



DILAPIDATION REPORT

Bubalo Street, Warriewood



Prepared by: Rezoning Pty Ltd t/as Effective Building & Consultancy

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1. Introduction

This report is intended to be a record of the council assets at Bubalo Street, Warriewood at the time of the inspection.

The inspection was carried out on 11 November 2024.

The report is a photographic and narrative record at the time of inspection to depict the condition of the assets prior to the commencement of any work at the subject site.

High resolution images in this report can be found in the below online storage folder.

<https://www.dropbox.com/scl/fo/fne4ww8pndqkh51ikrhty/AA8lsD16LjLtSvyV-mvoCBI?rlkey=896vrjtfx0q5n94ypwrq1s41r&st=nnqrkn6u&dl=0>

2. The Inspector

The representative for Effective Building & Consultancy is Mr Christopher Nograles. Mr Christopher Nograles has been in the building industry since 2008. His qualifications include – Project Manager in Building Construction, Engineer in Structural Investigation and Diagnostic Testing, Lead Civil Engineer in Civil Works, Bachelor of Science in Civil Engineering. He currently holds the following licenses- Driver’s Licence and WHS White Card.

3. Inspection Details

Client Name	Warriewood Developers Pty Ltd
Client Phone	0423303439
Client Email	45warriewood@gmail.com
Date of inspection	11 November 2024
Time of inspection	13:57 P.M.
Weather at the time of inspection	Fine - no rain

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5. Photos at Bubalo Street, Warriewood

This section contains photographs of the adjacent assets to the construction site location. Comprehensive visual coverage of defects and damage we have found in the areas surveyed avoids the requirement for an extensive description.

Please refer to the below overview map of the subject site.



Aerial imagery of the subject site (from SIX Maps)



Figure 1 – General condition of the footpath.

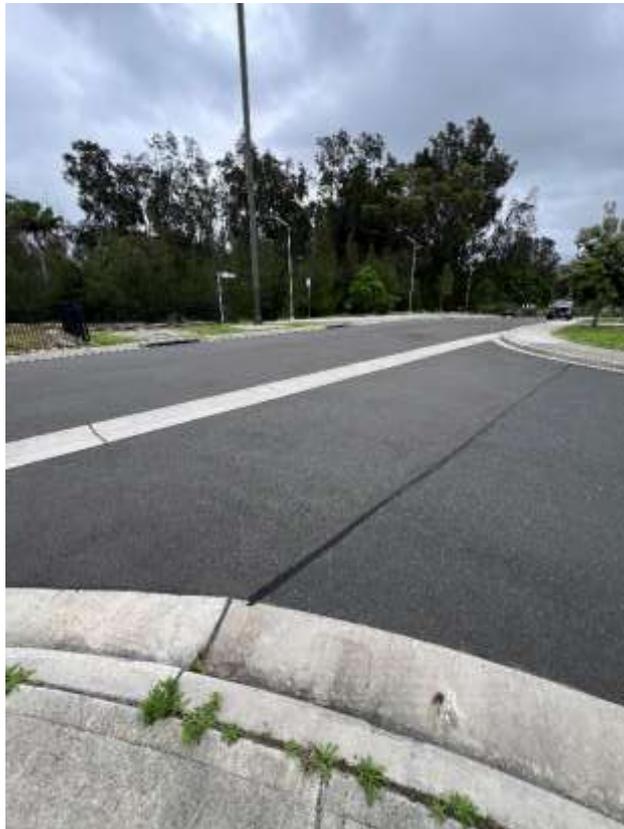


Figure 2 – General condition of the road.



Figure 3 – General condition of the footpath.



Figure 4 – General condition of the road.



Figure 5 – General condition of the footpath.



Figure 6 – General condition of the road/pit.



Figure 7 – General condition of the street light.



Figure 8 – General condition of the nature strip/tree.

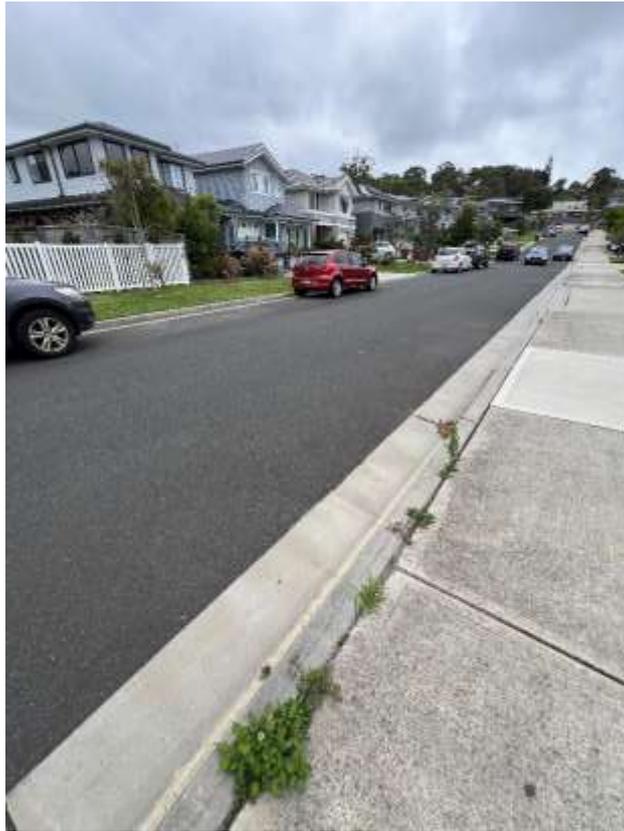


Figure 9 – General condition of the road/kerb.



Figure 10 – General condition of the nature strip/transformer box.



Figure 11 – General condition of the footpath.



Figure 12 – General condition of the driveway.

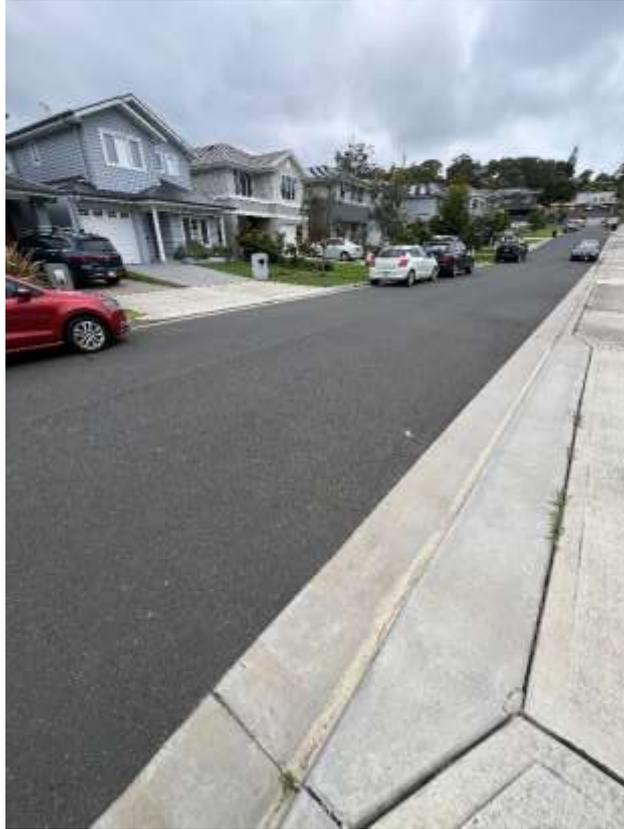


Figure 13 – General condition of the road.

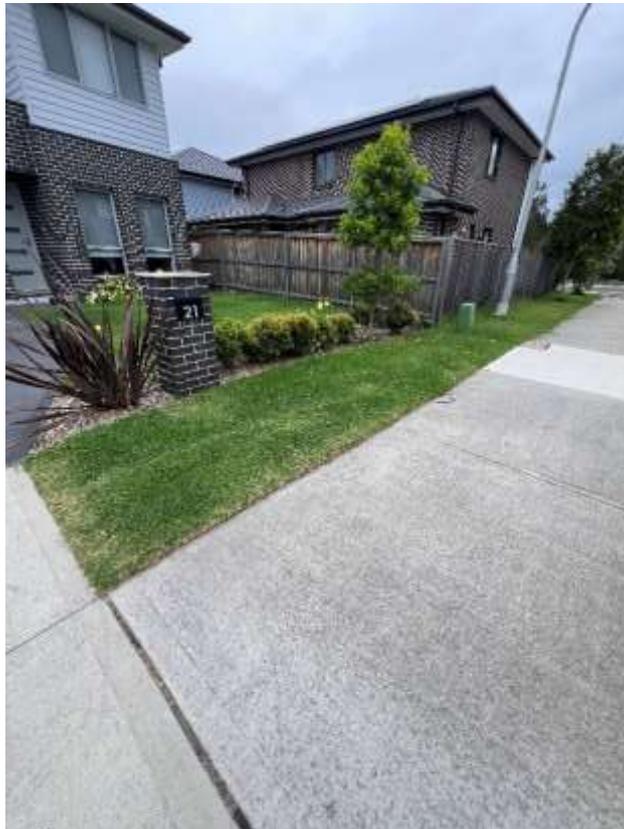


Figure 14 – General condition of the footpath/nature strip.



Figure 15 – General condition of the footpath/tree.



Figure 16 – General condition of the footpath.

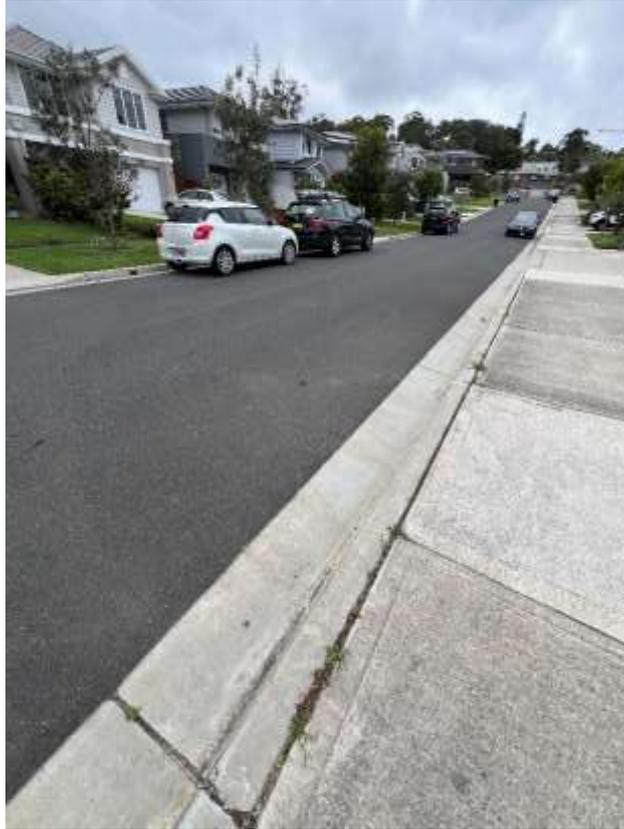


Figure 17 – General condition of the road/kerb.



Figure 18 – Crack is evident to the footpath outside 19 Bubalo Street Warriewood.



Figure 19 – General condition of the street light.



Figure 20 – General condition of the landscaping.



Figure 21 – General condition of the footpath.

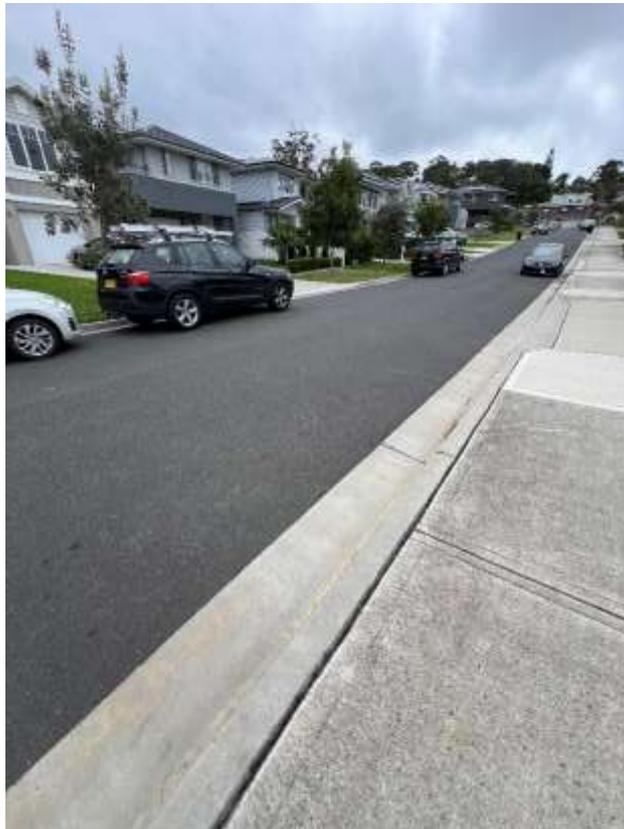


Figure 22 – General condition of the road/road.



Figure 23 – General condition of the driveway.



Figure 24 – General condition of the road.



Figure 25 – Crack is evident to the footpath outside 15 Bubalo Street Warriewood.



Figure 26 – General condition of the landscaping.



Figure 27 – General condition of the transformer box.



Figure 28 – General condition of the transformer box.



Figure 29 – General condition of the pit.



Figure 30 – Crack is evident to the pit outside 13 Bubalo Street Warriewood.



Figure 31 – Crack is evident to the footpath outside 13 Bubalo Street Warriewood.

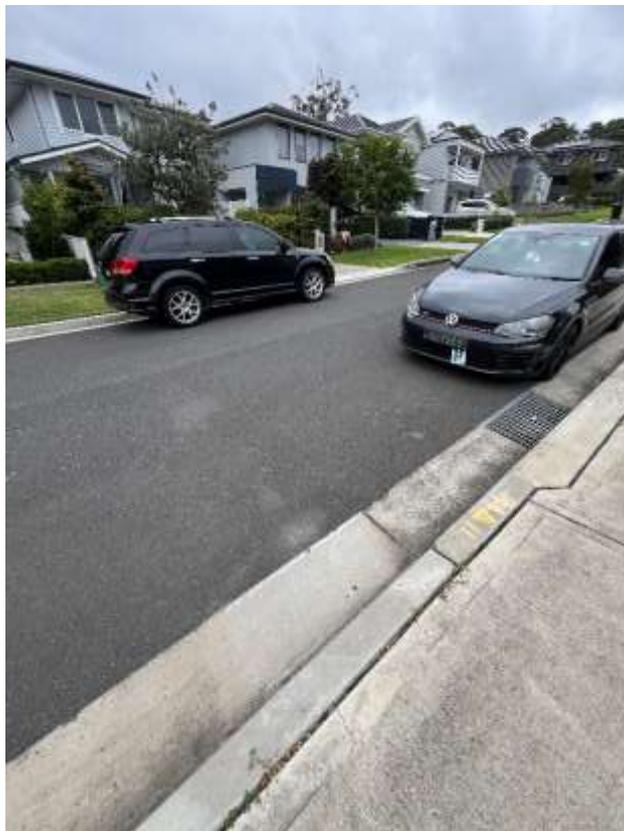


Figure 32 – General condition of the road/kerb.



Figure 33 – General condition of the tree.

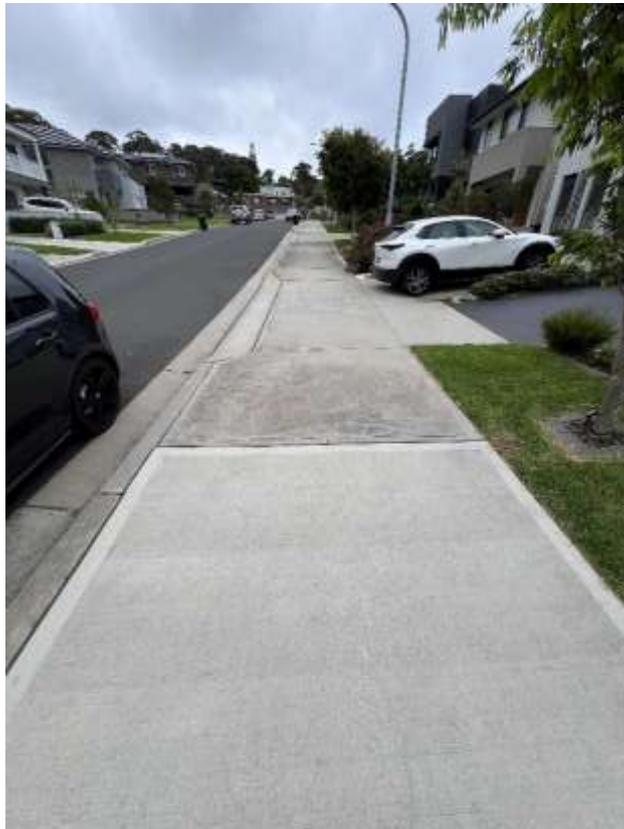


Figure 34 – General condition of the footpath.



Figure 35 – General condition of the driveway.

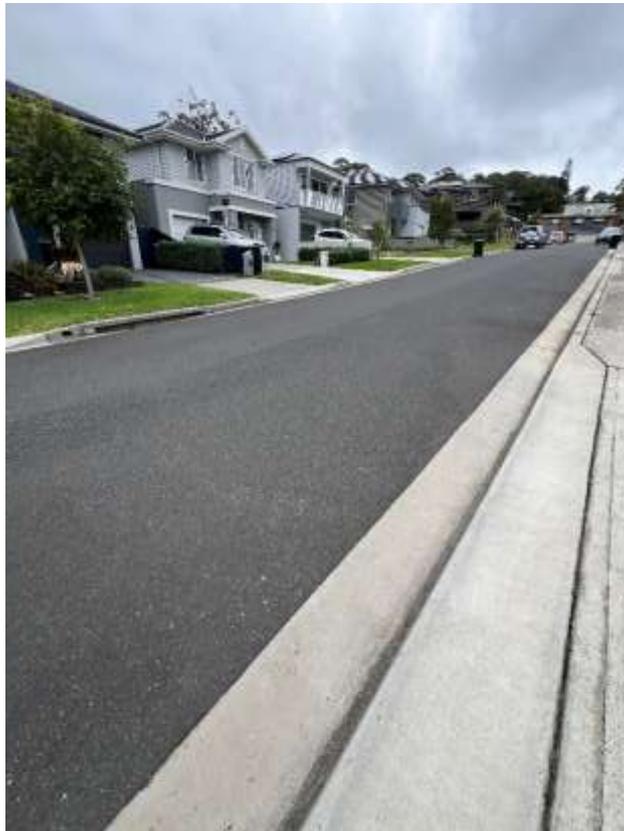


Figure 36 – General condition of the road/layback.



Figure 37 – General condition of the landscaping.



Figure 38 – General condition of the street light.



Figure 39 – General condition of the footpath.



Figure 40 – General condition of the road/kerb.



Figure 41 – General condition of the pit/transformer box.



Figure 42 – General condition of the tree.

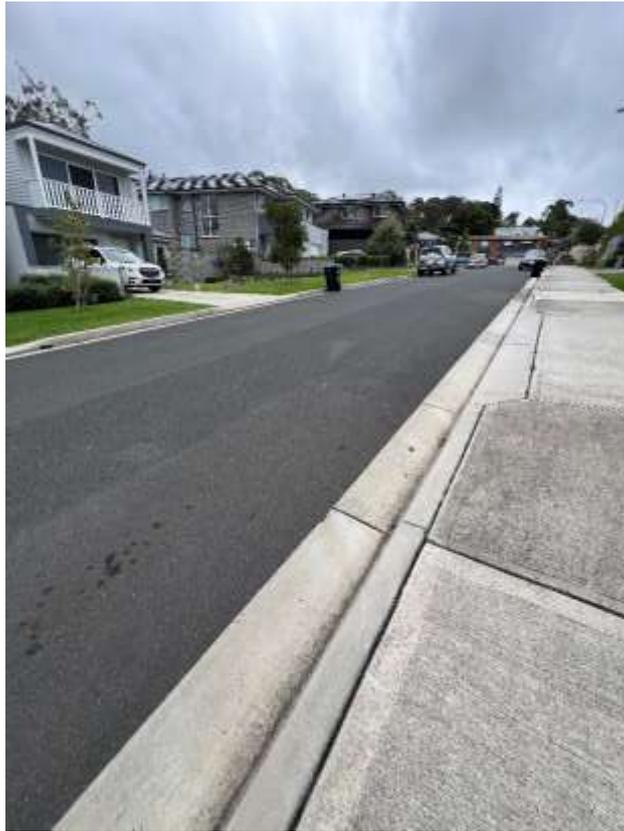


Figure 43 – General condition of the road/kerb.



Figure 44 – General condition of the driveway.



Figure 45 – General condition of the landscaping.



Figure 46 – General condition of the footpath.

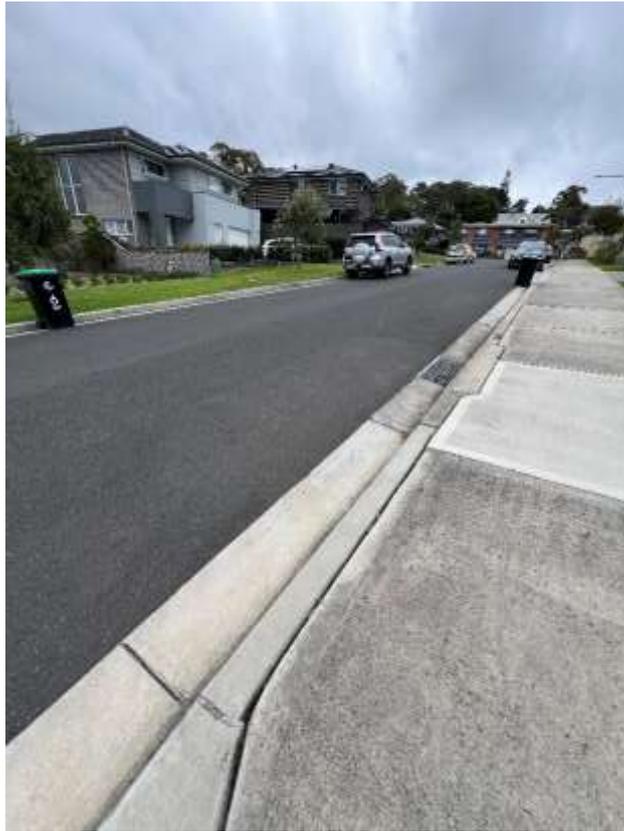


Figure 47 – General condition of the road/kerb.



Figure 48 – General condition of the street light.



Figure 49 – General condition of the nature strip.



Figure 50 – General condition of the footpath.

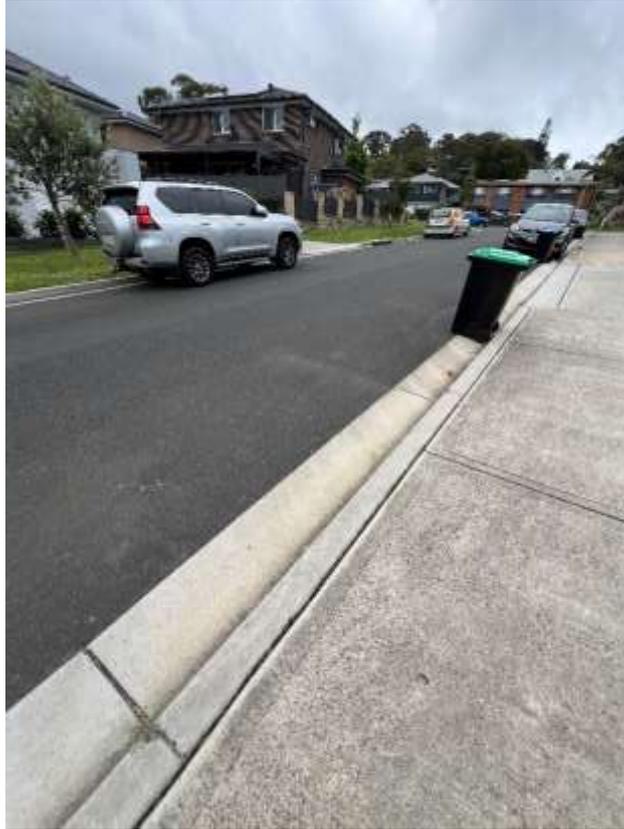


Figure 51 – General condition of the road/kerb.



Figure 52 – General condition of the driveway.



Figure 53 – Crack is evident to the layback outside 3 Bubalo Street Warriewood.



Figure 54 – General condition of the nature strip/transformer box.



Figure 55 – General condition of the footpath.



Figure 56 – General condition of the road/kerb.



Figure 57 – General condition of the tree.



Figure 58 – General condition of the utility lid.



Figure 59 – General condition of the footpath.



Figure 60 – General condition of the nature strip.



Figure 61 – General condition of the pit.



Figure 62 – General condition of the street light.



Figure 63 – General condition of the footpath.

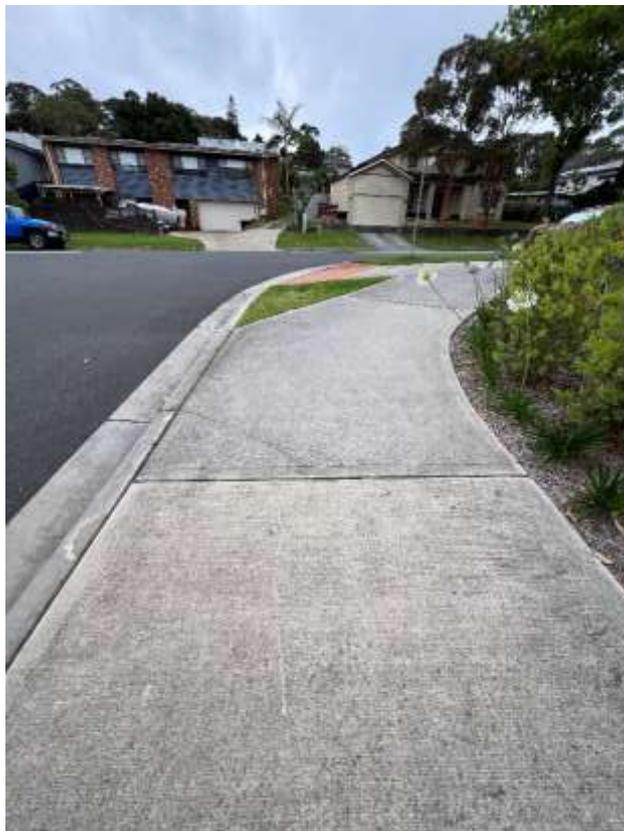


Figure 64 – General condition of the footpath.



Figure 65 – Crack is evident to the footpath outside 61 Warriewood Road Warriewood.



Figure 66 – Crack is evident to the footpath outside 61 Warriewood Road Warriewood.

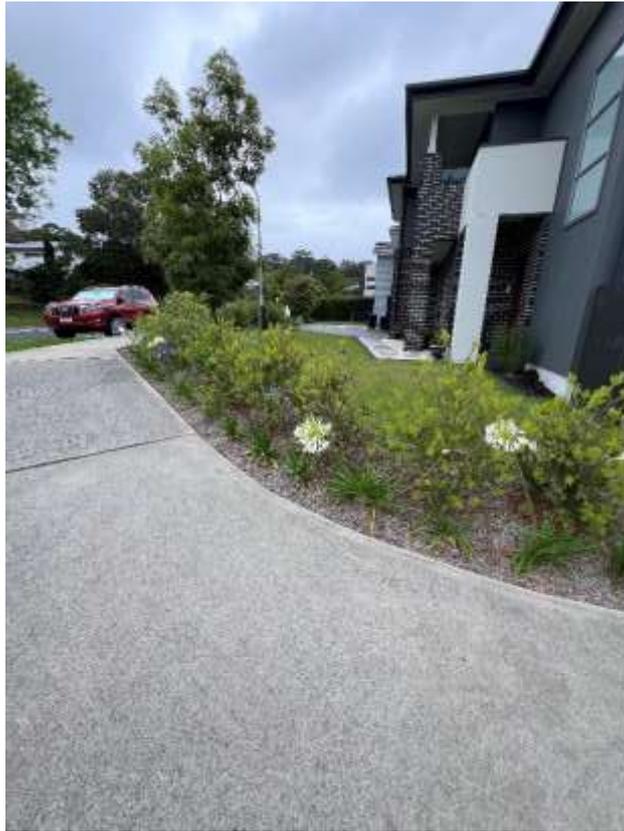


Figure 67 – General condition of the landscaping.



Figure 68 – General condition of the footpath.



Figure 69 – General condition of the nature strip/kerb.

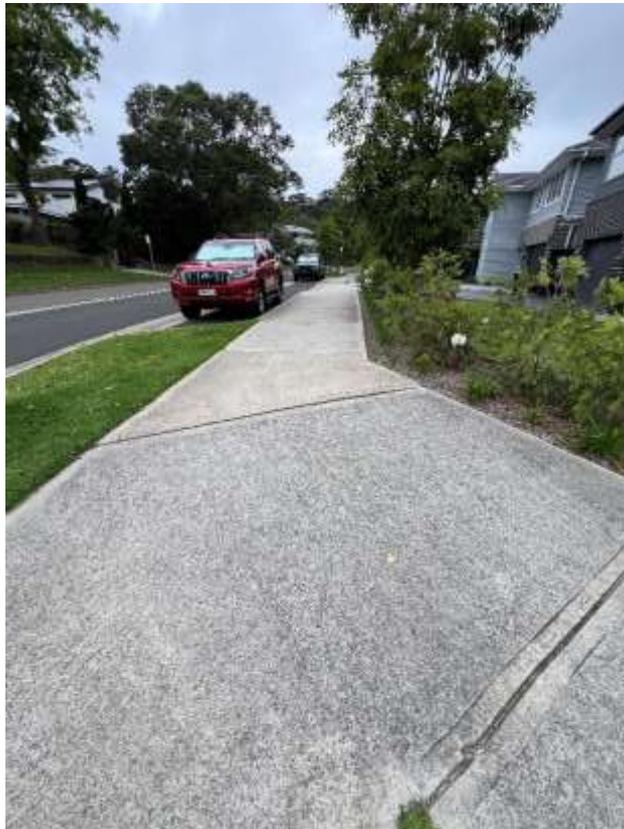


Figure 70 – General condition of the footpath.



Figure 71 – General condition of the street signpost.



Figure 72 – General condition of the road/kerb.



Figure 73 – General condition of the road.



Figure 74 - Crack is evident to the layback outside 61 Warriewood Road Warriewood.



Figure 75 – Crack is evident to the layback outside 61 Warriewood Road Warriewood.



Figure 76 – General condition of the road.



Figure 77 – General condition of the road/kerb.



Figure 78 – General condition of the footpath/layback.



Figure 79 – General condition of the utility lid.



Figure 80 – Crack is evident to the layback outside 63 Warriewood Road Warriewood.



Figure 81 – General condition of the road.

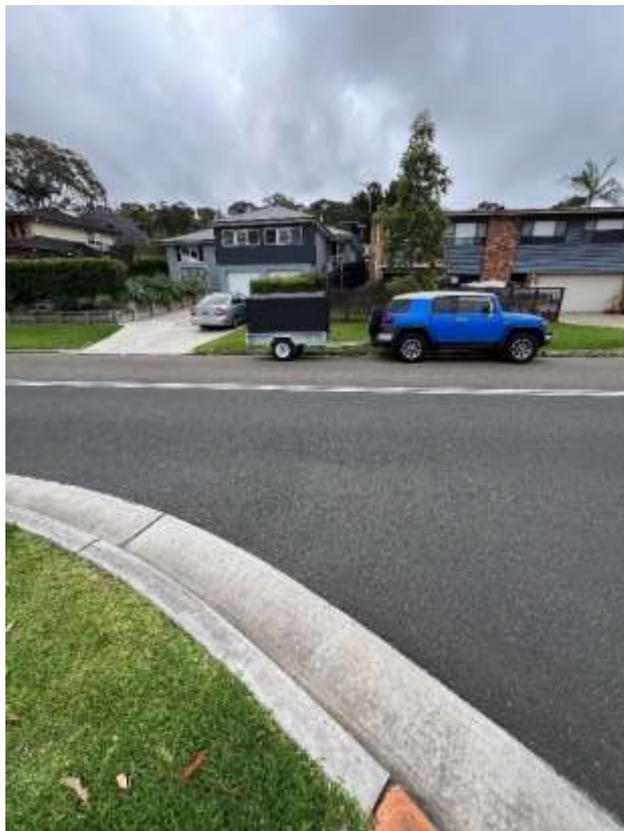


Figure 82 – General condition of the road/kerb.



Figure 83 – General condition of the nature strip/kerb.



Figure 84 – General condition of the nature strip.



Figure 85 – General condition of the nature strip.



Figure 86 – General condition of the road/kerb.



Figure 87 – General condition of the nature strip.



Figure 88 – General condition of the tree.



Figure 89 – General condition of the nature strip/retaining wall.

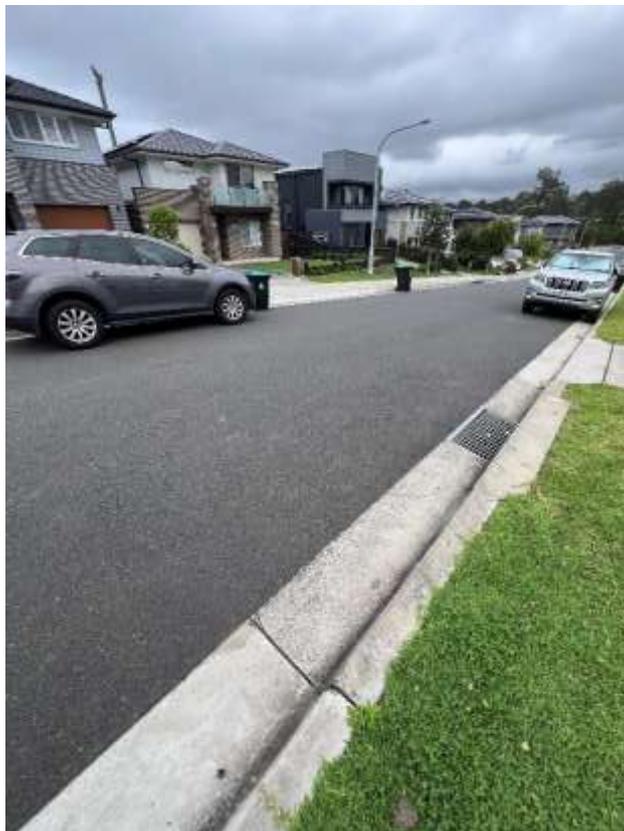


Figure 90 – General condition of the road/kerb.

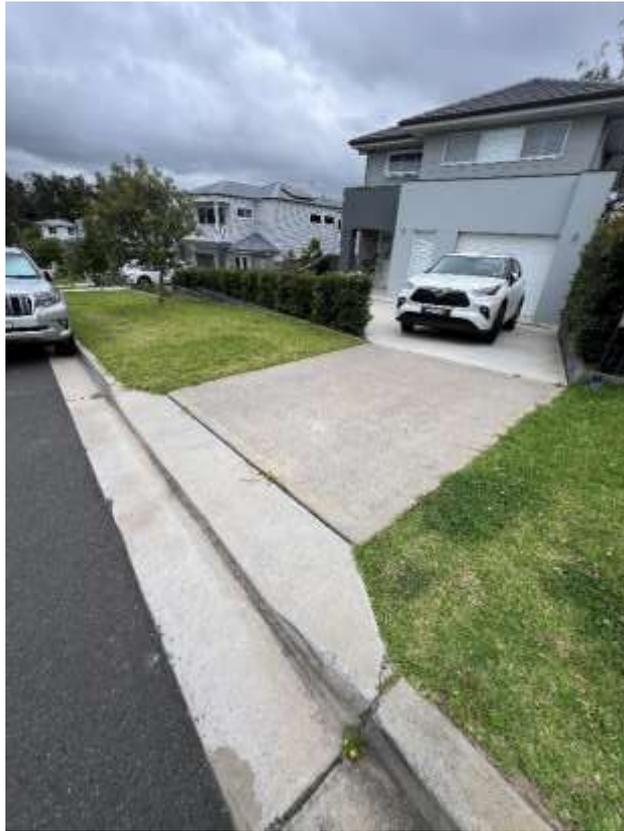


Figure 91 – General condition of the driveway.



Figure 92 – General condition of the nature strip.



Figure 93 – General condition of the tree.



Figure 94 – General condition of the road/kerb.



Figure 95 – General condition of the nature strip.



Figure 96 – General condition of the transformer box.



Figure 97 – General condition of the pit.



Figure 98 – General condition of the landscaping.



Figure 99 – General condition of the tree.



Figure 100 – General condition of the driveway.



Figure 101 – General condition of the road.



Figure 102 – General condition of the nature strip/tree.



Figure 103 – General condition of the driveway.

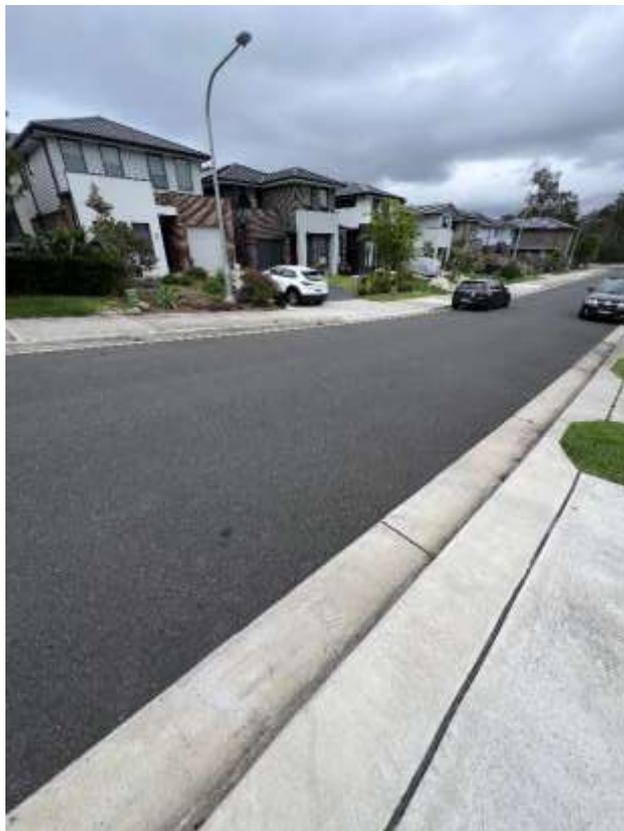


Figure 104 – General condition of the road/layback.



Figure 105 – General condition of the nature strip.



Figure 106 – General condition of the nature strip.

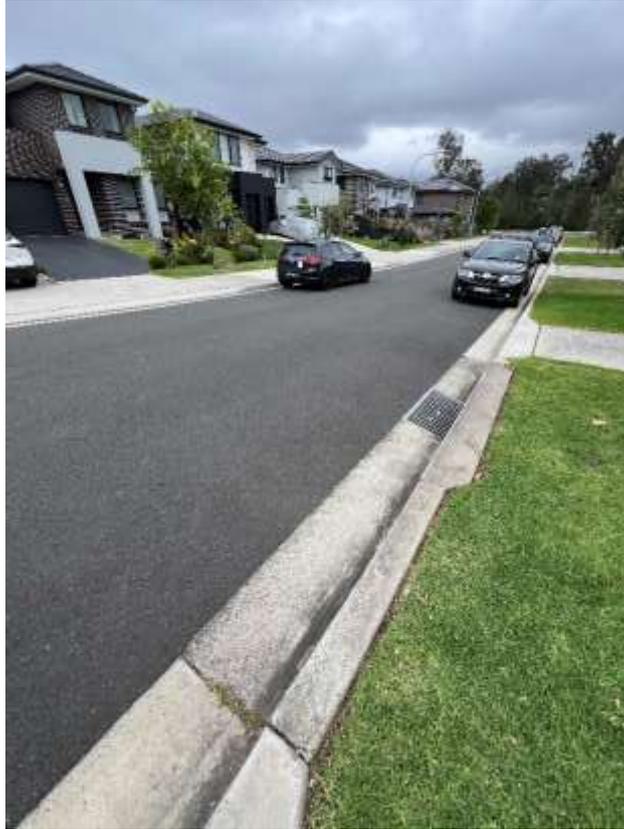


Figure 107 – General condition of the road/kerb.

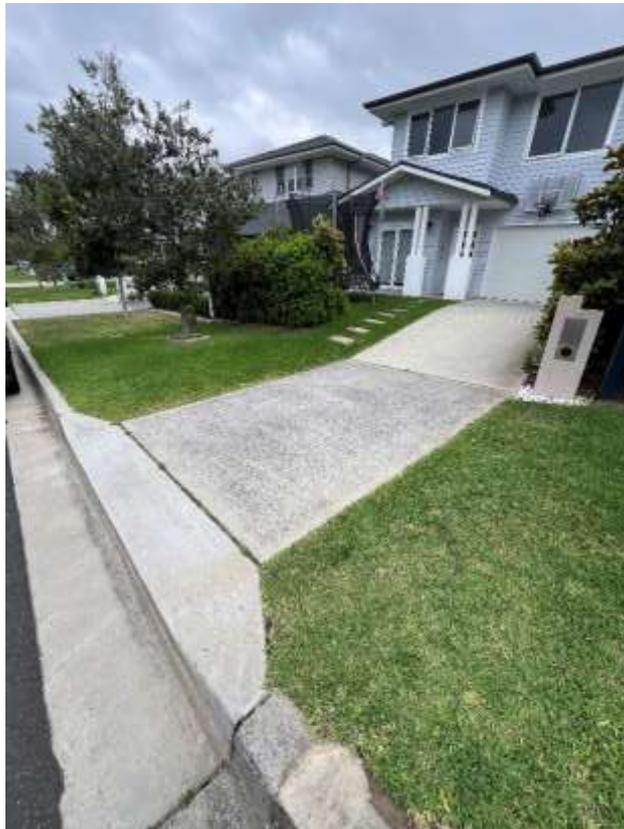


Figure 108 – General condition of the driveway.



Figure 109 – General condition of the tree.



Figure 110 – General condition of the pit/transformer box.



Figure 111 – General condition of the tree.



Figure 112 – General condition of the nature strip.



Figure 113 – General condition of the road/kerb.



Figure 114 – Crack is evident to the kerb outside 16 Bubalo Street Warriewood.



Figure 115 – General condition of the driveway.



Figure 116 – General condition of the nature strip/tree.



Figure 117 – General condition of the pit/transformer box.



Figure 118 – General condition of the tree.



Figure 119 – General condition of the road.



Figure 120 – General condition of the driveway.



Figure 121 – Crack is evident to the layback outside 18 Bubalo Street Warriewood.



Figure 122 – General condition of the nature strip.



Figure 123 – General condition of the road/kerb.



Figure 124 – General condition of the tree.



Figure 125 – General condition of the nature strip.



Figure 126 – General condition of the fence.



Figure 127 – General condition of the road/kerb.



Figure 128 – General condition of the nature strip.



Figure 129 – General condition of the footpath.



Figure 130 – General condition of the road/layback.

6. Comments

Bubalo Street, Warriewood which is associated with the subject site was inspected and photographic evidence compiled in order to depict the condition of the assets prior to the commencement of any work at the subject site.

The council assets were found to be in a fair condition with evidence of crack to the footpath, pit, kerb, and layback.

Please refer to Section 5 for photographic records of the above.

7. Report Disclaimer

Important Information Regarding the Scope and Limitations of the Inspection and this Report

- I. This report is **not** an all-encompassing report dealing with the building from every aspect. This report is **not** a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or by-law. It is **not** a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- II. **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and the sections of the property fully accessible to the inspector on the date of inspection. An inspection **does not** include breaking apart, dismantling, removing or moving objects including but not limited to, foliage, mouldings, roof insulation / insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **cannot** see inside walls, between floors, inside skill iron roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector **did not** dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.
- III. This report **does not** and **cannot** make comment upon defects that may have been concealed during the assessment or detection of defects (including- rising damp and leaks) which may be subject to the prevailing weather conditions; the presence or absence of timber pests, gas-fittings, common property areas, environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protections; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work ; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; and document analysis; electrical installations; any matters that are solely regulated by statute; any area(s) that **could not** be inspected by the consultant. Accordingly, this report is **not a guarantee** that defects and/ or damage **does not** exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: such matters may upon request be covered under the terms of a special purpose property report.)
- IV. In the event of any controversy or claim arising out of, or relating to this report, it will be settled by arbitration, in accordance with the rules of the Institute of Arbitrators Australia. Any judgments from such arbitration shall be binding upon both parties.