



Washington Brown

— QUANTITY SURVEYORS —
— BUILDING CONSULTANTS —

OFFICE LOCATIONS

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Schedule of Condition/Dilapidation

Client: Owner / Contractor

Client Address: 2 Sample Street,
Sample, QLD 4123

Site Address: Cinemas,
15 Sample Road,
Sample,
QLD 4123

Date: 1 January 2012

WB Job Number: 5678



Quality Assurance

Quality Assurance

Rev	Status	Prepared by	Checked by	Date
-	Issued	Surveyors Name	Director's Name	01/01/2012

Document Distribution

Issued to	Company	No. Copies	Date
Client / Contractor	Name	1	01/01/2012

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Section 1 - Introduction

- 1.1 This Schedule is intended to record the condition of the property known as Cinema, 15 Sample Road, Sample, QLD 4123 prior to commencing the refurbishment works to the entire cinema complex.
- 1.2 The site inspection was carried out on 1 January 2012. The weather during the course of inspection was wet during the morning and overcast during most of the day. Due to the cinema not having any power and lighting to some of the areas to be inspected, like the cinemas, the survey was undertaken with very limited visibility. Where we were unable to carry out a thorough inspection in detail, we have identified this within the schedule.
- 1.3 The schedule of condition contains the following definitions and their descriptions are as follows:
- **GOOD** – No signs of wear or tear and able to perform the function for which it was installed.
 - **FAIR** – Showing signs of wear/soiling but still serviceable and functioning adequately.
 - **POOR** – Subject to hard and long term wear with repair and/or renovation generally necessary.
- 1.4 The below tables identify the classification of cracks and their sizes in relation to building elements.

Section 1 - Introduction

1.4.1 Classification of Impact with Reference to Walls

Impact Category	Description of typical impact to walls and required repair	Approximate crack width limit
0	Hairline cracks	< 0.1 mm
1	Fine cracks which do not need repair	0.1 mm to 1.0 mm
2	Cracks noticeable but easily filled. Doors and windows stick slightly.	1 mm to 5 mm
3	Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather-tightness often impaired	5 mm to 15 mm, or a number of cracks 3 mm to 5 mm in one group
4	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window or door frames distort. Walls lean or bulge noticeably. Some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks
5	As above but worse, and requiring partial or complete rebuilding. Roof and floor beams lose bearing and need shoring up. Windows broken with distortion. If compressive damage, severe buckling and bulging of the roof and walls.	> 25 mm

1.4.2 Classification of Damage to Concrete Floors

Impact Category	Description of typical damage	Approximate crack width limit in floor	Change of offset from 3m straight placed over defect
0	Hairline crack, insignificant movement of slab from level	< 0.3 mm	< 8mm
1	Fine but noticeable cracks. Slab reasonably level	< 1.0 mm	< 10mm
2	Distinct cracks. Slab noticeable curved or change in level	< 2.0 mm	< 15mm
3	Wide cracks. Obvious curvature or change in level	2mm – 4mm	15mm – 25mm
4	Gaps in slab. Disturbing curvature or change in level	4mm – 10mm	> 25mm

Section 2 - General Property Description

Generally

Sample Centre is a shopping mall within Sample with most major stores, speciality shops and a multiplex cinema within, which has been closed for sometime and now due to be refurbished.

The cinema is located on the first floor at the rear of the shopping mall with access via the main entrance and from the centre's upper level carpark. The complex consists of a typical foyer area consisting of candy and popcorn bar. Concourse area to access the 8 cinema screens and fire escape stairwell. The back of house consist of offices, kitchen, staff kitchen, staff toilets, storage rooms and on the first floor concourse is where the projectors are located.

Currently, the dis-used cinema has had majority of the fixtures and fittings stripped out and therefore it is virtually in its bare state and generally in a poor condition. Within the 8 cinemas the seating and carpets have been stripped and the cinema screens have been partly removed but carpets on the walls have been retained. Within the foyer and concourse area some of the fittings remain, like the counters and cupboards and some have been removed, likewise the carpets are removed and the walls are in a poor state of condition. Generally, the back of house areas (offices, toilets, kitchen, projector area, etc.) has been left in a poor state of condition and there is evidence of water ingress from the roof that has affected some of the walls, ceilings and carpets.

The site inspection parameters consisted of surveying concourse / foyer / candy bar, kitchen, cinemas, projector room, plant rooms and roof.

Section 3 - Limitations

Limitations

- 3.1 This Schedule does not constitute a building survey, and is only intended to record the condition of the building fabric and exposed finishes.
- 3.2 In preparation of this Schedule no tests have been carried out on any service installations such as heating, alarm systems, emergency lighting, and smoke or heat detectors.
- 3.3 Where the terms 'left hand' and 'right hand' are used, it is assumed that the observer is facing the element being described.
- 3.4 The elevation featuring the principal entrance is referred to as the 'front elevation' which is deemed to be facing south and all elevations are referenced accordingly.
- 3.5 We advise that we have not inspected parts of the building built-in, covered up or otherwise made inaccessible, and therefore cannot comment as to whether they are free from defect or infestation. We also advise that we have not tested services or carried out tests for any deleterious materials.
- 3.6 All areas were inspected from ground floor level only.
- 3.7 We have not commented on any environmental issues, hazardous materials and the like and did not form part of the brief.

Section 4 – Agreement

4. Agreement

1. We, the undersigned, agree that this is a fair and reasonable record of the condition of the premises located at Cinema, 1015 Sample Road, Sample prior to Contractor's occupation, as recorded within the Washington Brown's Schedule of Condition / Dilapidations Report dated 1 January 2012.

Signed: _____

Dated _____

**For and on behalf of
(Landlord)**

Position in the Company _____

Signed: _____

Dated _____

**For and on behalf of
(Contractor Name)**

Position in the Company _____



Appendices

Appendix A - Schedule of Condition

Appendix B - Photographic Record

Appendices

Appendix A

Schedule of Condition



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Dilapidation Report

Item Ref	Location	Element	Description	Condition	Photo Ref
	Cinema, 15 Sample Road, Sample, QLD 4123				
1.0	Internal				
1.1	Outside Hoarding	Ceiling	Plastered and painted with recessed lighting and speakers, access hatch and suspended signage.	<ul style="list-style-type: none">• Localised areas of staining due to water ingress from roof above and at the time of the survey there were a couple of buckets on the buckets on the floor.• Exposed ceiling hatch.	1-6
		Walls	Plastered and painted.	<ul style="list-style-type: none">• Generally in satisfactory condition with slight scuff marks.	
		Floor	Tiled floor.	<ul style="list-style-type: none">• Generally satisfactory with staining around where the water is leaking from the roof.	
1.2	Entrance (behind hoarding)	Ceiling	Plastered and painted with recessed lighting and surface mounted sprinklers.	<ul style="list-style-type: none">• Evidence of water staining around lights near the entrance from the hoarding.• General decorations have been patch	7-36



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Item Ref	Location	Element	Description	Condition	Photo Ref
				<p>painted.</p> <ul style="list-style-type: none"> 3 x lights not working. 	
		Walls	Unpainted timber clad to columns and piers. Part tiled.	<ul style="list-style-type: none"> Generally in reasonable condition with poor filling to screw holes in boards. Gaps around steps and around perimeter of ceiling. Unpainted. Tiled area general in a dirty condition. 	
		Floor	Ceramic tiles with tactile on landing.	<ul style="list-style-type: none"> Generally dirty throughout with water spot marks. 3 no. cracked or damaged tiles. 	
		Doors	3 x Roller fitted doors.	<ul style="list-style-type: none"> Generally in good working order with no apparent defects and no cracked Perspex between the roller shutter rails. 	
		Window	Full height glazings overlooking the foyer area.	<ul style="list-style-type: none"> No identified cracks but generally dirty. 	
1.3	Foyer	Ceiling	Plaster and painted recessed ceiling with recessed surface mounted downlights, a/c vents and surface	<ul style="list-style-type: none"> Generally soiled throughout with missing light fitting, missing access hatch covers and some lights not working. 	37-68



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Item Ref	Location	Element	Description	Condition	Photo Ref
			mounted sprinklers.		
		Walls	Plasterboard and painted.	<ul style="list-style-type: none">Newly plastered walls with mist coat and in fair condition.	
		Floor	Part fair faced concrete and part ceramic tiles in front of counters.	<ul style="list-style-type: none">No apparent defects to concrete apart from glue marks where carpet have been removed.Ceramic tiles generally dirty and a number of cracked or damaged tile to plinth along wall or columns.	
		Door	Roller shutter door leading on to the shopping mall with glazed panels.	<ul style="list-style-type: none">Unable to inspect as it was covered up with sheeting but appeared in satisfactory condition.	
		Glazing	Glazing overlooking the mall covered with advertisements.	<ul style="list-style-type: none">External appears generally in satisfactory condition with no evidence of cracked glazing.	
		Counters	Marble worktop with timber counter panel below.	<ul style="list-style-type: none">Generally in poor condition throughout.	



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Item Ref	Location	Element	Description	Condition	Photo Ref
1.4	Fire Indicator Cup'd	Cupboard	Plastered linings to walls and ceiling, concrete floor, melamine doors.	<ul style="list-style-type: none"> Internally unpainted plasterboard taped and skimmed. Debris on the floor. Generally dirty. 	69-75
1.5	Lobby (leading to offices)	Ceiling	Plastered and painted with surface mounted fluorescent lighting and sprinkler head.	<ul style="list-style-type: none"> Generally in good condition. 	76-87
		Walls	Plastered and painted.	<ul style="list-style-type: none"> Scuff marks and nail holes in various locations. Localised area of damaged plasterboard. Generally dirty. 	
		Floor	Carpets.	<ul style="list-style-type: none"> Generally soiled and dirty. 	
		Door	Door missing.	<ul style="list-style-type: none"> Frame with numerous redundant screw holes and wires hanging from top door reveal. 	
1.6	Office 1	Ceiling	Plastered and painted with surface mounted fluorescent lighting and sprinkler head.	<ul style="list-style-type: none"> Generally satisfactory with 1 x diffuser missing. Grilles dirty. 	88-99



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Item Ref	Location	Element	Description	Condition	Photo Ref
		Walls	Plastered and painted.	<ul style="list-style-type: none"> Decorations in poor condition with redundant screw holes in various locations where fixtures and fittings have been removed. Generally dirty condition. 	
		Floor	Carpets.	<ul style="list-style-type: none"> Generally dirty and patched where the fixtures have been removed. 	
		Door	Painted timber door.	<ul style="list-style-type: none"> Decorations in poor condition with missing door furniture. 	
1.7	Office 2	Ceiling	Plastered and painted with surface mounted fluorescent lighting and sprinkler heads.	<ul style="list-style-type: none"> Evidence of water egress from ceiling on day of inspection and generally decorations in poor condition with dirty vents to air-conditioning grilles. 	100-114
		Walls	Plastered and painted.	<ul style="list-style-type: none"> Generally soiled throughout with redundant screw holes where fixtures have been removed. Evidence of vertical cracks to junction of walls. 	
		Floor	Carpet.	<ul style="list-style-type: none"> Generally dirty and area of damp patch where water egress has damaged carpet 	



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Item Ref	Location	Element	Description	Condition	Photo Ref
				and caused staining.	
		Door	Painted timber door.	<ul style="list-style-type: none"> Generally soiled with missing overhead closure. 	
1.8	Office 3 (Safe Room)	Ceiling	Plastered and painted with surface mounted fluorescent lighting and sprinkler heads.	<ul style="list-style-type: none"> Decorations in poor condition with ceiling hatches being cut and missing covers. Missing light fittings and redundant fixings to ceilings. Dirty vents. 	115-133
		Walls	Plastered and painted with perimeter skirting trunking with fitted cupboards and shelves.	<ul style="list-style-type: none"> Walls in poor decorative condition with redundant screw holes and damage in various locations. 	
		Floor	Carpets.	<ul style="list-style-type: none"> In poor condition with efflorescence where previous water egress and staining in corner of room. Localised area of threadbare carpet in various locations. 	
		Fixtures and Fittings	Melamine fitted wall units and shelving and phone system.	<ul style="list-style-type: none"> Unable to ascertain if phone system in working order. Generally soiled. 	



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Item Ref	Location	Element	Description	Condition	Photo Ref
		Door	Painted timber door.	<ul style="list-style-type: none"> • Decoration in poor condition with missing door furniture. 	
		Safe	Plastered and painted ceilings and walls with fitted melamine shelving and carpet on floor with steel door.	<ul style="list-style-type: none"> • Generally in poor decorative order. • Unable ascertain whether door is in working order. 	
1.9	Ticketing Counter	Ceiling	Plastered and painted with recessed spotlight and air-conditioning vents and 3 x fans.	<ul style="list-style-type: none"> • In poor decorative order with an access hole cut through and left unfinished. 	134-143
		Walls	Fabric lined walls with fitted cupboard.	<ul style="list-style-type: none"> • In poor condition. • Generally dirty. 	
		Floor	Carpets.	<ul style="list-style-type: none"> • Poor condition with staining. • Generally dirty throughout. 	
		Door	Painted timber door.	<ul style="list-style-type: none"> • In poor decorative order. 	
		Counter Area	Fitted melamine counters for serving.	<ul style="list-style-type: none"> • In poor condition. 	
1.10	Popcorn and Candy Bar Servery Area	Ceiling	Plastered and painted with surface mounted fluorescent lighting and	<ul style="list-style-type: none"> • Generally in poor decorative order with grilles and vents dirty and hatches created 	144-162



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Item Ref	Location	Element	Description	Condition	Photo Ref
			recessed air-conditioning units.	<ul style="list-style-type: none"> within the plasterboard. Missing lights throughout. 	
		Walls	Plastered and painted and part covered with melamine and reflective panels.	<ul style="list-style-type: none"> Generally in poor condition with holes in walls, scuff marks throughout and left in a poor state with part fittings removed. 	
		Floor	Ceramic tiles.	<ul style="list-style-type: none"> Generally dirty but no apparent cracked tiles. 	
		Fixtures and Fittings	Fitted cabinets on plinth.	<ul style="list-style-type: none"> Generally in poor condition with missing units or appliances. 	
1.11	Kitchen Area	Ceiling	Plastered and painted with surface mounted fluorescent lighting.	<ul style="list-style-type: none"> Generally soiled and lights not working. Redundant hole and ceiling mounted air-conditioning unit in poor condition. 	163-197
		Walls	Plastered and painted and part tiled with wall mounted air-conditioning units, hot water unit and other fixtures and fittings.	<ul style="list-style-type: none"> Decoration in poor condition with cracking between rear wall at the junction in the corners and along the floor throughout the entire length of the rear wall. 	
		Floor	Ceramic tiles.	<ul style="list-style-type: none"> Generally in poor condition with grout discoloured throughout. No cracked tiles, however at junction of wall 	



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Item Ref	Location	Element	Description	Condition	Photo Ref
				the tiles have come away due to cracking at junction of wall and the entire length of floor.	
		Fixtures and Fittings	Stainless steel double bowled sink, ceramic wash hand basin and used furniture.	<ul style="list-style-type: none"> All in very dirty condition. 	
		Store Room	Plastered and painted ceiling and walls with ceramic tiles to floor.	<ul style="list-style-type: none"> Generally in poor decorative condition and generally dirty. Damage to ceiling due to water damage from water ingress. 	
		Freezer Room	Plastic lined ceilings and walls and ceiling mounted refrigerant. Timber floor with rubberised finish.	<ul style="list-style-type: none"> Generally satisfactory but in dirty condition. 	
1.12	Concourse	Ceiling	Plastered and painted with recessed ceiling, recessed lighting, recessed air-conditioning grilles and perimeter pelmet.	<ul style="list-style-type: none"> In poor decorative condition with dirty vents and numerous lights not working. Various staining and patch repairs. 	198-218
		Walls	Rendered and painted finish with ceramic tile skirting throughout and wall mounted light fittings.	<ul style="list-style-type: none"> Generally in poor condition with redundant screw holes to various locations throughout the entire wall, redundant light fittings with no diffusers throughout. 	

Appendices

Appendix B

Photographic Record



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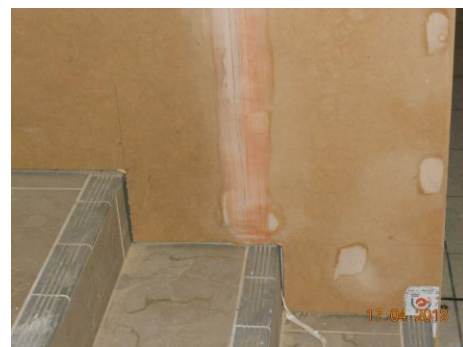
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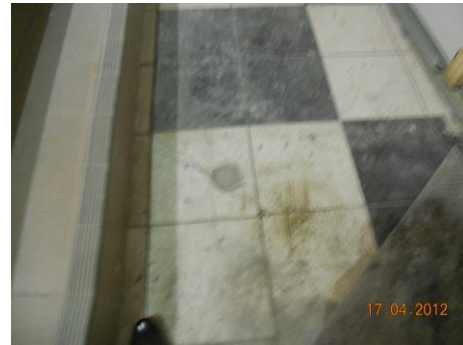


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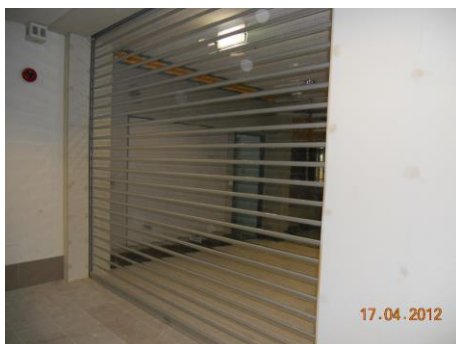
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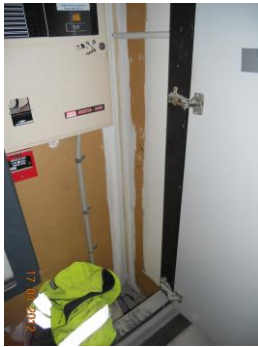


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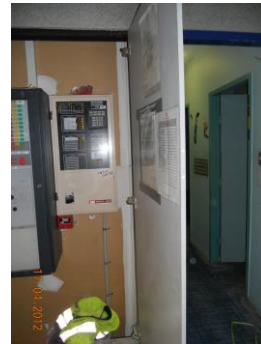
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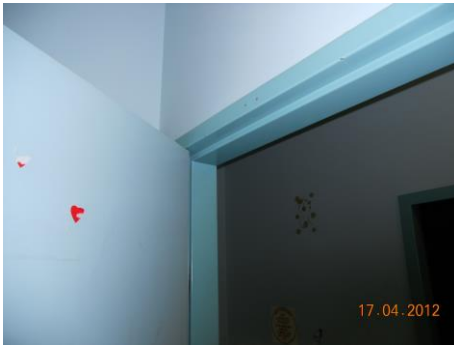


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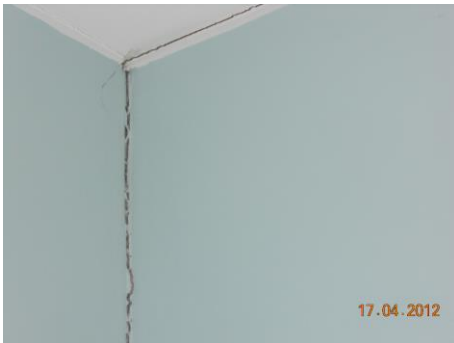
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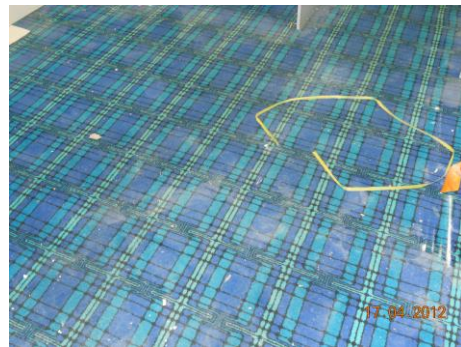
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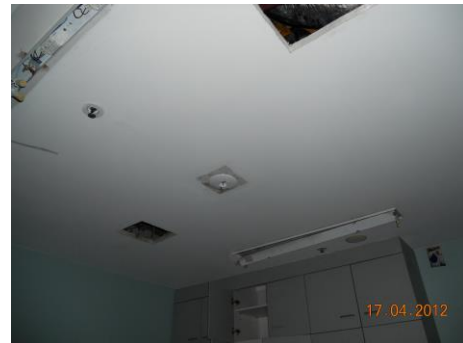
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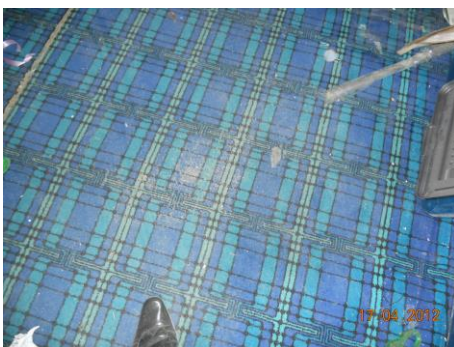
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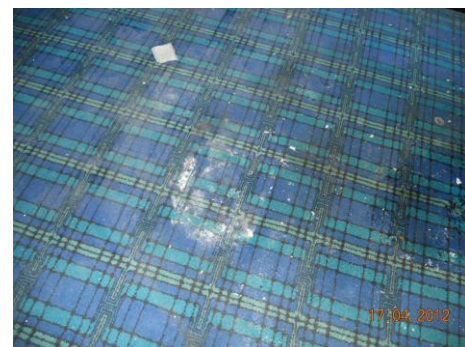
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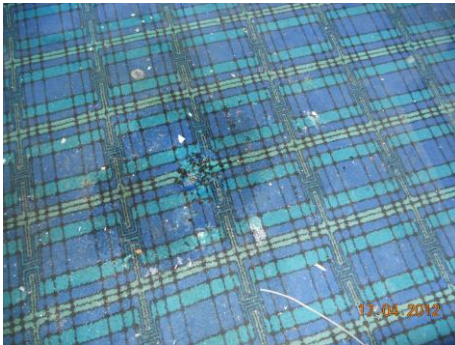
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