

Thursday 15th February 2018

Dilapidation Survey – Mayfair - St Kilda Rd

JOB NUMBER	4446
CONTRACTOR	Hickory Group
CONTRACT SITE	412 St Kilda Rd Melbourne 3004
PROPERTY SURVEYED	External conditions of Queens Lane, Bowen Crescent, St Kilda Rd and 416a St Kilda Rd
DATE OF SURVEY	Tuesday 13th of February 2018

SURVEY

On behalf of our client – Hickory Group, we have undertaken a dilapidation survey on the existing conditions prior to the commencement of site works at 412 St Kilda Rd Melbourne 3004.

The purpose of the survey was to note and record the condition of the existing conditions and provide a report which could be used as a basis of assessment should it be alleged that work on the site has negatively affected surrounding properties.

In general, the survey should provide a detailed photographic record of existing external conditions of the streetscape immediately adjacent to the site, and anticipate those areas and elements at risk of being damaged by the proposed works.

The following is a report representing conditions as viewed by Rodney Salvin on the 13th of February 2018.



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This report covers detailed video footage of the existing site conditions contained within the proposed site, building external facades, access / egress footpaths, roads, car parks, council and service authority assets, and general street furniture.

The following details are covered in this report:

Queens Lane – (Full Width) - Site Frontage to Boundary Fences opposite, between the intersection with Bowen Crescent in the North and 30 m from the site extents in the South.

Bowen Crescent – (Full Width) - Site Frontage to Boundary Fences opposite, between the intersection with St Kilda Rd in the East and the intersection with Queens Rd in the West.

St Kilda Rd – (Partial Width) - Site Frontage to Median Strip opposite, between the intersection with Bowen Crescent in the North and 30 m beyond the extents of the site in the South.

416a St Kilda Rd – Eastern and Western facades as seen from the street. Also including Ground to B1 carpark, the rooftop recreational area and the southern façade as seen from this recreational area.

High-resolution digital video data was captured on a Panasonic 16:9 high definition digital video camera. The footage is presented in raw format so as not to jeopardise the data integrity. These video files are presented on the attached USB Drives.

Photographic images of site conditions are submitted in raw format and pdf contact sheets on the USB Drives included.

Absolute Surveying Pty Ltd will retain 1 Digital copy of the report for future reference.

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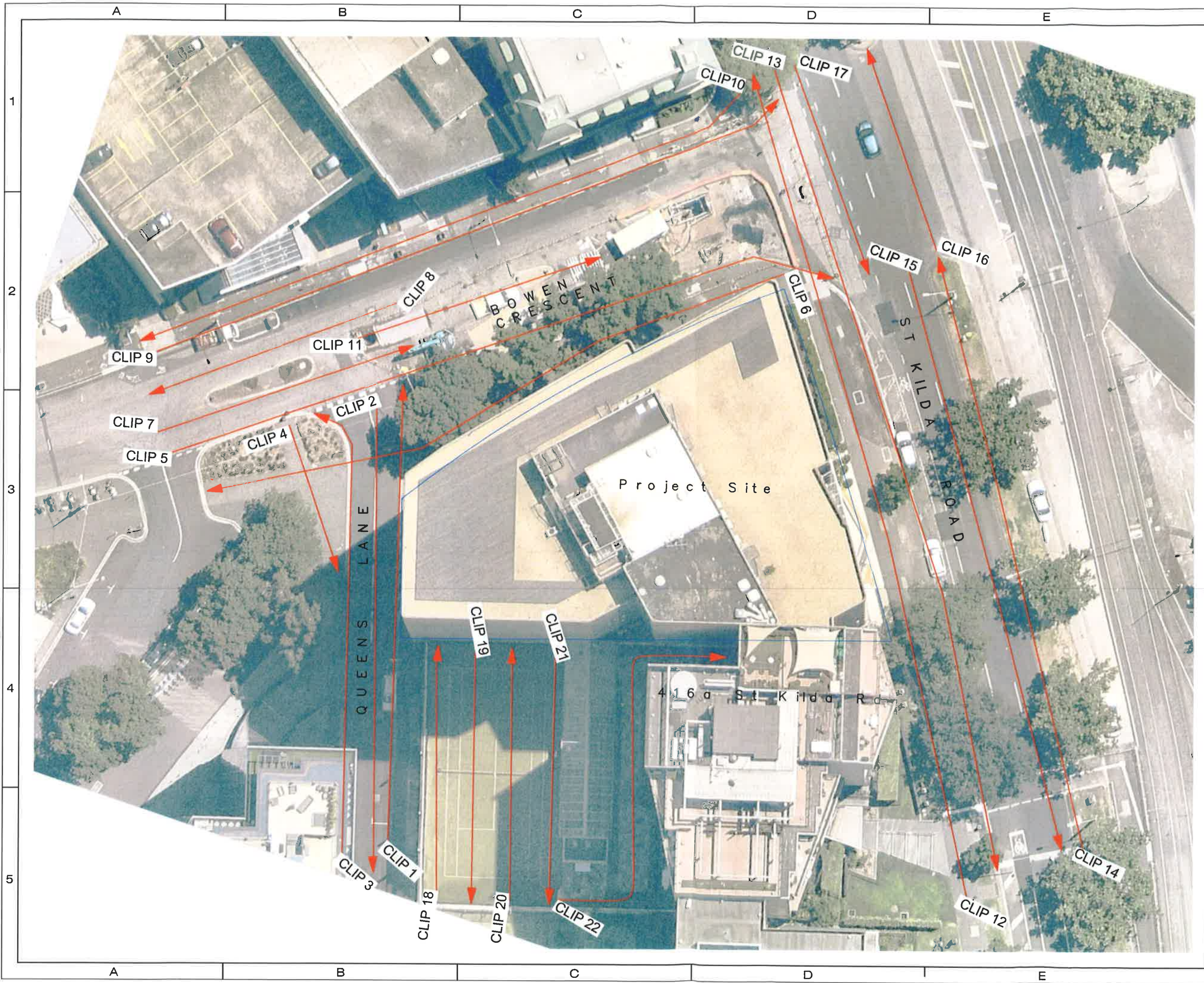
Introduction	Page 1
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Video Track Listing and Photo Folder Contents	Page 4
Video route and Photo location plan	Attached
Photographs	Attached

Video Track Listing

Clip 01	Queens Lane Eastern Path + Kerb Northbound
Clip 02	Queens Lane Road Southbound
Clip 03	Queens Lane Western Path + Kerb Northbound
Clip 04	Queens Lane Western Path + Garden Southbound
Clip 05	Bowen Cres Southern Kerb Eastbound
Clip 06	Bowen Cres Southern Path Westbound
Clip 07	Bowen Cres Southern Lane and median Kerb Eastbound
Clip 08	Bowen Cres Northern Lane and median Kerb Westbound
Clip 09	Bowen Cres Northern Kerb Eastbound
Clip 10	Bowen Cres Northern Path Westbound
Clip 11	Bowen Cres Road Construction Eastbound
Clip 12	St Kilda Rd Western Path Northbound
Clip 13	St Kilda Rd Western Kerb Southbound
Clip 14	St Kilda Rd Western Median Northbound
Clip 15	St Kilda Rd Western Road Lane Southbound
Clip 16	St Kilda Rd Road Intersection Northbound
Clip 17	St Kilda Rd Road Intersection Southbound
Clip 18	416a Tennis Court West side Northbound
Clip 19	416a Tennis Court Centre West side Southbound
Clip 20	416a Tennis Court Centre East side Northbound
Clip 21	416a Tennis Court East side Southbound
Clip 22	416a Access Path + BBQ Area Northbound
Clip 23	B1 to Lower Ground 10 m from Northern boundary
Clip 23	Ground Complete length Southbound
Clip 24	Lower Ground Complete length Northbound
Clip 25	B1 Complete length Southbound
Clip 26	Emergency Egress Stair B1 to Queens Lane

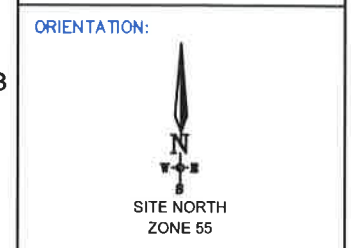
Photo Folder Contents

External	
Queens Lane	Images 01 - 19
Bowen Crescent	Images 20 - 64
St Kilda Rd	Images 65 - 98
416a St Kilda Rd	Images 01 – 83
416a St Kilda Rd - Basement	Images 01 - 42



SITE ADDRESS:
412 St Kilda Rd
Melbourne

LEGEND/NOTES:
Dilapidation
Survey Video
Route

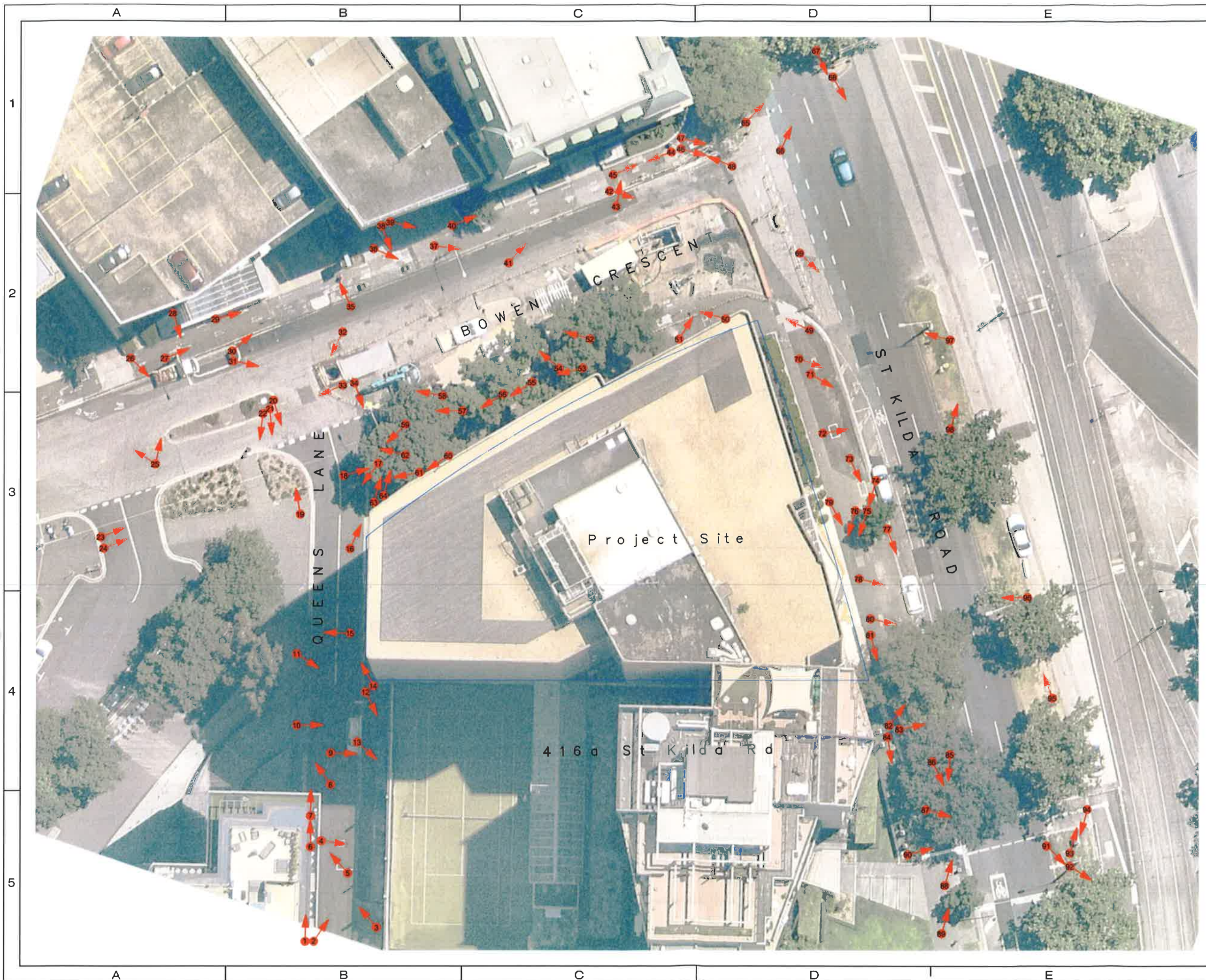


PROJECT:
Mayfair

DETAILS:
Dilapidation Survey
Video Route Plan

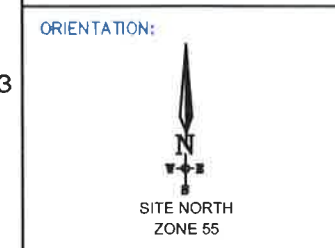


Scale: 1:200 @ A3				
Drawn	Checked	Surveyed	Approved	Date
RSV	JES	RSV	AW	13.02.16
Project Number:		Drawing Number:		Rev:
4422		4422-SS-D-0001 R01		



SITE ADDRESS:
412 St Kilda Rd
Melbourne

LEGEND/NOTES:
Image Location
and Orientation



PROJECT:
Mayfair

DETAILS:
Dilapidation Survey
Image Location Plan



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Scale: 1:200 A3

Drawn	Checked	Surveyed	Approved	Date
RSV	JES	RSV	AW	15.02.18

Project Number: 4422 Drawing Number: 4422-SS-D-0001 R01 Rev: 1

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



01 - B1



02 - B1



03 - B1

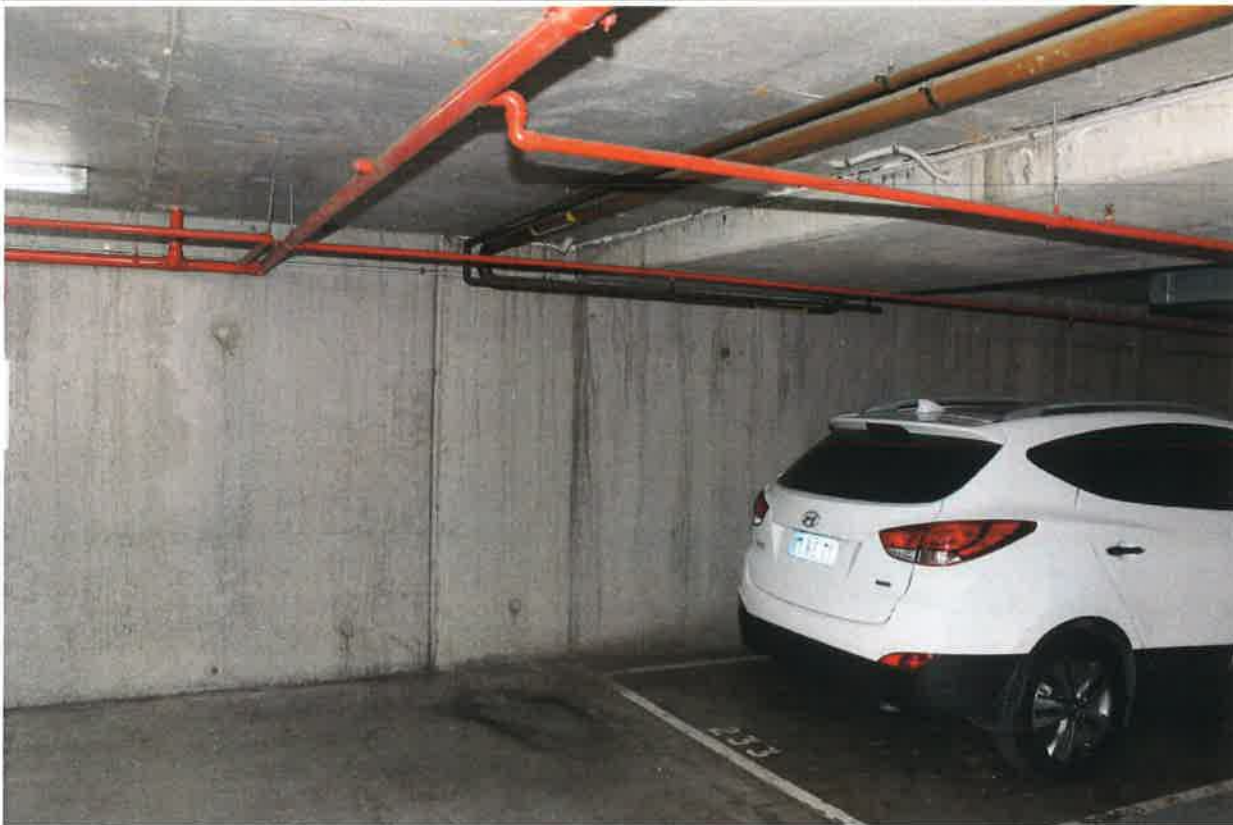


04 - B1

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



01 - Lower Ground



02 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



03 - Lower Ground



04 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



05 - Lower Ground



06 - Lower Ground



07 - Lower Ground



08 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



09 - Lower Ground



10 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



11 - Lower Ground



12 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



13 - Lower Ground



14 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



15 - Lower Ground



16 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



17 - Lower Ground



18 - Lower Ground



19 - Lower Ground



20 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



21 - Lower Ground



01 - Ramp B1 - Lower Ground



02 - Ramp B1 - Lower Ground



03 - Ramp B1 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



04 - Ramp B1 - Lower Ground



05 - Ramp B1 - Lower Ground

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



01 - Street Level



02 - Street Level

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



03 - Street Level



04 - Street Level

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



05 - Street Level



06 - Street Level

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



07 - Street Level



08 - Street Level

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



09 - Street Level



10 - Street Level

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



11 - Street Level

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



65 - St Kilda Rd



66 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



67 - St Kilda Rd



68 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



69 - St Kilda Rd



70 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



71 - St Kilda Rd



72 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



73 - St Kilda Rd



74 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



75 - St Kilda Rd



76 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



77 - St Kilda Rd



78 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



79 - St Kilda Rd



80 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



81 - St Kilda Rd



82 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



83 - St Kilda Rd



84 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



85 - St Kilda Rd



86 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



87 - St Kilda Rd



88 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



89 - St Kilda Rd



90 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



91 - St Kilda Rd



92 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



93 - St Kilda Rd



94 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



95 - St Kilda Rd



96 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



97 - St Kilda Rd



98 - St Kilda Rd

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



01 - Queens Lane



02 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



03 - Queens Lane



04 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



05 - Queens Lane



06 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



07 - Queens Lane

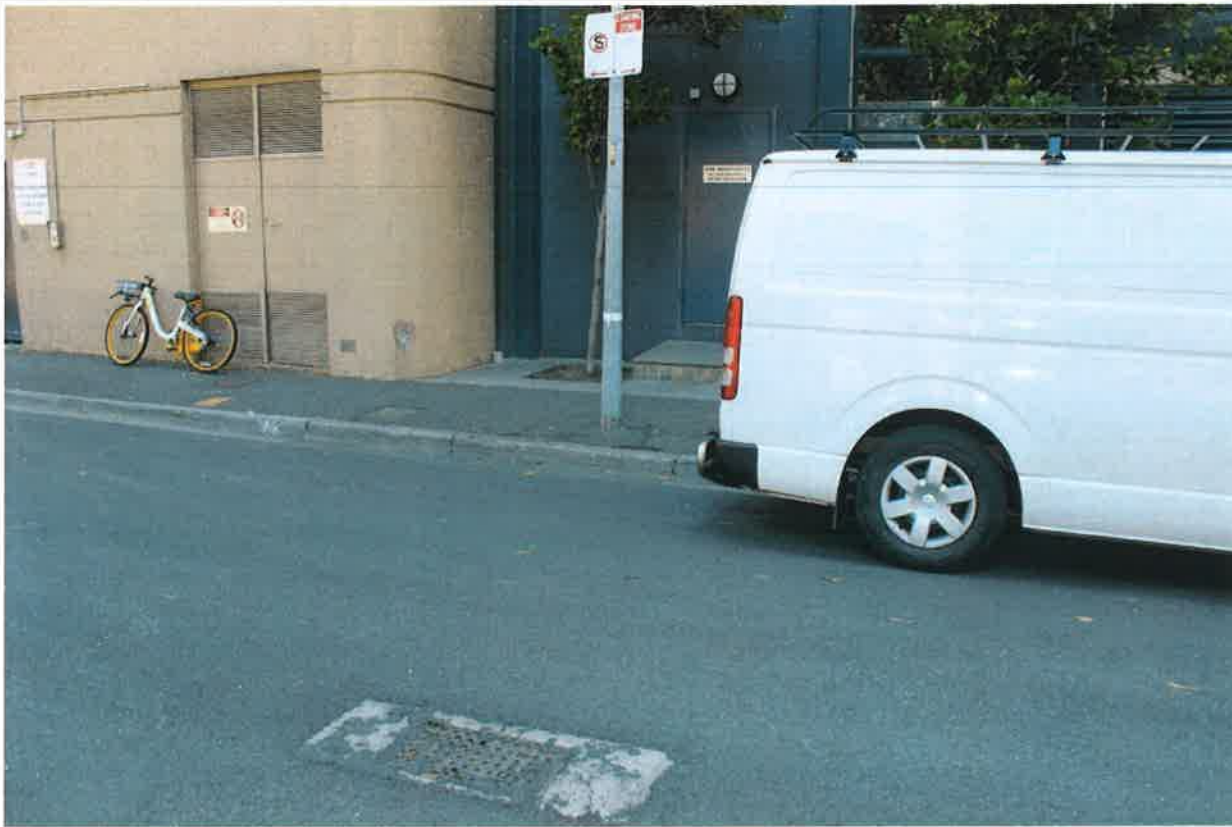


08 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



09 - Queens Lane



10 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



11 - Queens Lane



12 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



13 - Queens Lane



14 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



15 - Queens Lane



16 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



17 - Queens Lane



18 - Queens Lane



19 - Queens Lane

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



20 - Bowen Crescent



21 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



22 - Bowen Crescent



23 - Bowen Crescent



24 - Bowen Crescent



25 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



26 - Bowen Crescent



27 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



28 - Bowen Crescent



29 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



30 - Bowen Crescent



31 - Bowen Crescent



32 - Bowen Crescent



33 - Bowen Crescent



34 - Bowen Crescent



35 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



36 - Bowen Crescent



37 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



38 - Bowen Crescent



39 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



40 - Bowen Crescent



41 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



42 - Bowen Crescent



43 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



44 - Bowen Crescent



45 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



46 - Bowen Crescent



47 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



48 - Bowen Crescent



49 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



50 - Bowen Crescent



51 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



52 - Bowen Crescent



53 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



54 - Bowen Crescent



55 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



56 - Bowen Crescent



57 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



58 - Bowen Crescent



59 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



60 - Bowen Crescent



61 - Bowen Crescent

4422 - Mayfair - St Kilda Rd - Dilapidation Survey



62 - Bowen Crescent



63 - Bowen Crescent



64 - Bowen Crescent

