

## SITE INSPECTION REPORT

Client: Barbary Coast Investments Pty Ltd  
5/139 Bathurst Street  
Sydney NSW 2000

Attention: Daniel Whitten

Project: Structural Assessment of Building  
223-227 Bronte Road, Charing Cross

Our Reference  
16.132  
Computer File

S:161323001.01  
Cert. No.:01  
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Present:

Daniel Whitten      Owner  
Scott Doble        Ashby Doble Pty Limited

Distribution:

Daniel Whitten  
AD File

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Commenced:	10.00 am	Concluded:	10.45 am	Date:	30.01.18
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### 1.00 Introduction

Ashby Doble Pty Limited was contacted by Daniel Whitten, of Barbary Coast Investments Pty Ltd, and requested to attend a meeting on site at 223-227 Bronte Road, Charing Cross, to complete a follow-up inspection to a condition survey completed in May 2016.

### 2.00 Background

Ashby Doble Pty Limited completed a condition survey on the existing residential/commercial building at 223-227 Bronte Road on the 19<sup>th</sup> May 2016. The purpose of the inspection was to assess the structural integrity of the existing building to see if it was appropriate to have tenants in both the residential and commercial sections of the building.

The report concluded that the residential portion of the building should not be used, however the three commercial tenancies on the ground floor at the front of the building appeared to be in reasonable condition and fit to be used.

Daniel Whitten had requested the follow-up inspection in order to confirm that the conclusion reached in the initial report was still consistent and the shops were fit to be used.

### **3.00 Inspection**

A walkthrough inspection of the property was completed and the following noted:

- **Residential Units 1 to 6**

The assessment of the residential units indicated that there had been some minor increased deterioration in relation to concrete cancer, however the base building configuration appeared stable.

SD noted that the masonry balustrade to the southern access stair to the upper level apartments had deteriorated further since their previous inspection, and noted that some sections of brickwork had fallen onto the roof of the adjacent property. Refer to attached photographs 1 through 4. SD suggested that all sections of loose masonry to the balustrade be removed. Even though the upper levels of the building have been closed off, it is recommended that a temporary balustrade be fixed in place to the edge of the stair to ensure that any people accessing the building for service purposes are protected.

- **Three Commercial Tenancies at Ground Floor**

A walkthrough inspection of the three commercial tenancies at the ground floor of the building was completed, and there was no noticeable change in the condition of these tenancies.

In relation to the tenancy at No. 227, it is noted that they use the toilet at the rear of the tenancy. SD noted that the ceiling in this section of the tenancy had further deteriorated, and suggested that the ceiling be removed. Refer to attached photograph 5.

- **Access to Residential Section of Building**

SD noted that a series of chain wire fences and gates had been installed to restrict access to the residential tenancies. SD noted that these should be padlocked at all times. It was noted during the inspection that one of the tenancies was open. SD noted that all these tenancies should be maintained in a locked condition to prevent people accessing the apartments.

**4.00 Conclusion**

It is our opinion that the three commercial tenancies at the front of the building are still fit for purpose.

Additional works to maintain safety within the residential units at the rear of the building should be completed as outlined in the report above.

**END**



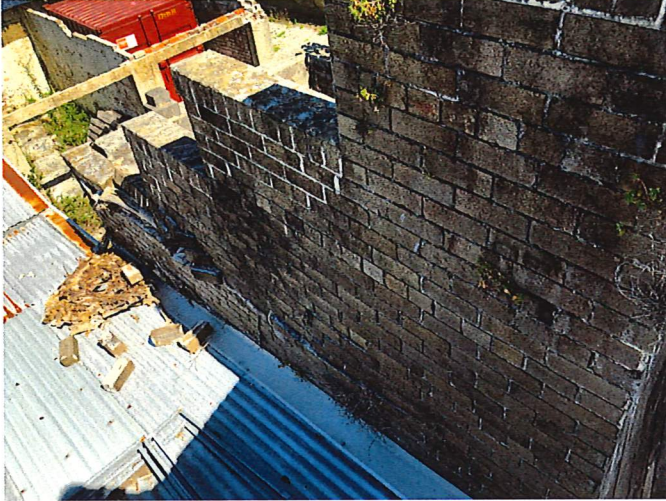


Photo 1 - Note the debris from the crumbling stair balustrade on the roof of the adjacent property



Photo 2 - Deteriorating balustrade



Photo 3 - Deteriorating balustrade

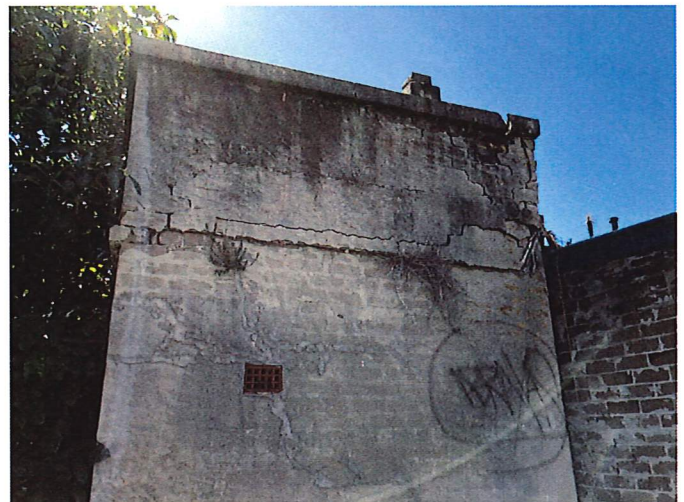


Photo 4 - Deteriorating balustrade





Photo 5 - Deteriorating ceiling to W/C of retail tenancy at 227 Bronte Rd



Photo 6 - Security fence across rear of residential section of building