  Appendix 4  Appendix 5		
Do you have any notable concerns?	No	
Provide details		
Provide media of notable concerns.		
Room 2		
Room Details		
Room name identifier.		

Question	Response	Details
Room number identifier.	102	
Provide a room number photograph		
 Appendix 6		
Room Type		
Condition Assessment.		
Provide room photographs		
    Appendix 7 Appendix 8 Appendix 9 Appendix 10		
Do you have any notable concerns?	No	
Provide details		
Provide media of notable concerns.		
Room 3		
Room Details		
Room name identifier.		
Room number identifier.	106	
Provide a room number photograph		
 Appendix 11		

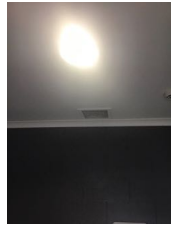
Question	Response	Details
Room Type	Other	
Condition Assessment.		
Provide room photographs		
Do you have any notable concerns?	No	
Provide details		
Provide media of notable concerns.		
   Appendix 12 Appendix 13 Appendix 14		
Room 4		
Room Details		
Room name identifier.		
Room number identifier.	002;003	
Provide a room number photograph		
    Appendix 15 Appendix 16 Appendix 17 Appendix 18		
Room Type		
Condition Assessment.		
Provide room photographs		



Appendix 19



Appendix 20



Appendix 21



Appendix 22

Do you have any notable concerns?	No	
Provide details		
Provide media of notable concerns.		

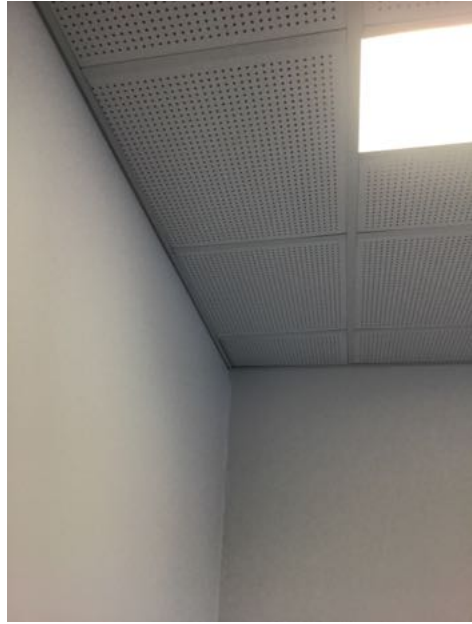
Completion

Question		Response	Details
Do you have any notable concerns or comments to note in regards to dilapidation report?		No	
Signature of Inspecting Person		31/1/20 12:17 pm	

Media



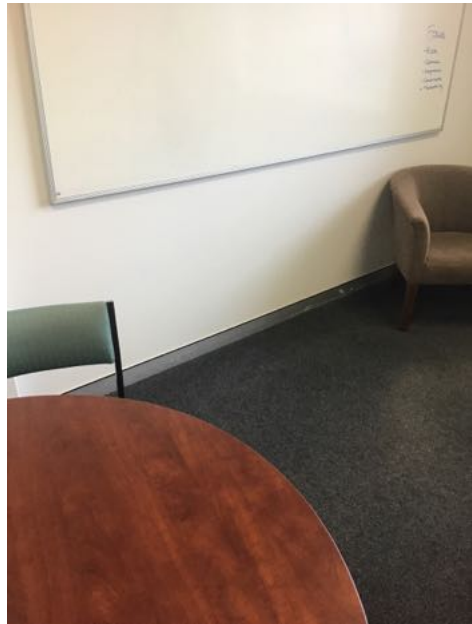
Appendix 1



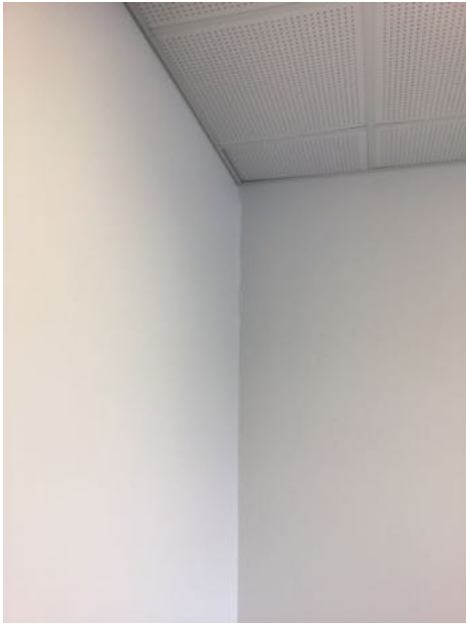
Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7



Appendix 8



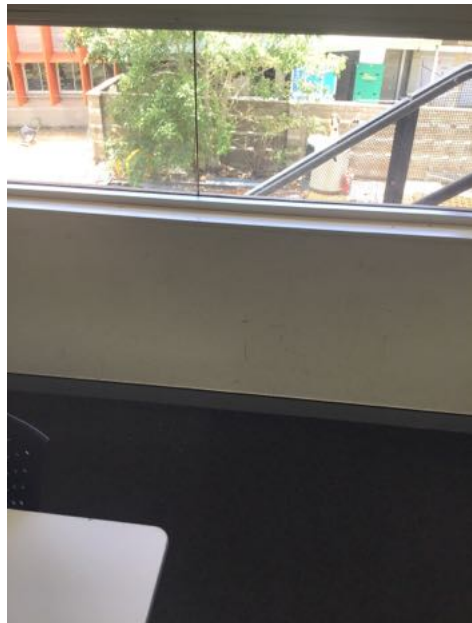
Appendix 9



Appendix 10



Appendix 11



Appendix 12



Appendix 13



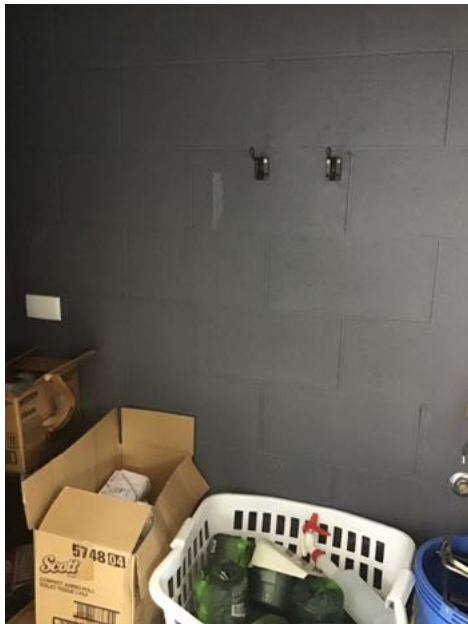
Appendix 14



Appendix 15



Appendix 16



Appendix 17



Appendix 18



Appendix 19



Appendix 20



Appendix 21



Appendix 22