

Attn: Proper Officer
Majors Bay Development Pty Ltd
Suite 2/2 Giffnock Avenue
MACQUARIE PARK NSW 2113

Service: By registered post, and by email to

DATE: 11 JANUARY 2024

Building Work Rectification Order

Section 33 of the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020*

Majors Bay Developments Pty Ltd (ACN 164 310 990) is being given this Building Work Rectification Order (Order) in relation to (Majors Bay Development) 15 Bennett Street, Mortlake NSW 2137 (SP95014).

Majors Bay Development Pty Ltd is required to cause building work to be carried out to remediate the serious defects as set out in below in this Order.

Failure to comply with the requirements in this Order is a criminal offence.

Background

1. The Department of Customer Service (**the Department**) administers the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020 (the Act)*.
2. Under section 33 of the Act, if the Secretary of the Department, or their authorised delegate, has a reasonable belief that building work was carried out in a manner that could result in a serious defect in relation to the Building, they may order the developer to rectify building work to remediate the serious defect or potential defect.
3. Section 3 of the Act defines a serious defect. Section 3 of the Act also defines the term “building element” by reference to the *Design and Building Practitioners Act 2020 (DBP Act)*. Section 4 of the Act defines the term “developer”. Section 6 of the Act provides the building work to which the Act applies. Relevant excerpts from sections 3, 4 and 6 of the Act and section 6 of the DBP Act are **Attachment A** to this order.
4. Elizabeth Stewart, A/ Executive Director Building Operations and Assistant Building Commissioner, Department of Customer Service is an authorised delegate of the Secretary of the Department.
5. Majors Bay Development is the developer of the residential apartment building known as (Majors Bay Development) 15 Bennett Street, Mortlake NSW 2137 (SP95014) (**the Development**) for the purposes of section 4(a) of the Act.
6. The Development is comprised of a residential dwellings (building classification 2 of the BCA), and basement car parks (building classification 7a of the BCA). As the Development is a building that includes a part that is classified as a class 2 component of the BCA, the Act applies to building work at the Development.
7. On 15 February 2023, with the consent of the owners corporation, an authorised officer of the Department along with a third party consultant engaged by the Department attended the Building (**Investigator**). The Investigator prepared a report on serious defects in the Building (**Inspection Report**).

Requirements in relation to Serious Defects

8. I, Elizabeth Stewart, A/ Executive Director Building Operations and Assistant Building Commissioner, under section 33 of the Act, require you Majors Bay Development to do the things specified in column 4 in Table 1 to eliminate, minimise or remediate each respective serious defect described in columns 1, 2 and 3 of Table 1. Each requirement must be complied with by the time set out in column 5 of Table 1. For clarity, the time for compliance with each requirement commences on the date of this Order.

Table 1: Requirements in respect of Serious Defects

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
1	Rooftop Building 2D	<p>Failure to provide concrete plinth or concrete hob to the solar panel installations.</p> <p>Further, the Investigator noted that there was no obvious sealant / additional waterproofing that had been applied at the fixing locations and that suspected fixings from the solar panel support structure had been installed through the roof membrane.</p>	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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2	Roof – Building 2A	<p>The absence of upturn termination to waterproofing membrane against PVC service pipe.</p> <p>Further, the Investigator noted that a gap was observed between the membrane and the PVC pipe.</p>	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>
3	Roof – Building 2A	Deterioration of the waterproofing membrane.	<p>Within the time period specified in column 5, Stage 1.</p>	Stage 1 – 60 days

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4	Building 2A – Level 4 lobby	<p>Inadequate waterproofing as evidenced by water ingress from the roof slab.</p> <p>Further, a temporary drip tray has been installed within the</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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		ceiling space to capture the water from the water ingress.	<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
5	Basement carpark – Throughout the basement carpark	<p>Inadequate waterproofing as evidenced by efflorescence, cracking, stalactite and water ingress through the basement carpark.</p> <p>Further, the Investigator noted that the serious defect above was a systemic defect observed</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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		throughout the basement carpark, as it is an indication of a failed waterproofing membrane.	<ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
6	Basement 3	Inadequate drainage installation as evidence by exposed perforated agg-line to the perimeter drainage channel of the basement carpark.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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7	Building 2A-2 – Main entrance and entire residential Development	<p>Absence of a vertical termination for the waterproofing membrane, and absence of a grated drainage channel.</p> <p>Further, the Investigator noted that the serious defect above was a systemic defect observed throughout the Development.</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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			<p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p> <p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
8	Western Area of Courtyard – Planter Boxes	Inadequate waterproofing membrane as evidenced by water stains in the planter boxes.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <p>i) be prepared by a suitably qualified and registered specialist</p> <p>ii) be prepared with consideration to this Order and the Reasons for this Order;</p> <p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
9	Courtyard - Entire Courtyard	Absence of the waterproofing membrane termination below the floor tiles.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
10	Concrete awning – Building 2A	Inadequate fall of the substrate and absence of drainage as evidenced by standing water on the concrete awning.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
11	Building 2A – Main entrance	<p>Absence of a grated drainage channel and vertical upturn of membrane to the entry door to the building.</p> <p>Further, the Investigator noted that the serious defect above was a systemic defect observed throughout all the entire residential complex.</p>	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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12	Basement 3	<p>Installation of drainage to the dintel wall and basement slab throughout the basement, indicating that the tanked basement has failed. Further, sections of the new drainage channels are unfinished.</p> <p>Further, the Investigator noted following a review of the structural drawings S02-101 Revision 3 by Van Der Meer Consulting dated 5th March 2015 that they indicate that the basement has been designed to be a tanked basement in accordance with council conditions of consent.</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>
13	Apartment Balconies	Lack of overflow provisions installed on the apartment balconies or entry awnings.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p>	Stage 1 – 60 days

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14	Rooftop – Building 2D	Inadequate waterproofing membrane as evidenced by the bubbling roof membrane, which indicates trapped moisture below the membrane and delamination.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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15	Building 6A Unit 313	Inadequate fall of the balcony floor.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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16	Common terrace	Inadequate horizontal floor surface slope to the drainage outlet/s as evidenced by accumulation of excess water throughout the common terrace area.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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17	Pump room and throughout the Basement Carpark and Fire pump/valve rooms	Inadequate fire rating as evidenced by gaps and unprotected penetrations within the fire rated wall bounding.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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18	Pump room	Inadequate clear height as evidenced by the clear height from the floor to underneath of the pipe installation in the pump room being less than 2m.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <p>i) be prepared by a suitably qualified and registered specialist</p> <p>ii) be prepared with consideration to this Order and the Reasons for this Order;</p> <p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
19	Throughout the building	Inadequate exit signs provisions as well as exit directional signs pointing in the wrong direction.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
20	Garbage room, basement floor	Inadequate door set to garbage room (room contains chute) within Level B3 as evidenced by the door set having a hollow door frame and no tags confirming that the door and frame are fire rated.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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21	All levels, multiple locations	Inadequate fire doors as evidenced by gaps underneath the fire doors to residential apartments exceeding 10mm and being up to 20mm.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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22	Levels 1-4, Multiple locations within ceiling voids	<p>Inadequately protected service penetrations as evidenced by unprotected penetrations in ceilings voids, within fire rated walls separating between apartments and public corridors, in multiple locations and multiple levels of the Building.</p> <p>Further, the Investigator noted that there were limited numbers of ceiling void access panels.</p>	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>
23	All levels	Inadequate protection for service penetrations as evidenced by fire rated panels being used for fire stopping in	Within the time period specified in column 5, Stage 1.	Stage 1 – 60 days

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		<p>service cupboards which do not encapsulate all services penetrating the concrete slab, and some services being protected with a single layer of fire-rated panel while others are protected with 2 layers.</p> <p>Further, the Investigator noted that a single layer may not achieve the required FRL of - /120/120 and/or -/90/90.</p>	<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 60 days
24	Basement carpark	Unprotected and/or inadequate protection of services passing through concrete slabs.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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25	Fire isolated stairways, multiple locations	Redundant installation of grilles on the inside within external walls bounding fire isolated stairs, and absence of pressurisation system.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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26	Telecommunication Cupboard – Multiple Locations	Absence of non-combustible or fire protective covering and smoke seals on the doors to the telecommunication cupboards.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<ul style="list-style-type: none"> ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
27	Level 1	<p>The distance from Unit 104 on Level 1 to the final exit door on the same level exceeds 20m, with the overall distance being measured at approximately 26.9m.</p> <p>Furthermore, the inspector noted the Fire engineering report, No: 8907, Revision G, Dated 11.09.2018 does not address the non-compliance</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p> <p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
28	Fire hydrant outlets – Multiple Locations	Inadequate installation of fire hydrant outlets as evidenced by fire hydrant outlets in multiple locations, being oriented towards the wall at an angle and therefore not having the required 1m clearance.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <p>i) be prepared by a suitably qualified and registered specialist</p> <p>ii) be prepared with consideration to this Order and the Reasons for this Order;</p> <p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
29	Basement carpark - multiple locations	Inadequate door frames as evidenced by partially hollow door frames in fire rated walls.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
30	Carparking levels - multiple locations	Inadequate sprinkler protections as evidenced by sprinkler heads having been installed within storage cages and having inadequate clearance of not less than 500mm underneath sprinkler deflectors. Further, no physical barrier has been installed to prevent the storage from encroaching on the minimum 500mm clearance.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
31	All levels	Inadequate fire hydrant and fire sprinkler block plan as the fire hydrant and fire sprinkler block plan does not indicate which tower buildings incorporate a fire sprinkler system as required by Fire engineering report, No: 8907, Revision G, Dated 11.09.2018.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
32	Basement carpark	Inadequate clearance of sprinkler heads adjacent to mechanical ducts in multiple locations	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>
33	Basement Levels	Absence of fire detection between 1.5m and 3m of all required exits.	<p>Within the time period specified in column 5, Stage 1.</p>	XX days

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			<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
34	Common areas – all levels	Absence of fire detection within extinguisher, hot water meter or communications cupboards.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
35	Main switch room, fire pump room, fire valve room and other multiple locations.	Inadequately fire rated or protected service penetrations throughout the Building.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
36	Fire pump room, fire valve room and other fire rated rooms in the basement	Absence of fire damper within the duct where mechanical ductwork penetrates fire isolating walls.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<ul style="list-style-type: none"> ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
37	Fire pump room, fire valve room and other fire rated rooms in the basement	Inadequate installation of mechanical ductwork and hydraulic pipework within the fire isolated corridor.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<ul style="list-style-type: none"> iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
38	Basement 3 & 4 Fire Exits	Inadequate fire hose reel installation as evidenced by the fire hose reel serving the basement 3 North and basement 4 South area having been installed greater than 4 m from the exit.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
39	Basement 3 & 4 Fire Exits	Inadequate fire hydrant installation as evidenced by the fire hydrant serving the basement 3 North and basement 4 South area having been installed greater than 4 m from the exit.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
40	Basement – Mechanical Plenums	Absence of fire hydrant protection to the mechanical plenum along the perimeter of the basement.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
41	Basement – Mechanical Plenums	Absence of fire hose reel protection to the mechanical plenum along the perimeter of the basement.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
42	Fire Hydrant Booster Valve Assembly	Inadequate fire hydrant booster assembly as evidenced by the fire hydrant booster being installed within a cabinet/enclosure. Further the outlets are greater than 150mm to the front face of the enclosure.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>
43	Basement Car Park	Inadequate fire hydrant isolation valve installation as evidenced by the fire hydrant isolation valves having been	<p>Within the time period specified in column 5, Stage 1.</p>	Stage 1 – 60 days

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
		installed outside of the fire stairs.	<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 60 days
44	Fire Pump Room	Insufficient insulation wrapping of the fire hydrant pumpset exhaust pipe.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
45	Fire Pump room	Presence of trip hazards within the pump room restricting access to the equipment.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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46	Fire Pump Room	Inadequate drainage within the pump room as evidenced by channels being cut into the slab in lieu of compliant drainage.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<ul style="list-style-type: none"> ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
47	Site Water meter	Inadequate installation of the water meter and water meter isolation valves as evidenced by the isolation valves not being locked in the open position, the water meter and isolation valves being installed at the property boundary, and the fire hose reels being connected to the potable metered water service.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p> <p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
48	Throughout Basement levels	<p>Sprinkler protection shortfalls throughout the basement level as evidenced by obstructions with structure and services.</p> <p>Further there was an absence of sprinklers below beams leading to inadequate protection.</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <p>i) be prepared by a suitably qualified and registered specialist</p> <p>ii) be prepared with consideration to this Order and the Reasons for this Order;</p> <p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
49	Basement carpark mechanical plenums	Absence of sprinkler protection in mechanical plenums.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
50	Basement carpark	Inadequate sprinkler protection as evidenced by no sprinkler being installed at a high level, and the sprinkler being installed greater than 450mm from the slab soffit.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
51	Throughout the Basement	Inadequate fire sprinkler head coverage below the mechanical ductwork throughout the basement level.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
52	Throughout the building	Insufficient installation of Warden Intercom Points and Manual Call Points have been installed whereby some are missing.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>
53	Common area lobbies	Absence of smoke detection systems as evidenced by no smoke detection systems being	<p>Within the time period specified in column 5, Stage 1.</p>	Stage 1 – 60 days

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
		provided within 1.5m of the lift shafts.	<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 60 days
54	Basement carpark and rooms	Inadequate installation of smoke detectors within the sprinkler protected basement carpark as evidenced by smoke detectors having been provided within the sprinkler protected basement carpark sporadically	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
		in random locations such as, in areas where heat detectors are required.	<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
55	Ground floor lobby common areas	The inadequate smoke detector coverage within the ground floor lobby area.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
56	No. 13 Bennett St. - Level 2 lift	Inadequate fire rated wall bounding lift shaft as evidenced by the large panel installed within the fire rated wall bounding lift shaft measuring 0.2m x 1.3m which the Investigator noted sounded partially hollow.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<ul style="list-style-type: none"> ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
57	Throughout the building	Inadequate labelling of service penetrations through building elements as evidenced by fire rated penetrations not being provided with labelling.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p> <p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
58	Fire Pump Room	Inadequate storage tank sludge drain installation as evidenced by the storage tank sludge drain not connecting/discharging to a drainage system.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <p>i) be prepared by a suitably qualified and registered specialist</p> <p>ii) be prepared with consideration to this Order and the Reasons for this Order;</p> <p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
59	Waste Collection Room	Inadequate fire services pipework as evidenced by fire services pipework within the waste collection room having signs of corrosion.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
60	Basement 4 - throughout	<p>Sprinkler service test / drain line has been directly connected to the sanitary system.</p> <p>The Investigator observed that this is not permitted and the test line is to discharge over the trapped tundish or gully with an air gap.</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
61	Building 2D	<p>Absence of labelling on the cantilevered glass panels.</p> <p>The Investigator noted that this was systemic throughout the Building.</p>	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
62	Building 6D – South-eastern corner of the courtyard wall	Inadequate brick ties provided to the brick wall. Only one row of brick ties provided at the bottom of the wall above the steel lintel. The top and the eastern side of the brick wall are unsupported.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>
63	Courtyard – planter boxes throughout the entire courtyard	Inadequate control joints provided to the brick walls of the planter boxes.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p>	Stage 1 – 60 days

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
		The Investigator observed that this defect was systemic throughout the external courtyard.	<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 80 days
64	Building 2B	Non-compliant unreinforced masonry balustrade to the ground floor terrace.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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			<p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
65	Driveway – Between Building 2A-2 & Building 6A	Cracking was observed to the unreinforced masonry wall adjacent to the driveway.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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			<ul style="list-style-type: none"> ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
66	Building 2D-2	Cracking was observed to the unreinforced masonry wall adjacent to fire passage at the south-eastern corner of the Building.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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			<p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p> <p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
67	<p>Building B – Level 12 – Service Cupboard</p> <p>Fire Pump Room</p>	<p>Debris (nails) observed to be embedded through the concrete soffit.</p> <p>The Investigator also noted that corrosion to the nails have resulted in concrete spalling to the concrete soffit.</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <p>i) be prepared by a suitably qualified and registered specialist</p> <p>ii) be prepared with consideration to this Order and the Reasons for this Order;</p> <p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
68	Throughout the basement carpark	Exposed reinforcement observed to the concrete slab and soffit of Basement 3 car space R86.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	

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			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
69	<p>Basement car park</p> <p>Basement 3 car space R45 (Typical)</p>	Honeycombing was observed to the concrete surface and soffit	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
70	Basement 3 – north-western corner	Cracking was observed to the overhead concrete beam. The Dintel walls supporting is inconsistent with the structural drawings S02-010 Revision 3 by Van Der Meer Consulting dated 5 March 2015.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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71	Basement carpark Fire pump room	Corrosion staining was observed to the basement perimeter wall at water ingress locations. The Investigator also noted that the corrosion stain is an indication of inadequate cover and/or protection to the reinforcement within the concrete.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>
72	Throughout carpark basement.	Uncontrolled cracking was observed to the concrete slab throughout the basement slab.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p>	Stage 1 – 60 days

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			<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 80 days
73	Basement 3 carpark	Non-compliant fall prevention barrier was observed to the basement car park.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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			<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
74	Building 2D Unit 101	Control joints were missing adjacent to the brick pier.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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			<ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
75	Building 6A Unit 313	Interlinking handrail of cantilevered glass balustrade had been fixed to the external metal cladding. The external metal claddings was not a load-bearing element which could be used to provide structural support to the interlinking handrail.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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76	Fire pump room	Cutting of channels into the slab in lieu of compliant drainage, reducing strength and cover to reinforcement.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 80 days</p>

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			<p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p> <p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
77	Building 2B, 2A, 2D-2, 6D and 2A-2	<p>Balconies constructed without visible overflow provisions.</p> <p>The Investigator noted that this was a systemic defect throughout multiple units within the residential complex.</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <p>i) be prepared by a suitably qualified and registered specialist</p> <p>ii) be prepared with consideration to this Order and the Reasons for this Order;</p> <p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
78	Common courtyards	Delaminated floor tiles were observed throughout the courtyard. An inadequate tile adhesive and absence of tile control joints was also observed.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
79	Building 6A Unit 313	<p>Failure to prevent water ingress and high moisture presence causing water damage.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • Absence of upturn termination to the window subsill flashing; • Gap observed between window subsill flashing and concrete upturn; • Deteriorated sealant between the window subsill flashing and the adjacent building elements; • Deterioration of the external paint coating on the concrete upturn. 	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

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			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
80	Building 2D, 2D-2, 6D	Potential presence of combustible cladding on the exterior of the building.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
81	Building 2D roof Building 6D south-eastern elevation	Absence of sealant to the external cladding joints.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>
82	Building 2A roof	Aluminium mullion was missing capping.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p>	Stage 1 – 60 days

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 120 days
83	Throughout all building elevations of residential complex	Absence of weepholes was observed throughout the entire building elevation.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
84	Building 6A Unit 313	<p>Installation of a metal sheet cladding as the external façade adjacent to the sliding door, with the following specifics:</p> <ul style="list-style-type: none"> • Corrosion staining observed at the bottom of the metal cladding, indicative of exposure to moisture; 	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
		<ul style="list-style-type: none"> No weep hole observed along the bottom of the wall; When viewed from the internal side of the unit, wall sarking was not present within the wall cavity. 	<ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
85	All window installations of the Building (but in particular Building 2B – southern elevation)	The window subsill flashing did not extend to the full width of the window.	<ol style="list-style-type: none"> Within the time period specified in column 5 submit a written report to the Department via email to projectintervene@customerservice.nsw.gov.au from a suitably qualified person or specialist detailing the specific building work and steps to complete that work that can be carried out to eliminate the serious defect in accordance with: <ul style="list-style-type: none"> AS2047 and BCA Volume One FP1.4. Carry out the work to rectify the defect and consequential repairs in accordance with the 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 120 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			applicable performance requirements and any subsequently approved plans and designs required to comply with item 1 of this requirement.	
86	Vehicle entrances to basement carpark	Insufficient lighting (within first 15 metres and likely next 4 metres) was observed in the vehicle entrances to the basement carpark.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
87	Building roof areas including level 6	<p>Lack of overflow provisions, evidenced by:</p> <ul style="list-style-type: none"> • A number of non-operational 100mm capped pipe provisions (intended to be used for overflow); • Stormwater ingress into apartments directly below; • Ponding of water on roof (indication of inadequate falls to roof drainage outlets). 	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>
88	Basement 4	Inadequate installation of stormwater holding pits (having sumps in their base and holding water).	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p>	Stage 1 – 60 days

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			<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 60 days
89	External areas	Installation of insufficient lighting to the external stairs and ramps.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
90	Main switchroom	Failure to protect electrical switchboards from exposure to moisture (evidenced by water leaking within the main switchroom, collected by an open bin).	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
91	Rooftop – Solar PV switchboard	Failure to provide adequate protection from access to live parts of the electrical switchboard for the Solar PV.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<ul style="list-style-type: none"> ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
92	External façade of the Building	Incorrect installation (location) of the fire pump exhaust flue (adjacent to apartment windows).	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<ul style="list-style-type: none"> iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
93	Basement rooms (including garbage rooms, main switchroom, non-potable water pump room, water pump room, hot water plant room, gas meter room)	Failure to provide adequate natural or mechanical ventilation.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
94	Basement carpark	Penetration of mechanical services ductwork with an obstruction of greater than 10% of the duct internal height by the hydraulic services pipework	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
95	Basement fire stairs	Failure to provide stair pressurisation systems in the basement fire stairs of the Building.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
96	Basement carpark	Failure to provide adequate natural or mechanical ventilation.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
97	Throughout the Building	Failure to provide discrete permanent labelling to all emergency and exit signage (and in some instances, labelling provided in handwriting).	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>
98	Devices controlling operation of emergency lighting throughout the Building	Failure to provide labelling for each circuit supplying emergency luminaire and exit sign lighting.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p>	Stage 1 – 60 days

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			<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 60 days
99	Basement carpark	Failure to install sufficient duct support systems.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
100	Rooftop	<p>Failure to install a sufficient duct support system on the rooftop of the Building, specifically:</p> <ul style="list-style-type: none"> • Ductwork supported by bricks and not fixed to the roof; • Duct terminal not weatherproofed, and the 	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
		<p>internal duct insulation has become damaged;</p> <ul style="list-style-type: none"> Fan does not appear to have flexible duct connections for vibration isolation. 	<ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
101	Fire pump room – cold water pump	Failure to install the cold water pump set on a suitable base/plinth.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<ul style="list-style-type: none"> ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
102	All Apartment Levels – Meter Cupboard	<p>Failure to install floor waste drains/traps in the water meter cupboards on each apartment level.</p> <p>The Investigator also observed that in some of the cupboards the hot water meters were tagged as being "out of service".</p>	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p> <p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
103	Basement bin room – adjacent to hot water plant	Installation of backflow prevention devices without drains and a failure of the floor to grade to the floor waste (as evidenced by water pooling on the floor).	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <p>i) be prepared by a suitably qualified and registered specialist</p> <p>ii) be prepared with consideration to this Order and the Reasons for this Order;</p> <p>iii) detail the specific building work necessary to meet the codes and relevant standard.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
104	Hot water plant room	Failure to thermally insulate all valves and fittings in the heated water service pipework.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
105	Hot water plant room	Lack of a trap sum or floor waste gully to drain water as evidenced by the ponding of water in the hot water plant room.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
106	Basement 4 – hot water plant	Inadequate pipe supports/fixings installed on pressure services adjacent to hot water plant.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

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107	Basement level	Incomplete sanitary drainage service points	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>
108	Basement carpark (throughout)	Failure to install pressure services with required identification labels.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p>	Stage 1 – 60 days

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	Stage 2 - 60 days
109	Adjacent hot water plant room	Inadequate chamber vent pipe size for sewer pump station (50mm).	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
110	Basement carpark	Floor drains have been installed without traps throughout the basement carpark.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
111	Basement carpark	Installation of reflux valves at a high level of the basement car park and not readily accessible.	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<ul style="list-style-type: none"> ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
112	Basement carpark – car wash bay	Reduced stormwater drainage discharges into the carwash bay sewer system.	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<ul style="list-style-type: none"> iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
113	Basement carpark	Stormwater pipework installed using incorrect size and with insufficient fall (and/or reverse fall when aligned to the slab soffit)	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation</p> <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
114	Basement carpark	Failure to adequately support stormwater pipework	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation 	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			<p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	
115	Basement car park	Failure to achieve the minimum separation between services as evidenced by the installation of hydraulic services through mechanical services	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
			Rectify the works in accordance with the specialist report and drawings provided at stage 1.	
116	Basement 3 – north western corner	Failure to install a priming method in the floor waste connections	<p>Within the time period specified in column 5, Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

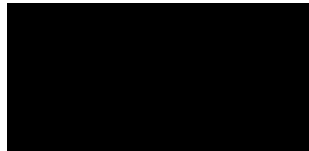
1. Serious Defect Reference Number	2. Location of Serious Defect	3. General description of Serious Defect	4. Requirement	5. Time for compliance with Requirement
117	Basement 4 – carwash bay	Failure to install a backflow prevention device to the cold water hose tap	<p>Within the time period specified in column 5,</p> <p>Stage 1.</p> <p>Submit a written report and drawings prepared for the raised defect to project intervene team via email to projectintervene@customerservice.nsw.gov.au</p> <p>The written report required to be submitted must:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified and registered specialist ii) be prepared with consideration to this Order and the Reasons for this Order; iii) detail the specific building work necessary to meet the codes and relevant standard. iv) be prepared with consideration to relevant design and installation specification and manufacture's recommendation <p>Stage 2.</p> <p>Rectify the works in accordance with the specialist report and drawings provided at stage 1.</p>	<p>Stage 1 – 60 days</p> <p>Stage 2 - 60 days</p>

Conditions of this Order

9. Making good any consequential damage caused in carrying out the works specified in this Order.
10. For any building work to address a serious defect in this Order you must comply with the requirements of the *Design and Building Practitioners Act 2020* (NSW).

Duration of this Order

11. This Order remains in force until it is revoked by the Secretary.



Elizabeth Stewart

Acting Executive Director
Building Operations and Assistant Building Commissioner
Building Commission NSW
Department of Customer Service

Reasons for the Building Work Rectification Order

1. I, Elizabeth Stewart, A/ Executive Director Building Operations and Assistant Building Commissioner, have formed a reasonable belief that the Development has a serious defect based on the following.
2. I have formed this belief after reviewing:
 - a. An Inspection Report (dated 13 April 2023) prepared by an authorised officer of the Department along with a third party consultant engaged by the Department, who conducted an inspection of the Development by consent of the owners corporation on 15 February 2023.
3. My reasonable belief is also based upon the following matters, set out in Table 2 below in respect of each serious defect identified in column 1 of Table 2 (where that reference corresponds to the reference set out in Table 1 above)

Reason why defect is a serious defect

Table 2 – basis of reasonable belief as to serious defects

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
1	Waterproofing	The absence of a concrete plinth or concrete hob to solar panel installations, and lack of obvious sealant / additional waterproofing has been applied at the fixing locations.	The absence of a concrete plinth or concrete hob to solar panel installations is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the roof or external wall prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants, and that any	<ul style="list-style-type: none"> • BCA Volume 1, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4 • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use - Design and Installation, Section 2 - Design and installation, appears as a standard referenced in the BCA

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			fixings that penetrate the membrane shall be sealed, and the sealant shall be compatible with the surface material.	<p>Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Deemed-to- Satisfy provision F1.4</p> <ul style="list-style-type: none"> • Australian Standard 4654.2-2012, Section 2.8 Termination of Membranes, Clause 2.8.4 Penetrations
2	Waterproofing	The failure to provide upturn termination to waterproofing membrane against PVC service pipe.	The failure to provide upturn termination to waterproofing membrane against PVC service pipe is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the roof or external wall prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants.	<ul style="list-style-type: none"> • BCA Volume 1, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4 • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use - Design and Installation, Section 2 - Design and installation, appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Deemed-to-Satisfy provision F1.4
3	Waterproofing	The deterioration of the waterproofing membrane.	The deterioration of the waterproofing membrane is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the roof or external wall prevent the penetration of water, undue dampness or deterioration of	<ul style="list-style-type: none"> • BCA Section A, Part A2.1 Suitability of materials • BCA Volume 1, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			building elements and unhealthy or dangerous conditions, or loss of amenity to occupants, and the design and installation of exposed and protected membrane systems, shall resist ultraviolet light (where exposed) and heat ageing.	<ul style="list-style-type: none"> • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use - Design and Installation, Section 2 - Design and installation, appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Deemed-to- Satisfy provision F1.4 • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use - Design and Installation, Section 2 - Design and installation, Clause 2.4.2 Service conditions
4	Waterproofing	The failure to prevent water ingress from the roof slab, and the installation of a temporary drip tray within the ceiling space to capture the water from the water ingress.	The failure to prevent water ingress from the roof slab is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the roof or external wall prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants.	<ul style="list-style-type: none"> • BCA Volume 1, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4 • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use - Design and Installation, Section 2 - Design and installation, appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				and Weatherproofing, Deemed-to-Satisfy provision F1.4
5	Waterproofing	The failure to prevent efflorescence, stalactite and water ingress into the basement carpark.	The failure to prevent water ingress into the basement carpark is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the roof or external wall prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants.	<ul style="list-style-type: none"> • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use • Australian Standard AS4654.2 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Deemed-to-Satisfy provision F1 • BCA Volume 1, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4
6	Waterproofing	Exposed perforated agglime and the inadequate drainage installation within the basement carpark.	The inadequate drainage installation is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a drainage system for the disposal of surface water convey surface water to an appropriate outfall, avoid surface water damaging the building, and moisture from the ground must be prevented from causing undue dampness or deterioration of building elements and unhealthy or	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.3:2015, Plumbing and drainage – Stormwater drainage, Section 6 Surface and subsoil drainage systems - installation, 6.4 Subsoil drains, Clause 6.4.1 General • Australian Standard AS/NZS3500.3 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Deemed-to-

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			dangerous conditions, or loss of amenity for occupants. Further, subsoil drains shall be laid so any pipe or geo-composite drain can be flushed out with protection to prevent damage.	Satisfy provision F1.1 Stormwater drainage <ul style="list-style-type: none"> • BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirements, FP1.3 Rainwater drainage systems
7	Waterproofing	The absence of a vertical termination for the waterproofing membrane and a grated drainage channel.	The absence of a vertical termination and a grated drainage channel is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the roof or external wall prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants.	<ul style="list-style-type: none"> • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use • Australian Standard AS4654.2 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Deemed-to-Satisfy provision F1.4 • F1.4 is a pathway that can satisfy the BCA Volume 1, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4
8	Waterproofing	The failure to install adequate waterproofing membrane and efflorescence and water egress from the planter boxes.	Efflorescence and water egress from the planter boxes is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the roof or external wall prevent	<ul style="list-style-type: none"> • Australian Standard AS4654.2: Waterproofing membranes for external above ground use: Part 2: Design and Installation, 2.13 Planter Boxes

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants.	<ul style="list-style-type: none"> Australian Standard 4654.2 Waterproofing membranes for external above-ground use – Design and installation, Section 2 Design and installation, 2.8 termination of membranes, 2.8.1 Upward terminations Australian Standard AS4654.2 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4
9	Waterproofing	The failure to install waterproofing membrane termination below the floor tiles in the courtyard.	The failure to install waterproofing membrane is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the vertical downward termination for roofs or similar structures using sheet membrane shall extend a minimum of 100mm from the junction, and that the roof or external wall prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants.	<ul style="list-style-type: none"> Australian Standard AS4654.2 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4 Australian Standard 4654.2 Waterproofing membranes for external above-ground use – Design and installation, Section 2 Design and installation, 2.8 Termination of membranes, 2.8.2 Vertical downward terminations, 2.8.2.1 Roofs and balconies
10	Waterproofing	The inadequate fall of the concrete awning / substrate and	The inadequate fall of the concrete awning is attributable to the failure to comply with the Building Code and	<ul style="list-style-type: none"> Australian Standard AS4654.2: Waterproofing membranes for

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
		absence of drainage leading to standing water on the concrete awning.	Australian Standards referenced in column 5 which requires among other things that falls in finishes shall ensure water drains to the drainage outlet, and that water shall not be retained on the finished surface with the exception of residual water remaining due to surface tension.	external above ground use: Section 2 Design and installation, 2.5 Substrate, 2.5.2 Falls <ul style="list-style-type: none"> • BCA Volume One
11	Waterproofing	The lack of grated drainage channel to the entry door to the building.	The lack of drainage is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that stormwater shall be prevented from entering doorways and other openings in buildings and where these are lower than adjacent ground surfaces, grated drains shall be designed and placed across ramps or entrances to intercept any flow, which would otherwise drain into the building. Further, the roof or external wall must prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants.	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.3 National Plumbing and Drainage Code Part 3, Section 5 Surface water drainage systems – Design, Clause 5.3.4 Entry into buildings • Australian Standard AS4654.2 Waterproofing Membranes for External Above Ground Use, Section 2 - Design and installation, 2.8 Termination of membranes, 2.8.3 Doors and windows onto external waterproofed areas • Australian Standard AS4654.2 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirements FP1.4
12	Waterproofing	The failure to install drainage adequately, as the drainage has	The failure to install drainage adequately is attributable to the	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.3:2015, Plumbing

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
		been installed to the dintel wall and basement slab throughout the basement.	failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a drainage system for the disposal of surface water convey surface water to an appropriate outfall, avoid surface water damaging the building, and moisture from the ground must be prevented from causing undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity for occupants. Further, subsoil drains should be laid so any pipe or geo-composite drain can be flushed out with protection to prevent damage.	and drainage – Stormwater drainage, Section 6 Surface and subsoil drainage systems - installation, 6.4 Subsoil drains, Clause 6.4.1 General <ul style="list-style-type: none"> • Australian Standard AS/NZS3500.3 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Deemed-to-Satisfy provision F1.1 Stormwater drainage • Deemed-to-Satisfy provision F1.1 is a pathway that can satisfy the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirements: FP1.3 Rainwater drainage systems and FP1.5 Rising damp
13	Waterproofing	The lack of overflows installed on the apartment balconies or entry awnings.	The lack of overflow provisions is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the stormwater from roof areas shall be collected and conveyed in gutters and downpipes and, during periods of high rainfall intensity or blockage of the roof drainage system, be discharged	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.3 –2003 Plumbing and Drainage–Stormwater Drainage, Section 5 Surface Drainage Systems –Design, Clause 5.3.1.1 Roof areas • Australian Standard AS/NZS3500.3 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			through overflow devices to site stormwater drains or channels, and that the roof or external wall prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants.	Weatherproofing, Performance Requirement FP1.4
14	Waterproofing	The bubbling and delamination of the waterproofing membrane from the substrate.	The bubbling and delamination of the membrane from the substrate is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the roof or external wall prevent the penetration of water, undue dampness or deterioration of building elements and unhealthy or dangerous conditions, or loss of amenity to occupants, and that the substrate material in contact with the waterproofing shall be suitable for and compatible with the waterproofing membrane system.	<ul style="list-style-type: none"> • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use – Part 2: Design and Installation, Section 2 Design and installation, 2.5 Substrate, 2.5.1 General • Australian Standard 4654.2-2012, Section 2.5 Substrate, Clause 2.5.3 Types of substrates, Clause 2.5.3.1 Fully bonded or liquid-applied • Australian Standard 4654.2-2012, Waterproofing Membranes for External Above Ground Use - Design and Installation, Section 2 - Design and installation, appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Deemed-to-Satisfy provision F1.4

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				<ul style="list-style-type: none"> Deemed-to-Satisfy provision F1.4 is a pathway that can satisfy the BCA Volume 1, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4
15	Waterproofing	The failure to install adequate falls to the balcony floor.	The inadequate falls on the balcony floor is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the falls in finishes shall ensure water drains to the drainage outlet, water shall not be retained on the finished surface with the exception of residual water remaining due to surface tension, and that other than roof areas stormwater from other than roof areas shall be collected and conveyed via stormwater channels and inlets to site stormwater drains and ponding of stormwater shall only occur temporarily at sag pits. Further, a drainage system for the disposal of surface water must convey surface water to an appropriate outfall and avoid surface water damaging the building.	<ul style="list-style-type: none"> Australian Standard AS/NZS 3500.3 –2015 Plumbing and Drainage–Stormwater Drainage, Section 5 Surface water drainage system – Design, 5.3 Layout – General criteria Australian Standard 4654.2 - Waterproofing Membranes for External Above Ground Use, Section 2 Design and installation, 2.5 Substrate, 2.5.2 Falls Australian Standard AS4654.2 appears as a standard referenced in the BCA Volume One, Part F Damp and Weatherproofing, Performance Requirements FP1.3
16	Waterproofing	The inadequate falls on the floor to the drainage outlet/s	The inadequate falls on the floor is attributable to the failure to comply with the Building Code and	<ul style="list-style-type: none"> Australian Standard AS/NZS 3500.3 –2003 Plumbing and Drainage–Stormwater Drainage,

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
		causing accumulation of excess water throughout the area.	Australian Standards referenced in column 5 which requires among other things that the falls in finishes shall ensure water drains to the drainage outlet, water shall not be retained on the finished surface with the exception of residual water remaining due to surface tension, and that other than roof areas stormwater from other than roof areas shall be collected and conveyed via stormwater channels and inlets to site stormwater drains and ponding of stormwater shall only occur temporarily at sag pits. Further, a drainage system for the disposal of surface water must convey surface water to an appropriate outfall and avoid surface water damaging the building.	<p>Section 5 Surface water drainage system – Design, 5.3 Layout – General criteria</p> <ul style="list-style-type: none"> • Australian Standard 4654.2 - Waterproofing Membranes for External Above Ground Use, Section 2 Design and installation, 2.5 Substrate, 2.5.2 Falls • Australian Standard AS4654.2 appears as a standard referenced in the BCA Volume One, Part F Damp and Weatherproofing, Performance Requirements FP1.3
17	Fire Safety Systems	Gaps and unprotected service penetrations within fire rated walls bounding the pump room.	Gaps and unprotected service penetrations within fire rated walls is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning, or other service penetrates a building element (other than an external wall or roof) that it is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, and	<ul style="list-style-type: none"> • Australian Standard AS 2419.1-2005 Fire Hydrant Installations, Part 2: System design, Installation and commissioning, Section 6 Pump sets, 6.4.2 Internal pumprooms • Australian Standard AS 2419.1 appears as a standard referenced in the NCC BCA Volume One, Part E1 Fire Fighting Equipment, E1.3 Fire hydrants • NCC BCA Volume One, Part C3 Fire Resistance, Part Cw3

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			construction joints, spaces and the like in and between building elements are required to be fire-resisting with respect to integrity and insulation.	Protection of Openings, C3.15 Openings for service installations and Specification C3.15 Penetration of walls, floors and ceilings be services <ul style="list-style-type: none"> NCC BCA Volume One, Part C3 Protection of Openings, C3.16 Construction joints
18	Fire Safety Systems	The failure to provide a clear height of not less than 2m from the floor to underneath of the pipe installations in the pump room.	The failure to provide a clear height of not less than 2m is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that in a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2m.	<ul style="list-style-type: none"> NCC BCA Volume One, Part D1 Provision for escape, D1.6 Dimensions of exits and paths of travel to exits Australian Standard AS 2419.1 appears as a standard referenced in the NCC BCA Volume One, Part E1 Fire Fighting Equipment, E1.3 Fire hydrants
19	Fire Safety Systems	The lack of exit signs and/or exit directional signs pointing in the wrong directions.	The lack of exit signs and/or exit directional signs pointing in the wrong direction is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that if an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, foyers, auditoria, and the like, indicating the direction to a required exit. Further,	<ul style="list-style-type: none"> NCC BCA Volume One, Section E, Part E4 Emergency Lighting, exit signs and warning systems, E4.6 Direction signs, NSW E4.6 BCA Volume One, Section E Services and equipment, Part E4 Visibility in an emergency, exit signs and warning signs, Deemed-to- Satisfy provision E4.5 Exit signs

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			an exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each door providing direct egress from a storey to an enclosed stairway or external stairway, passageway or ramp serving as a required exit, and an external access balcony leading to a required exit, and a door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space, and horizontal exit, and door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting.	
20	Fire Safety Systems	The absence of tags confirming doors and frames are fire rated, as well as hollow door frames.	Hollow door frames and/or missing tags is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> • Australian Standard AS 1905.1 Components for the protection of openings in fire resistant walls, Part 1 Fire-resistant doorsets, Section 5 Installation, 5.3 Fixing of door frames (2005), 5.4 allowable variations for fixing of doorframes and 6.1.2 completed installation • Australian Standard AS 1905.1 appears as a standard referenced in the NCC BCA Volume One, Specification C3.4 Fire doors, smoke doors, fire windows and shutters

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
21	Fire Safety Systems	Gaps underneath the fire doors to residential apartments exceeding 10 mm.	Gaps underneath the fire doors exceeding 10 mm is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the clearances between the bottom of all door leaves and the floor shall be between the leaf and the top surface of the floor including any floor covering—not less than 3 mm and not more than 10 mm.	<ul style="list-style-type: none"> Australian Standard AS 1905.1 Components for the protection of openings in fire resistant walls, Part 1: Fire-resistant doorsets, Section 5 Installation, 5.5 Clearances around door leaves, 5.5.1 Threshold and floor finish Australian Standard AS 1905.1 appears as a standard referenced in the NCC BCA Volume One, Specification C3.4 Fire doors, smoke doors, fire windows and shutters
22	Fire Safety Systems	Unprotected service penetrations in ceiling voids within fire rated walls between apartments and public corridors, in multiple locations and multiple levels.	Unprotected service penetrations within fire rated walls is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning, or other service penetrates a building element (other than an external wall or roof) that it is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire.	<ul style="list-style-type: none"> NCC BCA Volume One, Part C3 Fire Resistance, Part C3 Protection of Openings, C3.15 Openings for service installations and Specification C3.15 Penetration of walls, floors and ceilings be services
23	Fire Safety Systems	The inadequate protection for service penetrations as fire rated panels used for fire	The inadequate protection for service penetrations passing through fire rated elements is attributable to the failure to comply with the	<ul style="list-style-type: none"> NCC BCA Volume One, Part C3: Protection of Openings, C3.15 and Specification C3.15

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
		stopping in service cupboards do not encapsulate all services penetrating the concrete slab, and some services are protected with a single layer of fire-rated panel while others are protected with 2 layers.	Building Code and Australian Standards referenced in column 5 which requires among other things that where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning, or other service penetrates a building element (other than an external wall or roof) that it is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire.	
24	Fire Safety Systems	The failure to adequately protect services passing through concrete slabs.	The inadequate protection for service penetrations is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning, or other service penetrates a building element (other than an external wall or roof) that it is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire.	<ul style="list-style-type: none"> NCC BCA Volume One, Part C3: Protection of Openings, C3.15 and Specification C3.15
25	Fire Safety Systems	The redundant installation of grilles on the inside within external walls bounding fire isolated stairs.	The grilles in the walls bounding the fire isolated stairways is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5	<ul style="list-style-type: none"> NCC BCA Volume One, Section C3 Protection of Openings, Part C3.9 Service penetrations in fire-isolated exits

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			which requires among other things that the fire-isolated exits must not be penetrated by any services other than permitted electrical wiring, ducting associated with a pressurisation system or water supply pipes for fire services. Further, access to service shafts and services other than for fire- fighting or detection equipment, must not be provided from a fire- isolated stairway, fire-isolated passageway or fire-isolated ramp, and an opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit.	<ul style="list-style-type: none"> NCC BCA Volume One, Part D2 Construction of exits, D2.7 Installations in exits and paths of travel
26	Fire Safety Systems	The failure to provide non-combustible or fire protective covering and smoke seals for telecommunication cupboards doors.	The failure to provide non-combustible or fire protective covering and smoke seals is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that services or equipment comprising of electricity meters, distribution boards or ducts or central telecommunications distribution boards or equipment or electrical motors or other motors serving equipment in the building, may be installed in a required exit,	<ul style="list-style-type: none"> NCC BCA Volume One, Part D2 Construction of exits, D2.7 Installations in exits and paths of travel

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			except for fire-isolated exits or in any corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.	
27	Fire Safety Systems	The inadequate distance from unit 104 on Level 1 to the final exit door on the same level exceeds 20m.	The inadequate distance to the final exit on the same floor from Unit 104 is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the entrance doorway of any sole-occupancy unit must be not more than 20 m from a single exit serving the storey at the level of egress to a road or open space, and no point on the floor of a room which is not in a sole-occupancy unit must be more than 20 m from an exit or from a point at which travel in different directions to 2 exits is available.	<ul style="list-style-type: none"> NCC BCA Volume One, Section D Access and Egress, Part D1 Exit travel distances, D1.4 Exit travel distances
28	Fire Safety Systems	The lack of the minimum 1m clearance directly in front of the fire hydrant outlets.	The lack of the minimum 1m clearance directly in front of the fire hydrant outlets is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which	<ul style="list-style-type: none"> Australian Standard AS 2419.1 Fire Hydrant Installations, Part 1 System design, installation and commissioning 3.5 Fire Hydrant accessibility and clearance, 3.5.1 Accessibility

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			requires among other things that a clearance of 1000 mm shall be provided directly in front of the fire hydrant outlet for the connection and laying of hose.	<ul style="list-style-type: none"> Australian Standard AS 2419.1 appears as a standard referenced in the NCC BCA Volume One, E1.3 Fire Hydrants
29	Fire Safety Systems	The voids in the grouted door frame in the basement carpark.	The voids in the grouted door frame is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that metal door frames used in the construction of a fire-rated doorset for masonry construction, that the frame head and jamb cavities shall be backfilled by thoroughly and progressively grouting with cement mortar, concrete, a non-shrink grout or with material with a temperature of fusion not less than 1000°C, as well a building must have elements which will, to the degree necessary, avoid the spread of fire to exits, to sole occupancy units and public corridors and between and in the building.	<ul style="list-style-type: none"> Australian Standard AS1905.1- Components for the protection of openings in fire-resistant wall Part 1: Fire resistant doorsets, Section 5 Installation, 5.3 Metal doorframes in masonry walls, 5.3.2 Backfilling of metal door frames Australian Standard AS1905.1 appears as a standard referenced in the BCA Volume One, Section C Fire resistance, Specification C3.4 Fire doors, smoke doors, fire windows and shutters, Clause 2. Fire doors Specification C3.4 Fire doors, smoke doors, fire windows and shutters, Clause 2. Fire doors, is a pathway that can satisfy the BCA Volume One, Section C Fire resistance, Performance Requirement CP2
30	Fire Safety Systems	The failure to maintain 500mm clearance under sprinkler deflectors, and the failure to provide a physical barrier to	The failure to maintain 500mm clearance under sprinkler deflectors is attributable to the failure to comply with the Building Code and	<ul style="list-style-type: none"> Australian Standard AS 2118.1, Section 5 Spacing and Location of Sprinklers, 5.4.8 Clear space below sprinklers

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
		prevent storage from encroaching on the minimum 500mm clearance.	Australian Standards referenced in column 5 which requires among other things that a clear space not less than 500 mm shall always be maintained below the level of the sprinkler deflectors throughout the room.	<ul style="list-style-type: none"> Australian Standard AS 2118.1 appears as a standard referenced in the NCC BCA Volume One, E1.5 Sprinklers, Specification E1.5 Fire sprinkler systems and 2. <i>Adoption of AS 2118</i> Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, Clause 81
31	Fire Safety Systems	The failure to comply with the Fire engineering report, No: 8907, Revision G, Dated 11.09.2018 which requires that the fire hydrant and fire sprinkler block plan shall indicate which tower buildings incorporate a fire sprinkler system.	The failure to comply with the Fire engineering report is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> NCC BCA Volume One NCC BCA Volume One (2016), A0.1, A0.2 & A1.5
32	Fire Safety Systems	The failure to maintain adequate clearance (including vertical and horizontal clearance) whereby sprinklers near ducts do not have the required clearance, and mechanical ducts in basement levels in multiple locations are less than 500mm from the concrete slab/ceiling.	The failure to maintain adequate clearance (including vertical and horizontal clearance) is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that sprinklers shall be installed under rectangular ducts exceeding 800 mm in width and under circular ducts exceeding 1 m in	<ul style="list-style-type: none"> Australian Standard AS 2118.1, Automatic fire sprinkler systems, Part 1 General requirements, Section 5 Spacing and Location of Sprinklers, 5.7.3 Ducts and bulkheads and 5.4.4 Beam joists Australian Standard AS 2118.1 appears as a standard referenced in the NCC BCA Volume One, E1.5 Sprinklers

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			diameter unless there is at least 150 mm clearance from adjacent walls in which case the width without protection may be 1 m and 1.2 m respectively. Further, light fittings, bulkheads and ducts in close proximity to the ceiling shall be treated as beams or joists, and where deflectors of sprinklers are above the level of the bottom of the beams or joists the sprinklers shall be at such distances therefrom, that undue interference with the sprinkler discharge pattern is avoided.	
33	Fire Safety Systems	The absence of fire detection between 1.5m and 3m of all required exits.	The absence of fire detection is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> AS1668.1-1998, The use of ventilation and airconditioning in buildings, Part 1: Fire and smoke control in multi-compartment buildings, Section 4 Smoke control systems - General requirements, Clause 4.10.5 Location
34	Fire Safety Systems	The absence of fire detection within extinguisher, hot water meter or communications cupboards.	The absence of fire detection is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that any cupboard that has a capacity exceeding 3 m3 shall be protected, and cupboards containing electrical or electronic equipment having voltages greater	<ul style="list-style-type: none"> AS1670.1-2004 Fire detection, warning control and intercom systems – System design, installation and commissioning, Part 1: Fire, Section 3 Installation requirements, Clause 3.25.5 Cupboards

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			than extra-low voltage shall be protected internally if in excess of 1 m3.	
35	Fire Safety Systems	The failure to adequately fire rate or protect multiple service penetrations in the fire pump room, fire valve room, and main switchroom.	The inadequate fire-resisting sealing is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that where services pass through a floor that is required to have an FRL with respect to integrity and insulation, or a ceiling required to have a resistance to the incipient spread of fire, the service must be protected by a shaft that will not reduce the fire performance of the building elements it penetrates, and where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering.	<ul style="list-style-type: none"> • BCA Volume One, Section C Fire Resistance, Performance Requirements and C3.12 Openings in floors and ceilings for services
36	Fire Safety Systems	The absence of a fire damper within the duct where mechanical ductwork had been installed that penetrates fire isolating walls.	The absence of a damper is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that where ducts penetrate walls that are required to have a FRL, walls shall be protected by fire dampers, and a building must	<ul style="list-style-type: none"> • Australian Standard AS4254.2 Ductwork for air handling systems in buildings Part 2: Rigid duct, Section 2 Duct construction and installation, 2.1 Ductwork, 2.1.1 General • Australian Standard AS1682.2 Fire, smoke and air dampers,

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			have elements which will, to the degree necessary, avoid the spread of fire.	<p>Part 2; Installation, 5 Selection, 5.2 Fire dampers, 5.2.1 Integrity</p> <ul style="list-style-type: none"> • Australian Standard AS4254 appears as a standard referenced in the the BCA Volume One, Section C Fire resistance, Specification C1.10 Fire hazard properties, 5. Air-handling ductwork • Specification C1.10 Fire hazard properties, 5. Air-handling ductwork is a pathway that can satisfy the BCA Volume One, Section C Fire resistance, Performance Requirement CP2 • Section D2.7 Installations in exits and paths of travel
37	Fire Safety Systems	The installation of mechanical ductwork and hydraulic pipework within the fire isolated corridor.	The installation of mechanical ductwork and hydraulic pipework within the fire isolated corridor is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that access to service shafts and services other than for fire-fighting or detection equipment must not be provided from a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp.	<ul style="list-style-type: none"> • Section D2.7 Installations in exits and paths of travel • BCA Volume One Deemed-to-satisfy provision Specification C1.10 Fire hazard properties, 5. Air-handling ductwork

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
38	Fire Safety Systems	The failure to install fire hose reels serving the basement 3 North and basement 4 South withing 4 m of the exit.	The inadequate fire hose reel installation is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that fire hose reels must be located within 4 m of an exit, and a fire hose reel system must be installed to the degree necessary to allow occupants to safely undertake initial attack on a fire appropriate to the size of the fire compartment, the function or use of the building, and any other fire safety systems installed in the building and the fire hazard.	<ul style="list-style-type: none"> • BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Part E1.4 fire hose reels • Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
39	Fire Safety Systems	The failure to install fire hydrants serving the basement 3 North and basement 4 South withing 4 m of the exit.	The inadequate fire hydrant installation is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the internal fire hydrants shall be located for required non-fire-isolated exits within 4 m of the required exit at each level or at the lowest level provided coverage of all levels is achieved.	<ul style="list-style-type: none"> • BCA Volume One, Section E Services and equipment, Part E1.3 fire hydrants and AS2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning, Section 3 Location and other provisions, Clause 3.2.3.2 Location
40	Fire Safety Systems	The failure to provide fire hydrant protection to the	The failure to provide fire hydrant protection to the mechanical plenum is attributable to the failure to comply	<ul style="list-style-type: none"> • AS2419.1 – 2005 Fire Hydrant Installations

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
		mechanical plenum along the perimeter of the basement.	with the Building Code and Australian Standards referenced in column 5 which requires among other things that internal fire hydrants shall be provided to protect the whole building or those parts of the building not able to be protected by external fire hydrants. Further, each internal fire hydrant shall have a single valve-controlled outlet, and internal fire hydrants shall cover only the level on which they are located, all points on a floor shall be within reach of a 10 m hose stream issuing from a nozzle at the end of a 30 m length of hose laid on floor connected to the fire hydrant outlet.	<ul style="list-style-type: none"> Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
41	Fire Safety Systems	The failure to provide fire hose reel protection to the mechanical plenum along the perimeter of the basement.	The failure to provide fire hose reel protection to the mechanical plenum is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that all points on a floor shall be within reach of a 4 m hose stream issuing from a nozzle at the end of the hose laid on floor and the hose length shall not exceed 36 m.	<ul style="list-style-type: none"> AS2441-2005 Installation of Hose Reels Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
42	Fire Safety Systems	The inadequate installation of a fire hydrant booster assembly within a cabinet/enclosure, and	The inadequate fire hydrant booster installation is attributable to the failure to comply with the Building Code and Australian Standards	<ul style="list-style-type: none"> Australian Standard AS2419.1 Fire hydrant installations Part 1 System design, installation and commissioning, Section 7 clause

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
		installation of outlets being greater than 150mm to the front face of the enclosure.	referenced in column 5 which requires among other things that where boosters or feed fire hydrants are installed in a cabinet or recess, the front face of all connections shall be within 150 mm of the front face of the cabinet or recess.	<p>7.4 Fire hydrant booster assembly arrangement</p> <ul style="list-style-type: none"> Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
43	Fire Safety Systems	The failure to instal the fire hydrant isolation valves within the fire stairs.	The inadequate fire hydrant isolation valve installation is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that except within a plant, tank or pump room isolation valves within a building shall be located in fire-isolated exits.	<ul style="list-style-type: none"> Australian Standard AS2419.1 Fire hydrant installations Part 1 System design, installation and commissioning, Section 8 clause 8.5.8 Above ground isolating valves Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
44	Fire Safety Systems	The failure to wrap the fire hydrant pumpset exhaust for its entire length.	The insufficient wrapping of the fire hydrant pumpset exhaust pipe is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that systems shall be suitably guarded, lagged, shielded or cooled to prevent fire hazards and injury to operators.	<ul style="list-style-type: none"> AS2419.1-2005 Fire hydrant installations and the secondary referenced standard AS2941-2013 Fixed fire protection installations – pumpset systems Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
45	Fire Safety Systems	The failure to prevent trip hazards within the pump room which restricts access to the equipment.	The failure to prevent trip hazards within the pump room is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the pumpset shall be remote from any fire risk, and shall not be installed in potentially hazardous, flammable, or explosive atmospheres and the pumpset shall be readily accessible to fire brigade personnel and for routine maintenance.	<ul style="list-style-type: none"> AS2419.1-2005 Fire hydrant installations and the secondary referenced standard AS2941-2013 Fixed fire protection installations – pumpset systems Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
46	Fire Safety Systems	The failure to provide adequate drainage to the pump room.	The failure to provide adequate drainage is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that provisions should be made for drainage of water from the pumphouse and the floor should be graded to the drainage system.	<ul style="list-style-type: none"> AS2419.1-2005 Fire hydrant installations and the secondary referenced standard AS2941-2013 Fixed fire protection installations – pumpset systems Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
47	Fire Safety Systems	The failure to adequately install padlocks to isolation valves that can prevent flow of water to the hose reels, the installation of water meter and isolation valves at the property boundary, and the fire hose reels being connected to the potable metered water service.	The inadequate installation of padlocks to isolation valves that can prevent flow of water to the hose reels is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> • Australian Standard AS2441 Installation of fire hose reels, Section 6 Water Supply, 6.2 Metered water supply • Australian Standard AS2441 appears as a standard referenced in the BCA Volume One, Section E Services and equipment, Part E1.4 fire hose reels • Deemed-to-Satisfy provision E1.4 is a pathway that can satisfy the BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
48	Fire Safety Systems	The absence of a sprinkler coverage system and sprinkler protection shortfalls throughout the basement levels due to obstructions with structure and services.	The absence of a sprinkler coverage system is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that structural members such as beams, joists and columns, together with other features of the building such as ductwork, pipes, cable trays, light fittings and bulkheads in close proximity to the ceiling shall be treated as obstructions to sprinkler discharge.	<ul style="list-style-type: none"> • Australian Standard AS 2118. Automatic fire sprinkler systems, - General Systems – Section 5 Spacing and location of sprinklers – 5.7 Obstruction to sprinkler • Australian Standard AS2118 appears as a standard referenced in the BCA Volume One Section E Services and equipment, Part E1 Firefighting equipment, Deemed-to-Satisfy Provision E1.5 Sprinklers
49	Fire Safety Systems	The failure to provide sprinkler protection to the mechanical	The failure to provide sprinkler protection to the mechanical	<ul style="list-style-type: none"> • BCA Volume One Section E Services and equipment, Part E1

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
		plenums in the basement carpark.	plenums is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	Firefighting equipment, Deemed-to-Satisfy Provision E1.5 Sprinklers
50	Fire Safety Systems	The failure to install sprinklers at a high height and the installation of sprinklers greater than 450mm from the slab soffit.	The sprinkler location in relation to the slab soffit and failure to install sprinklers at a high height is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that sprinklers shall be located not more than 450 mm below ceilings or roofs containing no combustible material.	<ul style="list-style-type: none"> BCA Volume One Section E Services and equipment, Part E1 Firefighting equipment, Deemed-to-Satisfy Provision E1.5 Sprinklers
51	Fire Safety Systems	The failure to provide sprinkler head coverage below the mechanical ductwork throughout the basement level.	The inadequate fire sprinkler head coverage is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the light fittings, bulkheads and ducts in close proximity to the ceiling shall be treated as beam or joists, and where deflectors of sprinklers are above the level of the bottom of the beams or joists the sprinklers shall be at such distances therefrom, that undue interference with the sprinkler discharge pattern is avoided.	<ul style="list-style-type: none"> Australian Standard AS2118.1 Automatic Fire Sprinklers, Part 1 General Requirements, Section 5 Spacing and Location of Sprinklers, Clause 5.4.4 Beams and Joists Australian Standard AS2118.1 1 Automatic Fire Sprinklers appears as a standard referenced in the BCA Volume One Section E Services and equipment, Part E1 Firefighting equipment, Deemed-to-Satisfy Provision E1.5 Sprinklers

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
52	Fire Safety Systems	The failure to provide sufficient Warden Intercom Points and Manual Call Points.	The absence of Warden Intercom Points and Manual Call Points is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> AS1670.4-2004 Fire detection, warning, control and intercom systems—System design, installation and commissioning Part 4: Sound systems and intercom systems for emergency purposes Clause 5.3.3 AS1670.4-2004 Fire detection, warning, control and intercom systems—System design, installation and commissioning Part 4: Sound systems and intercom systems for emergency purposes Clause 4.3.2
53	Fire Safety Systems	The failure to provide smoke detection systems within 1.5m of the lift shafts.	The failure to provide smoke detection systems within 1.5m of the lift shafts is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> AS1670.1-2004 Fire detection, warning, control and intercom systems—System design, installation and commissioning Part 1: Fire, Clause 3.25.12
54	Fire Safety Systems	The inclusion of random smoke detectors within the basement areas where heat detectors are required.	The inclusion of random smoke detection within the basement areas is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that fire detectors are designed to detect one or more of four characteristics of a fire, i.e., heat, smoke, CO or flame, no one type of detector is the most suitable for all applications and the final choice will depend on individual	<ul style="list-style-type: none"> AS1670.1-2004 Fire detection, warning, control and intercom systems—System design, installation and commissioning Part 1: Fire Appendix A2

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			circumstances, in some premises, it may be useful to combine different types of detectors to achieve the best results.	
55	Fire Safety Systems	The failure to provide adequate smoke detectors within the ground floor lobbies.	The failure to provide adequate smoke detectors is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that for level surfaces, detectors shall be arranged so that the distance from any point on the level surface of the protected area to the nearest detector does not exceed 7.2 m, in addition, the distance between any detector and the nearest detector to it shall not exceed 10.2 m.	<ul style="list-style-type: none"> AS1670.1-2004 Fire detection, warning, control and intercom systems—System design, installation and commissioning Part 1: Fire Clause 5.1.2
56	Fire Safety Systems	Large potentially unpacked panels in fire rated lift shaft wall.	Large potentially unpacked panels in fire rated lift shaft wall is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> NCC BCA Volume One, Section C Fire Resistance, Part C3 Protection of openings, C3.10 Openings in fire- isolated lift shafts
57	Fire Safety Systems	The failure to provide labelling to services penetrations through building elements.	The failure to provide labelling to services penetrations through building elements is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that each service penetration or	<ul style="list-style-type: none"> AS 4072.1:2005 Components for the protection of openings in fire-resistant separating elements Part 1: Service penetrations and control joints

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			control joint be clearly labelled and marked with reference / specification of standard AS 4072.1, FRR, name and contact details of the installer, installation date, a unique installation reference number and the name and contact details of the manufacturer.	
58	Fire Safety Systems	The storage tank sludge drain does not connect/discharge to a drainage system.	The storage tank sludge drain does not connect/discharge to a drainage system is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a sludge valve shall be fitted when the capacity of the tank exceeds 500 L, the sludge shall be discharged to the satisfaction of the relevant environmental protection legislation and shall be readily visible and not cause damage or nuisance.	<ul style="list-style-type: none"> • Australian Standard AS2419.1 Fire hydrant installations Part 1 System design, installation and commissioning, Section 5 clause 5.1 General • AS3500.1 Water Services, Section 8, Clause 8.7 Sludge Valves • BCA Volume One, Section E Services and equipment, Part E1 Fire fighting equipment, Performance Requirement EP1.1
59	Fire Safety Systems	Sprinkler pipework has signs of corrosion suggesting the pipework and possible the fixings are not suitable for the environment.	The corrosion on the sprinkler pipework is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> • Australian Standard AS 2118. Automatic fire sprinkler systems, - General Systems – Section 7 Piping – 7.9 Support of Sprinkler pipework • BCA Volume One, Performance Requirement
60	Fire Safety Systems	The direct connection of the sprinkler service test / drain line to the sanitary system.	The direct connection of two services to the sanitary system is attributable to the failure to comply with the Building	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.2 –2003 Sanitary Plumbing and Drainage, Section

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			Code and Australian Standards referenced in column 5 which requires among other things that pipes discharging over a tundish are to have an air gap of at least twice the diameter of the outlet pipe.	<p>11 Fixtures and Appliances, Clause 11.22 Connection of Tundishes</p> <ul style="list-style-type: none"> Australian Standard AS/NZS3500.2 appears as a standard referenced in the BCA Volume Three, Section C - Part C1 Sanitary Plumbing Systems
61	Structural Systems	<p>The failure to label cantilevered glass panels.</p> <p>Reliance of the cantilevered glass balustrade upon the glass as a structural element.</p>	The absence of labels on glass panels is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that original panels of safety glazing material be legibly marked either in the form of a label that cannot be removed and re-used or a permanent mark on the glass surface.	<ul style="list-style-type: none"> AS1288 - 2006 Glass in Buildings – Selection and installation, Section 5.23 Identification of safety glass, 5.23.1 Original panels Deemed-to-Satisfy Provision B is a pathway that can satisfy the BCA Volume 1, Section B Structure, Part B1 Structural Provisions, Section B1.2 AS1170.1 – 2002 Structural design actions Part 1: Permanent, imposed and other actions, Section 3.6 Barriers
62	Structural Systems	The failure to provide only one row of brick ties to the entire elevation of the brick wall causing the wall to be unrestrained.	The unrestrained brick wall is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that wall ties for cavity walls and masonry veneer walls to be spaced no greater than 600mm in each direction.	<ul style="list-style-type: none"> Deemed-to-Satisfy provision B is a pathway that can satisfy the BCA Volume 1, Section B Structure, Part B1 Structural Provisions, Section B1.4. Australian Standard 3700-2011, Masonry structures, Section 4.10 Wall ties.

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
63	Structural Systems	The failure to provide adequate control joints to the brick walls of the planter boxes.	The inadequate construction of the brick walls of the planter boxes by failing to provide adequate control joints is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that expansion joints (closing control joints) and articulation joints be clean and free from hard or incompressible material for the full width and depth of the joint before joint filling material (if any) is inserted and that buildings or structures are capable of withstanding among other things liquid pressure action, ground water action, differential movement and creep and shrinkage.	<ul style="list-style-type: none"> Australian Standard AS3700 Masonry structures, Section 12 Construction, 12.4 Workmanship section 12.4.3 – Movement control joints. BCA Volume One – Section B Structure, Clause BP1.1 Structural Reliability
64	Structural Systems	The failure to provide a reinforced masonry balustrade to the ground floor terrace.	The non-compliant unreinforced masonry balustrade is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that barriers, including parapets, balustrades and railings, together with members and connections that provide structural support, to sustain imposed actions.	<ul style="list-style-type: none"> BCA requires the provision of barrier in accordance with Section D Access and Egress, Part DP3 Australian Standard 1170.1 Structural design actions, Section 3 Imposed actions, 3.6, Barriers Australian Standard AS1170 appears as a standard referenced in the BCA Volume One, Part B Structural Provisions, Deemed-to-Satisfy

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				provision B1.1 – Resistance to actions <ul style="list-style-type: none"> • B1.2 Determination of individual actions • AS3700-2011 Masonry structures
65	Structural Systems	The failure to adequately construct the brick retaining wall adjacent to the driveway.	The failure to adequately construct the brick retaining wall adjacent to the driveway resulting in cracking to the unreinforced masonry wall is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a building or structure be capable of resisting imposed loads.	<ul style="list-style-type: none"> • BCA Volume One – Section B Structure, Clause BP1.1 Structural Reliability
66	Structural Systems	The failure to adequately construct the rendered wall adjacent to the fire passage at the south-eastern corner of the Building.	The failure to adequately construct the rendered wall resulting in cracking is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a building or structure be capable of resisting imposed loads.	<ul style="list-style-type: none"> • BCA Volume One – Section B Structure, Clause BP1.1 Structural Reliability
67	Structural Systems	The embedding of items in the concrete soffit causing concrete spalling to the concrete soffit.	The presence of items embedded in the concrete soffit and resultant damage to the concrete soffit is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5	<ul style="list-style-type: none"> • Australian Standard AS3600 Concrete structures, Section 4, Design for durability 4.10 Requirements for cover to reinforcing steel and tendons,

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			which requires among other things that metals shall not be embedded in concrete structures unless effectively coated, covered or treated to prevent chemical action between the metal and the concrete.	<p>4.10,3 Cover for corrosion protection 10.4.3.1 General</p> <ul style="list-style-type: none"> Section 4 Design for Durability, 4.10 Requirements for cover to reinforcing steel and tendons, 4.10.3 Cover for corrosion protection, 4.10.3.7 Embedded items cover.
68	Structural Systems	The failure to adequately protect reinforcement to the concrete slab and soffit.	The unprotected reinforcement is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that buildings or structures be capable of sustaining local damage and with the structural system as a whole remaining stable.	<ul style="list-style-type: none"> Australian Standard AS3600 Concrete structures, Section 4, Design for durability 4.10 Requirements for cover to reinforcing steel and tendons, 4.10,3 Cover for corrosion protection 10.4.3.1 General Australian Standard AS3600 appears as a standard referenced in the the BCA Volume One, Part B1 Structural provisions, BP1.1 Structural reliability
69	Structural Systems	The presence of honeycombing to the concrete soffit.	The presence of honeycombing to the concrete soffit is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that embedded items shall be protected from corrosion or deterioration and that concrete shall be handled, placed and compacted as to among other things, limit segregation or loss of materials.	<ul style="list-style-type: none"> Australian Standard AS3600 Concrete Structures Section 4 – Design for durability, 4.10 Requirements for cover to reinforcing steel and tendons, 4.10.3 Cover for corrosion protection, 4.10.3.7 Embedded items cover Australian Standard AS 3600 Concrete Structures Section 17 - Materials and construction requirements, 17.1.7- Rejection

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				<p>of concrete, 17.1.7.2 Hardened concrete,</p> <ul style="list-style-type: none"> Australian Standard AS 3600 Concrete Structures Section 17 - Materials and construction requirements, 17.1.3 Handling, placing and compacting of concrete
70	Structural Systems	The failure to prevent cracking to the concrete slab.	The failure to prevent cracking to the concrete slab is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that general cracking in concrete structures is controlled so that structural performance, durability and appearance of the structure are not compromised.	<ul style="list-style-type: none"> Australian Standard 3600-2009 Concrete structures, Section 2 Design procedures, actions and loads, 2.3, Design for serviceability, 2.3.3, Cracking Australian Standard AS3600 appears as a standard referenced in the BCA Volume One, Section B Structure, Deemed-to-Satisfy provision B1.4 - Determination of structural resistance of materials and forms of construction
71	Structural Systems	The presence of rust/staining in the concrete installation.	The presence of rust/staining in the concrete installation is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> Australian Standard AS 3600 Concrete Structures Section 4 – Design for durability, 4.10 Requirements for cover to reinforcing steel and tendons, 4.10.3 Cover for corrosion protection, 4.10.3.7 Embedded items cover Australian Standard AS 3600 Concrete Structures Section 17 - Materials and construction

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				<p>requirements, 17.1.7- Rejection of concrete, 17.1.7.2 Hardened concrete</p> <ul style="list-style-type: none"> Australian Standard AS 3600 Section 17 - Materials and construction requirements, 17.1.3 Handling, placing and compacting of concrete
72	Structural Systems	The presence of uncontrolled cracking to the concrete slab.	The presence of uncontrolled cracking to the concrete slab is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that general cracking in concrete structures is controlled so that structural performance, durability and appearance of the structure are not compromised.	<ul style="list-style-type: none"> Australian Standard 3600-2009 Concrete structures, Section 2 Design procedures, actions and loads, 2.3, Design for serviceability, 2.3.3, Cracking Australian Standard AS3600 appears as a standard referenced in the BCA Volume One, Section B Structure, Deemed-to-Satisfy provision B1.4 - Determination of structural resistance of materials and forms of construction
73	Structural Systems	The installation of a non-compliant fall prevention barrier to the basement carpark.	The non-compliant fall prevention barrier to the basement carpark is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a continuous barrier be provided along the side of certain areas of a building if the trafficable surface is 1m or more above the surface beneath and the barrier must not permit a	<ul style="list-style-type: none"> BCA Volume One, Section D , D2 Construction of Exits, Part D2.16 Barrier to prevent falls and Table 2.16a, Section 2 (c).

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			125mm sphere to pass through any opening.	
74	Structural Systems	The failure to install a control joint adjacent to the brick pier.	The missing control joint adjacent to the brick pier is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that buildings or structures be able to perform adequately under all reasonably expected design actions and also that expansion joints (closing control joints) and articulation joints be clean and free from any hard or incompressible material for the full width or depth of the joint before filling material (if any) is used.	<ul style="list-style-type: none"> • Australian Standard AS3700 Masonry structures, Section 12 Construction, 12.4 Workmanship section 12.4.3 – Movement control joints. • BCA Volume One – Section B Structure, Clause BP1.1 Structural Reliability
75	Structural Systems	The failure to provide adequate structural support to the interlinking handrail of the cantilevered glass balustrade.	The fixing of the interlinking handrail of the cantilevered glass balustrade to a non-load bearing element is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> • Australian Standard AS1288 Glass in buildings – Selection and Installation, Section 7 Balustrades, Part 7.2.3 Handrails • Clause 7.3.2 to Clause 7.3.6 of AS1288 provides the acceptable solutions for the resistance of live load actions in accordance with AS/NZS1170.1 and AS/NZS 1170.0. • Clause 7.3.2 Structural balustrades – (All types) -

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				Protecting a difference in level equal to or greater than 1000mm, interlinking handrail
76	Structural Systems	The retro cutting of channels into the slab in lieu of compliant drainage.	The retro cutting of channels into the slab is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that buildings or structures be capable of sustaining local damage and with the structural system as a whole remaining stable.	<ul style="list-style-type: none"> • Australian Standard AS3600 Concrete structures, Section 4, Design for durability 4.10 Requirements for cover to reinforcing steel and tendons, 4.10.3 Cover for corrosion protection 10.4.3.1 General • Australian Standard AS3600 appears as a standard referenced in the BCA Volume One, Part B1 Structural provisions, BP1.1 Structural reliability
77	Building Enclosure	The failure to provide overflow provisions to the balconies of multiple units in the residential complex.	The lack of overflow provisions is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that stormwater from roof areas be discharged through overflow devices to site stormwater drains or channels and that a roof or external wall must prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants or undue dampness or deterioration of building elements.	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.3 Plumbing and Drainage. Part 3: Stormwater drainage, Section 3.8 Balcony and Terrace Areas, • Australian Standard AS/NZS3500.3 Plumbing and Drainage—Stormwater Drainage, Section 5 Surface Drainage Systems –Design, Clause 5.3.1.1 Roof areas, • Australian Standard AS/NZS3500.3 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				Weatherproofing, Performance Requirement FP1.4
78	Building Enclosure	The delamination of floor tiles, inadequate tile adhesive and absence of tile control joints.	The delamination of floor tiles, inadequate tile adhesive and absence of tile control joints is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things, 90% adhesive coverage to external floors and movement joints to allow for movement in large tiled surface areas.	<ul style="list-style-type: none"> • Australian Standard AS3958.1 Guide to the installation of ceramic tiles, Section 5.6 Installation of ceramic tiles with adhesive, Part 5.6.4 Adhesive coverage and distribution, Part 5.6.4.2 Coverage • Australian Standards AS3958.1, Section 3.3 Floors, Clause 3.3.1 Exterior floors – General applications • Australian Standards AS3958.1, Section 5.4.5 Movement joints, Clause 5.4.5.1 General
79	Building Enclosure	The failure to prevent water ingress and high moisture presence causing water damage.	The water damage caused by water ingress and a high moisture presence is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a roof or external wall must prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants or undue dampness or deterioration of building elements.	<ul style="list-style-type: none"> • BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4 Weatherproofing
80	Building Enclosure	The failure to cover the external wall of the Building with a non-combustible material.	The potential presence of combustible cladding on the exterior of the Building is attributable to the failure to comply	<ul style="list-style-type: none"> • BCA Section CF2. • BCA Volume One, Section C Fire Resistance, Part C1.9 Non-

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			with the Building Code and Australian Standards referenced in column 5 which requires among other things that a building be provided with safeguards so as to prevent fire spread.	combustible building elements, Performance Requirement CV3 Fire spread via external walls.
81	Building Enclosure	The failure to prevent water penetration through the external wall (cladding joints).	The absence of sealant to the external cladding of the Building is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a roof or external wall must prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants or undue dampness or deterioration of building elements.	<ul style="list-style-type: none"> BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4 Weatherproofing
82	Building Enclosure	The failure to prevent water ingress through the external attachments of the Building.	The ingress of water through the external attachments of the Building is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a roof or external wall must prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to	<ul style="list-style-type: none"> BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4 Weatherproofing

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			occupants or undue dampness or deterioration of building elements.	
83	Building Enclosure	The accumulation of moisture and penetration of water through the external wall as a result of an absence of weepholes.	The accumulation of moisture and penetration of water through the external wall is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a roof or external wall must prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants or undue dampness or deterioration of building elements.	<ul style="list-style-type: none"> BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4 Weatherproofing
84	Building Enclosure	The failure to prevent the prolonged exposure to moisture of external cladding and consequent corrosion.	The existence of corrosion staining is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a roof or external wall must prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants or undue dampness or deterioration of building elements.	<ul style="list-style-type: none"> BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
85	Building Enclosure	The failure to install window subsill flashing the full width of the windows.	The penetration of water through windows is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that a roof or external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants or undue dampness or deterioration of building elements.	<ul style="list-style-type: none"> • BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4
86	Building Essential Services	The failure to install adequate general lighting to the entrances to the basement carpark of the Building.	The inadequate lighting to the basement carpark of the Building is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things illuminance and uniformity of illuminance over designated areas to a specified level.	<ul style="list-style-type: none"> • AS1680.2.1-2008 Interior and workplace lighting Part 2.1: Specific applications—Circulation spaces and other general areas Table D1 Item 11.1
87	Building Essential Services	The failure to provide adequate overflow provisions to the roof areas and level 6 of the Building.	The lack of overflow provisions is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that stormwater from roof areas be collected and conveyed in gutters and downpipes and otherwise be	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.3 –2003 Plumbing and Drainage–Stormwater Drainage, Section 5 Surface Drainage Systems –Design, Clause 5.3.1.1 Roof areas • Australian Standard AS/NZS3500.3 appears as a standard referenced in the BCA

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			discharged through overflow devices to site stormwater drains or channels and that a roof or external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants or undue dampness or deterioration of building elements.	Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4
88	Building Essential Services	The failure to install falls across the bottom of the basement stormwater pits and the stormwater pits consequently holding water.	The stormwater pits holding water is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things pits to have graded to fall at least 20mm between the inverts of inlets and outlet pipes.	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.3 –2003 Plumbing and Drainage–Stormwater Drainage, Section 7 Surface Water and Subsoil Drainage Systems – Ancillaries, Clause 8.6.3 Falls Across Pits • Australian Standard AS/NZS3500.3 appears as a standard referenced in the BCA Volume One, Section F Health and Amenity, Part F1 Damp and Weatherproofing, Performance Requirement FP1.4
89	Building Essential Services	The failure to install sufficient general lighting to the external stairs and ramps.	The lack of sufficient general lighting to the external stairs and ramps is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things illuminance and uniformity of	<ul style="list-style-type: none"> • AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements clause 2.3.1 • AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			illuminance over designated areas to a specified level. .	3.1: Pedestrian area (Category P) lighting—Performance and design requirements Table 2.2, Table 2.4, Table 2.6 and Table 2.8
90	Building Essential Services	The failure to protect electrical switchboards from exposure to moisture.	The inadequate protection against moisture to the main switchboard is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that switchboards be protected against the effects of moisture to which they may be exposed.	<ul style="list-style-type: none"> Australian Standard AS/NZS3000 Electrical Installations “Wiring Rules” – Clause 2.9.2 Location of Switch boards
91	Building Essential Services	The failure to secure live parts of an electrical switchboard.	The incomplete installation and securing of an electrical switchboard is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that live parts shall be arranged so that basic protection is provided by enclosures.	<ul style="list-style-type: none"> Australian Standard AS/NZS3000 Electrical Installations “Wiring Rules” - Clause 2.9.3.1
92	Building Essential Services	The unsafe discharge location of the fire pump exhaust flue.	The discharge location of the fire pump exhaust flue is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that objectional	<ul style="list-style-type: none"> AS1668.2:2012 The use of ventilation and airconditioning in buildings Part 2: Mechanical ventilation in buildings clause 3.10, Table 3.4, clause 3.3.1;

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			effluents discharge 3m above the roof of buildings.	<ul style="list-style-type: none"> AS1668.2:2012 The use of ventilation and airconditioning in buildings Part 2: Mechanical ventilation in buildings 3.10.3 Discharges deemed objectionable
93	Building Essential Services	The failure to provide adequate ventilation to a room occupied by a person for any purpose.	The lack of ventilation to most basement rooms is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that rooms to be occupied by a person for any purpose must have (in the case of basement rooms) mechanical ventilation.	<ul style="list-style-type: none"> BCA Volume One, Section F Health and Amenity, Part F4.5 Ventilation of rooms AS1668.2:2012 The use of ventilation and air conditioning in buildings Part 2: Mechanical ventilation in buildings Appendix B
94	Building Essential Services	The non-compliant penetration of hydraulic pipework through a mechanical services duct.	The hydraulic services penetration is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> AS4254 2-2012 Ductwork for air-handling systems in buildings – Section 2 Duct Construction and Installation, 2.3 Rectangular reinforcement, Figure 2.3(O) AS4254 2-2012 Ductwork for air-handling systems in buildings - Rigid duct
95	Building Essential Services	The omission of stair pressurisation to the fire stairs.	The lack of stair pressurisation in the basement fire stairs is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that fire isolated stairways more than 2 below ground	<ul style="list-style-type: none"> BCA Volume One, Table E2.2a AS1668.1 The use of ventilation and air conditioning in buildings Part 1: Fire and smoke control in multi-compartment buildings

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			storeys have an automatic air pressurisation system.	
96	Building Essential Services	The failure to provide adequate natural or mechanical ventilation.	The insufficient ventilation in the carpark is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things all parts of enclosures with exhaust ventilation to be within 7m of the shortest path(s) between any exhaust air opening and any make-up air or supply air opening.	<ul style="list-style-type: none"> BCA Volume One, Section F Health and Amenity, Part F4.11 and AS1668.2 Clause 4.4.2
97	Building Essential Services	The failure to provide separate numbering for each emergency luminaire and exit sign.	The insufficient labelling of emergency luminaires and exit signs is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that each emergency escape luminaire and exit sign shown shall be given a separate number for identification purposes and a legend shall be included to identify the type of luminaire or exit sign.	<ul style="list-style-type: none"> AS 2293.1:2005 Emergency escape lighting and exit signs for buildings Part 1: System design, installation and operation clause 8.2.3
98	Building Essential Services	The failure to provide labelling for each circuit supplying emergency luminaire and exit signs.	The lack of labelling for each circuit supplying emergency luminaire and exit signs is attributable to the failure to comply with the Building Code and	<ul style="list-style-type: none"> AS 2293.1:2005 Emergency escape lighting and exit signs for buildings Part 1: System design, installation and operation clause 2.4

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			Australian Standards referenced in column 5 which requires among other things that every device which, if turned off or removed, will cause emergency escape lighting or exit signs to operate shall be clearly labelled with "warning: interrupting supply with discharge emergency lighting batteries".	
99	Building Essential Services	The failure to install sufficient duct support systems.	The lack of adequate duct support systems in the basement carpark of the Building is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> AS 4254.2-2012 Ductwork for air-handling systems in buildings - Rigid duct Clause 2.6. AS 4254.2-2012 Ductwork for air-handling systems in buildings - Rigid duct Table 2.6(A)
100	Building Essential Services	The failure to install a sufficient duct support system on the rooftop of the Building.	The lack of an adequate support system for the roof ductwork installation is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> AS 4254.2-2012 Ductwork for air-handling systems in buildings - Rigid duct Section 3 External Equipment Installation and AS 1170.4:2007 Structural design actions Part 4: Earthquake actions in Australia, and fan manufacturer's requirements AS/NZS 3666.1 -2002 Air-handling and water systems of buildings - Microbial control section 2.3
101	Building Essential Services	The failure to install the cold water pump set on a suitable base.	The lack of a suitable base for the cold water pump set is attributable to the failure to comply with the Building	<ul style="list-style-type: none"> Australian Standard AS/NZS3500.1 –2003 Water Services, Section 11 Pumps,

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			Code and Australian Standards referenced in column 5 which requires among other things that pumps shall be installed on a base to suit satisfactory operation of the pump.	<p>Clause 11.4 Installation of Pumps</p> <ul style="list-style-type: none"> Australian Standard AS/NZS3500.2 appears as a standard referenced in the BCA Volume Three, Section B1 – Part B1.2 General requirements
102	Building Essential Services	The failure to install floor waste drains/traps in the water meter cupboards on each apartment level.	The lack of floor wastes in the hydraulic services cupboard is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> NCC Volume Three Part B1 Objective B01. NCC Volume Three, Section B – Part B1 Cold water services.
103	Building Essential Services	The installation of backflow prevention devices without drains and the failure to grade bin room floor to the floor waste.	The lack of a drainage/tundish for the RPZD is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> BCA Volume Three Part B1 performance requirement BP1.2 Cold Water Service Installation
104	Building Essential Services	The failure to thermally insulate all valves and fittings in the heated water service pipework.	The lack of thermal insulation to the vales and fittings in the heated water service pipework is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> Australian Standard AS/NZS3500.4 –2003 Plumbing and Drainage– Heated Water Services, Section 8 Water and Energy Efficiency, Clause 8.2 Insulation Australian Standard AS/NZS3500.4 appears as a standard referenced in the BCA Volume Three, Section B - Part B2.2 Heated water services

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
105	Building Essential Services	The failure to install a trap sum or floor waste gully to drain water.	The ponding of water on the floor of the hot water plant room is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that discharges from plant rooms shall drain to a trap, sump or floor waste gully.	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.2 –2003 Sanitary Plumbing and Drainage, Section 11 Fixtures and Appliances, Clause 11.4 Plant Rooms • Australian Standard AS/NZS3500.2 appears as a standard referenced in the BCA Volume Three, Section C - Part C1 Sanitary Plumbing Systems
106	Building Essential Services	The failure to install pressure services with sufficient fixings.	The inadequate pipe supports on pressure services is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.4 –2003 Plumbing and Drainage– Heated Water Services, Section 4 Installation of cold and heated water piping and controls –, Clause 4.5.4 Spacing • Australian Standard AS/NZS3500.4 appears as a standard referenced in the BCA Volume Three, Section B - Part B2.2 Heated water services
107	Building Essential Services	The inoperability of sections of the existing sanitary drainage system.	The capping of the existing sanitary drainage system is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that sanitary plumbing systems be designed, constructed and installed in such a manner as to among other things avoid the likelihood of loss of amenity	<ul style="list-style-type: none"> • BCA Volume Three Part C1 performance requirement CP1.1 Sanitary Plumbing Systems,

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			due to blockage or leakage and to avoid the likelihood of ingress of inappropriate water, sewer, and the like from system into the building.	
108	Building Essential Services	The failure to install services with required identification labels.	The lack of identification labelling of services is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that accessible pipework shall be permanently marked so as to be readily identifiable as part of the water service.	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.1 –2003 Plumbing and Drainage– Water Services, Section 5 Installation of cold water services, Clause 5.21 Identification of Piping • Australian Standard AS/NZS3500.1 appears as a standard referenced in the BCA Volume Three, Section B - Part B1.2 Cold water services
109	Building Essential Services	The failure to install adequately sized chamber vents.	The vertical connections in the elevated sanitary drainage pipework is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.2 –2003 Sanitary Plumbing and Drainage, Section 10 Pumped Discharge, Clause 10.6.3 Venting • Australian Standard AS/NZS3500.2 appears as a standard referenced in the BCA Volume Three, Section C - Part C1 Sanitary Plumbing Systems
110	Building Essential Services	The failure to install traps in the floor drains in the basement car park.	The absence of traps to floor waste in the basement car park is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> • Australian Standard AS/NZS3500.2 –2003 Sanitary Plumbing and Drainage, Section 4 Drainage System, Clause 4.6.8.1 General • Australian Standard AS/NZS3500.2 appears as a

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
				standard referenced in the BCA Volume Three, Section C - Part C1 Sanitary Plumbing Systems
111	Building Essential Services	The failure to install reflux valves in readily accessible locations of the basement car park.	The installation locations of the reflux values is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that reflex values be installed in accessible positions within a building.	<ul style="list-style-type: none"> Australian Standard AS/NZS3500.2 –2003 Sanitary Plumbing and Drainage, Section 4 & 9, Clauses 4.5.4 and 9.13.2. Australian Standard AS/NZS3500.2 appears as a standard referenced in the BCA Volume Three, Section C - Part C1 Sanitary Plumbing Systems
112	Building Essential Services	The discharge of stormwater drainage into the sanitary sewer system.	The discharge of stormwater drainage into the sanitary sewer system is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that the likelihood of surface water, subsurface water or stormwater entering into the system is to be avoided.	<ul style="list-style-type: none"> BCA Volume Three Part C1 Sanitary Plumbing Systems, Performance requirement CP1.1
113	Building Essential Services	The inadequate stormwater piping installation in the basement carpark of the Building.	The insufficient fall (and/or reverse fall when aligned to the slab soffit) of the stormwater pipework in the basement carpark of the Building is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> Australian Standard AS/NZS 3500.3:2003 Plumbing and drainage Part 3: Stormwater drainage– 7.3.5. Gradients
114	Building Essential Services	The failure to adequately support stormwater pipework.	The sagging pipework in the basement carpark of the Building is	<ul style="list-style-type: none"> Australian Standard AS/NZS 3500.3:2003 Plumbing and

1. Serious Defect Reference	2. Building element	3. Defect	4. Reason why defect is a serious defect	5. Applicable approved plan, Code or Australian Standard
			attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	drainage Part 3: Stormwater drainage – 4.16 Support Systems
115	Building Essential Services	The failure to achieve the minimum separation between services as evidenced by the installation of hydraulic services through mechanical services.	The inadequate hydraulic installation is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> Australian Standard AS3500 – Plumbing and drainage – Clause 5.2 Proximity to other Services
116	Building Essential Services	Failure to install a priming method in the floor waste connections.	The inadequate floor waste installation is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5.	<ul style="list-style-type: none"> Australian Standard AS/NZS3500.2 –2003 Sanitary Plumbing and Drainage, Section 4 Drainage System, Clause 4.6.8.1 General Australian Standard AS/NZS3500.2 appears as a standard referenced in the BCA Volume Three, Section C - Part C1 Sanitary Plumbing Systems
117	Building Essential Services	Failure to install a backflow prevention device to the cold-water hose tap.	The lack of a backflow prevention device to the cold-water hose taps in the carwash bay in basement 4 of the Building is attributable to the failure to comply with the Building Code and Australian Standards referenced in column 5 which requires among other things that water supply systems be designed, installed and maintained so as to prevent contaminants from being introduced into the water supply system.	<ul style="list-style-type: none"> Australian Standard AS/NZS3500.1 –2003 Water Services, Section 4 Cross Connection control and Backflow Prevention Australian Standard AS/NZS3500.2 appears as a standard referenced in the BCA Volume Three, Section B1 - Part B1.2 General requirements

4. I am of the view that the time periods set out in column 5 of Table 1 for Defects 1 through 117 (inclusive) are reasonable periods for compliance in all the circumstances for the work required by the Order to be carried out. I have formed this belief balancing the risks that the serious defects pose against the period of time it will take to give effect to the rectification work.
5. Considering the potential consequences as outlined in my reasons and the order, I give greater weight to the seriousness of the defect and failure to adhere to the Building Code of Australia, Australian Standards & the approved plans and the benefits arising from remediating the defects and I find that it is appropriate, in the exercise of my discretion, to make the building work rectification order to carry out the building work described above within the specified period.
6. I have considered all of the circumstances. I accept that the Order requires considerable further building work that is likely to be costly, and I give this consideration moderate weight. However, the cost to the developer must be balanced against the benefit to the occupiers in having the development constructed to the Building Code of Australia and Australian Standards.

Other matters considered relevant

7. I am aware that obtaining reports from third parties will pose time constraints and costs on the developer and the impact on the period of time it will take to give effect to the rectification work. However, I balance this risk against the serious defects outlined in this Order and the serious consequences these serious defects pose.
8. I am aware that there are residents occupying this location as the Building is completed which will delay rectification work.

Consideration of written representations

9. I have, as decision maker, considered written representations pursuant to section 47 of the Act. On 5 July 2023, a notice of intention to issue a building work rectification order, including a draft copy of the Order, was served on the Developer, Local Council, Owners Corporation and Certifier. The served parties were invited to provide written representations relating to the Order to the Department by 26 July 2023 Subsequently, an extension of time was granted until 16 August 2023.
10. The solicitors acting on behalf of the Owners Corporation provided a written submission on 16th August 2023 which included, among other things, the following:
 - (a) Their representations are not intended to be an exhaustive list, and they reserve the right to make further submissions should the need arise pending the response from the Department.
 - (b) The Order does not mention if the Department has or intends to issue a BWRO in against the original builder, Mortlake Constructions Pty Ltd (ACN 168 834 197).
 - (c) The Order purportedly fails to comply with ss 33 and 34 of the Act.

- (d) The Order is purportedly deficient and fails to comply with s 34(1).
- (e) The Order requires the Developer to determine and advise on the appropriate repair scope of work with no avenue for the Owners Corporation to provide its own input or require input from an independent third party.
- (f) No scopes of works have actually been mandated or provided by the Department itself. As such, the Department has indicated an intention to order the Developer to cause work to be done after receiving a report without providing any direction as to how that work is required to be done.
- (g) The absence of any avenue by the Owners Corporation and/or an independent third party to peer review and inspect the proposed scopes of work per the written report gives rise to grave concern.
- (h) There are issues with the proposed mechanisms contemplated under columns 4 and 5.
- (i) The condition that the Developer is responsible for '*making good any consequential damage caused in carrying out the works specified in this Order*' is generic and oversimplified.
- (j) The Owners Corporation request a copy of the inspection report dated 13 April 2023 referred to in the Order.
- (k) The Order requires that any building work to address a serious defect under the Order must comply with the requirements of the *Design and Building Practitioners Act 2020* ("**DBPA**"). However, it does not expressly reference Pt 2 of the DBPA, nor does it provide express direction regarding the requirement to comply with its provisions.
- (l) The works the subject matter of the Order are not exempt from the requirement to comply with the provisions of Pt 2 of the DBPA. To that end, the Owners Corporation requests that the BWRO confirm this is the case and that the Developer must comply or procure compliance with Pt 2 of the DBPA in respect of that any work performed at the strata scheme pursuant to any orders which may in the future be issued by the Department.
- (m) There is legal uncertainty in relation to which entity is ultimately liable to undertake the work, the obligations imposed by the Order on the other parties, and how the rectification process is intended to work in practice.
- (n) There is no requirement in the draft orders for the engagement of experts in the relevant disciplines to provide input or certify the works on completion.
- (o) There is no requirement for a project manager to be engaged to facilitate the work to be undertaken.
- (p) There is no provision for the indemnities granted in favour of the Owners Corporation in the event of loss or damage that is caused.

- (q) There is no provision for any necessary alternative accommodation or storage costs being paid by any respondent to a building rectification order.
- (r) There is no progress for critical stage inspections and certification of any work undertaken.
- (s) There is no process for approvals being obtained by the relevant local authority, if required.
- (t) There is no provision which sets out the licensing requirements that the developer or the person undertaking the work is required to meet either as a building practitioner under the DBPA or as the holder of a contractor licence to undertake residential building work under the HBA.
- (u) There is no provision which sets out the insurance requirements that the Developer or the person undertaking the work is required met whether that relates to HBCF Insurance, public liability, building works, professional indemnity or workers compensation.

11. No responses from the other parties were received.

Why is it appropriate to give the Building Work Rectification Order?

- 12. Considering these potential consequences as outlined in this order, I give greater weight to the seriousness of the defects and failure to adhere to the Australian Standards and Building Code of Australia, and the benefits arising from remediating them and I find that it is appropriate, in the exercise of my discretion, to require Majors Bay Development to carry out the building work described, within the period specified in the above Order.
- 13. I have considered and accept that the Order requires considerable further construction work that is likely to be costly, and I give this consideration moderate weight. However, the cost to the developer must be balanced against the benefit to the occupiers at the development in having the building constructed to the Building Code of Australia and Australian Standards. Considering the potential consequences as outlined in my reasons and the order, I give greater weight to the seriousness of the defect and failure to adhere to the Building Code of Australia, Australian Standards and the benefits arising from remediating the defects and I find that it is appropriate, in the exercise of my discretion, to make the building work rectification order to carry out the building work described above within the specified period.

Notes about this Order

- A person is not required to obtain consent or approval under the *Environmental Planning and Assessment Act 1979* to carry out work in compliance with a requirement of a Building Work Rectification Order.
- It is an offence to fail to comply with this Order. The maximum penalty for a company is 3,000 penalty units and in addition, for every day the offence continues, 300 penalty units. For an individual the maximum penalty is 1,000 penalty units and in addition, for every day the offence continues, 100 penalty units.
- You may appeal to the Land and Environment Court against this Order within 30 days after this Order is given, unless the Land and Environment Court grants leave for it to be made after that time. Lodging an appeal does not operate to stop the effect of this Order unless ordered by the Court.
- You are entitled to be given reasons for this Order, unless it has been given in an emergency. The reasons have been included within this Order and are not provided separately.
- The Secretary has given the following persons notice of the making of this building work rectification order:
 - the relevant local council,
 - if the local council is not the certifier in relation to the building work—the principal certifier,
 - if you are not the owner of the land concerned—the owner of the land concerned,
 - if the order relates to a strata building—the relevant owners corporation,
 - any other person prescribed by the regulations.
- This Order specifies a time by which, or period within which, the order must be complied with. This Order continues to have effect until it is complied with even though the time has passed, or the period has expired, unless any requirement under this Order is revoked.

- **Annexure A**

serious defect, in relation to a building, means—

- (a) a defect in a building element that is attributable to a failure to comply with the performance requirements of the Building Code of Australia, the relevant Australian Standards or the relevant approved plans, or
- (b) a defect in a building product or building element that—
 - (i) is attributable to defective design, defective or faulty workmanship or defective materials, and
 - (ii) causes or is likely to cause—
 - (A) the inability to inhabit or use the building (or part of the building) for its intended purpose, or
 - (B) the destruction of the building or any part of the building, or
 - (C) a threat of collapse of the building or any part of the building, or
- (c) a defect of a kind that is prescribed by the regulations as a serious defect, or
- (d) the use of a building product (within the meaning of the Building Products (Safety) Act 2017) in contravention of that Act.

building element, as defined in the *Design and Building Practitioners Act 2020* (NSW), means any of the following—

- (a) the fire safety systems for a building within the meaning of the Building Code of Australia,
- (b) waterproofing,
- (c) an internal or external load-bearing component of a building that is essential to the stability of the building, or a part of it (including but not limited to in-ground and other foundations and footings, floors, walls, roofs, columns and beams),
- (d) a component of a building that is part of the building enclosure,
- (e) those aspects of the mechanical, plumbing and electrical services for a building that are required to achieve compliance with the Building Code of Australia,
- (f) other things prescribed by the regulations for the purposes of this section.

(2) The regulations may exclude things from being building elements for the purposes of this Act.

(3) In this section—

above grade wall means a wall above the level of the ground surrounding a building.

below grade wall means a wall below the level of the ground surrounding a building.

building enclosure means the part of the building that physically separates the interior environment of the building from the exterior environment, including roof systems, above grade and below grade walls (including windows and doors).

a **developer**, in relation to building work, means any of the following persons, but does not include any person excluded from this definition by the regulations—

- (a) the person who contracted or arranged for, or facilitated or otherwise caused, (whether directly or indirectly) the building work to be carried out,
- (b) if the building work is the erection or construction of a building or part of a building—the owner of the land on which the building work is carried out at the time the building work is carried out,
- (c) the principal contractor for the building work within the meaning of the Environmental Planning and Assessment Act 1979,
- (d) in relation to building work for a strata scheme—the developer of the strata scheme within the meaning of the Strata Schemes Management Act 2015,
- (e) any other person prescribed by the regulations for the purposes of this definition.

Section 6 - Act applies only to residential apartment building work

(1) The exercise of any function under this Act applies only to building work in respect of a residential apartment building that—

- (a) is or was authorised to commence in accordance with a construction certificate or complying development certificate issued under the Environmental Planning and Assessment Act 1979, or is required to be authorised by a construction certificate or complying development certificate, and
- (b) has not been completed or has been completed within the period of 10 years before the exercise of that function.

(2) The regulations may provide that a specified provision, or specified provisions, of this Act extend to other classes of buildings (within the meaning of the Building Code of Australia).