

Statewide vacant social housing properties requiring significant repair or maintenance

RTI 25202R

	Void Maintenance Reason	Void Start Date	Administrative Region	Housing Service Centre
1	Extensive Works - Drug Remediation	6/07/2024	BRISBANE REGION	T104INA - INALA
2	Extensive Works - Tenant Damage	10/08/2024	NORTH QLD REGION	T201TVL - TOWNSVILLE
3	Extensive Works - Tenant Damage	6/08/2024	SOUTH WEST REGION	T101WDR - LOGAN
4	Extensive Works - Decontamination and Rectification Works	13/07/2024	CENTRAL QLD AND NORTH COAST REGION	T103CAB - MORETON BAY
5	Extensive Works - Drug Remediation	27/08/2024	SOUTH WEST REGION	T204GOL - GOLD COAST
6	Extensive Works - Tenant Damage	6/09/2024	NORTH QLD REGION	T203MAC - MACKAY
7	Extensive Works - Drug Remediation	22/08/2024	BRISBANE REGION	T104INA - INALA
8	Extensive Works - Drug Remediation	13/08/2024	BRISBANE REGION	T104INA - INALA
9	Extensive Works - Drug Remediation	3/08/2024	BRISBANE REGION	T104INA - INALA
10	Extensive Works - Drug Remediation	25/07/2024	SOUTH WEST REGION	T106CAP - BAYSIDE
11	Extensive Works - Tenant Damage	17/07/2024	SOUTH WEST REGION	T106CAP - BAYSIDE
12	Extensive Works - Fire	25/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
13	Extensive Works - Upgrades	9/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
14	Extensive Works - Tenant Damage and Upgrades	12/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
15	Extensive Works - Tenant Damage and Upgrades	7/08/2024	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
16	Extensive Works - Fire	17/09/2024	SOUTH WEST REGION	T101WDR - LOGAN
17	Extensive Works - Drug Remediation	10/09/2024	BRISBANE REGION	T104INA - INALA
18	Extensive Works - Tenant Damage and Major Upgrades	31/08/2024	CENTRAL QLD AND NORTH COAST REGION	T205SUN - MAROOCHYDORE
19	Extensive Works - Drug Remediation	28/08/2024	BRISBANE REGION	T105CSD - CHERMSIDE
20	Extensive Works - Drug Remediation	3/08/2024	SOUTH WEST REGION	T106CAP - BAYSIDE
21	Extensive Works - Drug Remediation	8/08/2024	CENTRAL QLD AND NORTH COAST REGION	T208BDB - BUNDABERG
22	Extensive Works - Third Party Damage	2/11/2024	SOUTH WEST REGION	T102IPS - IPSWICH
23	Extensive Works - Upgrades	11/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
24	Extensive Works - Tenant Damage and Asbestos Rectification	11/10/2024	SOUTH WEST REGION	T102IPS - IPSWICH
25	Extensive Works - Structural Rectification	26/08/2024	NORTH QLD REGION	T202CNS - CAIRNS
26	Extensive Works - Fire	7/09/2024	SOUTH WEST REGION	T106CAP - BAYSIDE
27	Extensive Works - Upgrades and Asbestos Rectification	2/08/2024	CENTRAL QLD AND NORTH COAST REGION	T212GLA - GLADSTONE
28	Extensive Works - Major Upgrade	24/08/2024	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST

29	Extensive Works - Fire	8/08/2024	CENTRAL QLD AND NORTH COAST REGION	T103CAB - MORETON BAY
30	Extensive Works - Major Upgrade	26/07/2024	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
31	Extensive Works - Decontamination and Rectification Works	30/11/2024	CENTRAL QLD AND NORTH COAST REGION	T205SUN - MAROOCHYDORE
32	Extensive Works - Upgrades	28/11/2024	CENTRAL QLD AND NORTH COAST REGION	T103CAB - MORETON BAY
33	Extensive Works - Third Party Damage	14/11/2024	SOUTH WEST REGION	T102IPS - IPSWICH
34	Extensive Works - Drug Remediation	9/11/2024	SOUTH WEST REGION	T101WDR - LOGAN
35	Extensive Works - Drug Remediation	19/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
36	Extensive Works - Major Upgrade	23/09/2024	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
37	Extensive Works - Drug Remediation	2/08/2024	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
38	Extensive Works - Upgrades	2/07/2024	CENTRAL QLD AND NORTH COAST REGION	T211EME - EMERALD
39	Extensive Works - Tenant Damage	8/11/2024	BRISBANE REGION	T104INA - INALA
40	Extensive Works - Termite Damage Rectification	15/10/2024	SOUTH WEST REGION	T102IPS - IPSWICH
41	Extensive Works - Tenant and Third Party Damage	30/10/2024	BRISBANE REGION	T104INA - INALA
42	Extensive Works - Tenant Damage	24/10/2024	BRISBANE REGION	T104INA - INALA
43	Extensive Works - Major Upgrade	26/09/2024	BRISBANE REGION	T104INA - INALA
44	Extensive Works - Drug Remediation	27/09/2024	CENTRAL QLD AND NORTH COAST REGION	T205SUN - MAROOCHYDORE
45	Extensive Works - Tenant and Third Party Damage	22/08/2024	SOUTH WEST REGION	T102IPS - IPSWICH
46	Extensive Works - Tenant Damage and Asbestos Rectification	22/09/2024	BRISBANE REGION	T107STN - BURANDA
47	Extensive Works - Upgrades and Strategic Asset Management Review	5/10/2024	CENTRAL QLD AND NORTH COAST REGION	T211EME - EMERALD
48	Extensive Works - Tenant Damage	25/02/2025	NORTH QLD REGION	T202CNS - CAIRNS
49	Extensive Works - Upgrades	23/01/2025	SOUTH WEST REGION	T102IPS - IPSWICH
50	Extensive Works - Upgrades	18/01/2025	SOUTH WEST REGION	T102IPS - IPSWICH
51	Extensive Works - Drug Remediation	4/01/2025	BRISBANE REGION	T104INA - INALA
52	Extensive Works - Tenant Damage and Upgrades	6/01/2025	SOUTH WEST REGION	T101WDR - LOGAN
53	Extensive Works - Drug Remediation	19/12/2024	SOUTH WEST REGION	T101WDR - LOGAN
54	Extensive Works - Fire	5/11/2024	BRISBANE REGION	T108FVY - FORTITUDE VALLEY
55	Extensive Works - Fire	5/11/2024	BRISBANE REGION	T108FVY - FORTITUDE VALLEY
56	Extensive Works - Fire	5/11/2024	BRISBANE REGION	T108FVY - FORTITUDE VALLEY
57	Extensive Works - Drug Remediation	22/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
58	Extensive Works - Drug Remediation	22/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
59	Extensive Works - Decontamination and Rectification Works	2/09/2024	NORTH QLD REGION	T202CNS - CAIRNS
60	Extensive Works - Major Upgrade	26/08/2024	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
61	Extensive Works - Tenant Damage	19/01/2025	NORTH QLD REGION	T202CNS - CAIRNS
62	Extensive Works - Tenant Damage	6/01/2025	NORTH QLD REGION	T202CNS - CAIRNS
63	Extensive Works - Fire	21/02/2025	SOUTH WEST REGION	T101WDR - LOGAN

64	Extensive Works - Tenant Damage	19/02/2025	NORTH QLD REGION	T202CNS - CAIRNS
65	Extensive Works - Drug Remediation	11/01/2025	SOUTH WEST REGION	T101WDR - LOGAN
66	Extensive Works - Third Party Damage	20/12/2024	BRISBANE REGION	T104INA - INALA
66	Extensive Works - Drug Remediation	24/12/2024	SOUTH WEST REGION	T101WDR - LOGAN
67	Extensive Works - Natural Disaster	21/12/2024	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
68	Extensive Works - Drug Remediation	6/12/2024	SOUTH WEST REGION	T101WDR - LOGAN
69	Extensive Works - Drug Remediation	26/11/2024	BRISBANE REGION	T105CSD - CHERMSIDE
70	Extensive Works - Drug Remediation	19/11/2024	SOUTH WEST REGION	T101WDR - LOGAN
71	Extensive Works - Drug Remediation	14/11/2024	SOUTH WEST REGION	T106CAP - BAYSIDE
72	Extensive Works - Drug Remediation	2/11/2024	BRISBANE REGION	T107STN - BURANDA
73	Extensive Works - Drug Remediation and Tenant Damage	18/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
74	Extensive Works - Drug Remediation, Asbestos Rectification and Tenant Damage	28/09/2024	SOUTH WEST REGION	T106CAP - BAYSIDE
75	Extensive Works - Natural Disaster	25/10/2024	CENTRAL QLD AND NORTH COAST REGION	T205SUN - MAROOCHYDORE
76	Extensive Works - Tenant Damage	5/02/2025	NORTH QLD REGION	T202CNS - CAIRNS
77	Extensive Works - Tenant Damage	14/04/2025	NORTH QLD REGION	T202CNS - CAIRNS
78	Extensive Works - Tenant Damage	1/04/2025	NORTH QLD REGION	T202CNS - CAIRNS
79	Extensive Works - Tenant Damage	2/04/2025	CENTRAL QLD AND NORTH COAST REGION	T103CAB - MORETON BAY
80	Extensive Works - Tenant Damage and Upgrades	20/03/2025	CENTRAL QLD AND NORTH COAST REGION	T205SUN - MAROOCHYDORE
81	Extensive Works - Tenant Damage	9/04/2025	NORTH QLD REGION	T202CNS - CAIRNS
82	Extensive Works - Tenant Damage	13/01/2025	NORTH QLD REGION	T202CNS - CAIRNS
83	Extensive Works - Drug Remediation	20/02/2025	BRISBANE REGION	T107STN - BURANDA
84	Extensive Works - Upgrades	28/12/2024	NORTH QLD REGION	T202CNS - CAIRNS
85	Extensive Works - Drug Remediation	4/01/2025	SOUTH WEST REGION	T101WDR - LOGAN
86	Extensive Works - Termite Damage Rectification and Upgrades	18/12/2024	SOUTH WEST REGION	T101WDR - LOGAN
87	Extensive Works - Drug Remediation	6/12/2024	SOUTH WEST REGION	T101WDR - LOGAN
88	Extensive Works - Drug Remediation	6/12/2024	SOUTH WEST REGION	T101WDR - LOGAN
89	Extensive Works - Tenant Damage and Upgrades	27/11/2024	BRISBANE REGION	T104INA - INALA
90	Extensive Works - Drug Remediation	3/12/2024	BRISBANE REGION	T105CSD - CHERMSIDE
91	Extensive Works - Major Upgrade	16/10/2024	CENTRAL QLD AND NORTH COAST REGION	T213MBO - MARYBOROUGH
92	Extensive Works - Drug Remediation and Tenant Damage	29/10/2024	BRISBANE REGION	T105CSD - CHERMSIDE
93	Extensive Works - Major Upgrade	4/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
94	Extensive Works - Decontamination and Rectification Works	17/08/2024	BRISBANE REGION	T107STN - BURANDA
95	Extensive Works - Tenant Damage, Termite Damage Rectification and Upgrades	17/08/2024	SOUTH WEST REGION	T101WDR - LOGAN
96	Extensive Works - Fire	21/05/2025	BRISBANE REGION	T105CSD - CHERMSIDE
97	Extensive Works - Tenant Damage	24/05/2025	NORTH QLD REGION	T202CNS - CAIRNS

98	Extensive Works - Tenant Damage and Upgrades	20/05/2025	CENTRAL QLD AND NORTH COAST REGION	T103CAB - MORETON BAY
99	Extensive Works - Major Upgrade	17/05/2025	BRISBANE REGION	T105CSD - CHERMSIDE
100	Extensive Works - Drug Remediation and Tenant Damage	20/05/2025	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
101	Extensive Works - Drug Remediation and Tenant Damage	13/05/2025	BRISBANE REGION	T104INA - INALA
102	Extensive Works - Decontamination and Rectification Works	10/05/2025	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
103	Extensive Works - Decontamination and Rectification Works	27/04/2025	BRISBANE REGION	T104INA - INALA
104	Extensive Works - Tenant Damage	20/02/2025	NORTH QLD REGION	T202CNS - CAIRNS
105	Extensive Works - Drug Remediation and Tenant Damage	2/05/2025	SOUTH WEST REGION	T106CAP - BAYSIDE
106	Extensive Works - Tenant Damage	25/04/2025	CENTRAL QLD AND NORTH COAST REGION	T103CAB - MORETON BAY
107	Extensive Works - Natural Disaster	18/04/2025	CENTRAL QLD AND NORTH COAST REGION	T211EME - EMERALD
108	Extensive Works - Drug Remediation and Tenant Damage	23/04/2025	BRISBANE REGION	T105CSD - CHERMSIDE
109	Extensive Works - Decontamination and Rectification Works	10/04/2025	BRISBANE REGION	T104INA - INALA
110	Extensive Works - Fire	2/04/2025	NORTH QLD REGION	T202CNS - CAIRNS
111	Extensive Works - Natural Disaster	13/03/2025	SOUTH WEST REGION	T102IPS - IPSWICH
112	Extensive Works - Drug Remediation	11/04/2025	SOUTH WEST REGION	T106CAP - BAYSIDE
113	Extensive Works - Drug Remediation	10/04/2025	SOUTH WEST REGION	T101WDR - LOGAN
114	Extensive Works - Tenant Damage	12/03/2025	NORTH QLD REGION	T202CNS - CAIRNS
115	Extensive Works - Tenant Damage	26/03/2025	NORTH QLD REGION	T202CNS - CAIRNS
116	Extensive Works - Fire	25/03/2025	CENTRAL QLD AND NORTH COAST REGION	T208BDB - BUNDABERG
117	Extensive Works - Fire	28/03/2025	BRISBANE REGION	T105CSD - CHERMSIDE
118	Extensive Works - Termite Damage Rectification	29/03/2025	NORTH QLD REGION	T202CNS - CAIRNS
119	Extensive Works - Drug Remediation	17/04/2025	BRISBANE REGION	T107STN - BURANDA
120	Extensive Works - Major Upgrade	21/03/2025	SOUTH WEST REGION	T101WDR - LOGAN
121	Extensive Works - Drug Remediation	15/03/2025	CENTRAL QLD AND NORTH COAST REGION	T206RTN - ROCKHAMPTON
122	Extensive Works - Fire	6/03/2025	SOUTH WEST REGION	T101WDR - LOGAN
123	Extensive Works - Major Upgrade	14/03/2025	SOUTH WEST REGION	T101WDR - LOGAN
124	Extensive Works - Fire	12/03/2025	SOUTH WEST REGION	T101WDR - LOGAN
125	Extensive Works - Fire	12/03/2025	SOUTH WEST REGION	T101WDR - LOGAN
126	Extensive Works - Fire	11/03/2025	BRISBANE REGION	T104INA - INALA
127	Extensive Works - Tenant and Third Party Damage	27/02/2025	SOUTH WEST REGION	T101WDR - LOGAN
128	Extensive Works - Tenant Damage	15/03/2025	NORTH QLD REGION	T202CNS - CAIRNS
129	Extensive Works - Drug Remediation	6/03/2025	BRISBANE REGION	T107STN - BURANDA
130	Extensive Works - Upgrades	27/02/2025	BRISBANE REGION	T105CSD - CHERMSIDE
131	Extensive Works - Third Party Damage	1/03/2025	NORTH QLD REGION	T202CNS - CAIRNS
132	Extensive Works - Termite Damage Rectification and Upgrades	22/02/2025	NORTH QLD REGION	T202CNS - CAIRNS

133	Extensive Works - Drug Remediation	20/02/2025	SOUTH WEST REGION	T101WDR - LOGAN
134	Extensive Works - Major Upgrade	15/05/2025	CENTRAL QLD AND NORTH COAST REGION	T103CAB - MORETON BAY
135	Extensive Works - Drug Remediation	20/02/2025	SOUTH WEST REGION	T106CAP - BAYSIDE
136	Extensive Works - Major Upgrade	15/02/2025	NORTH QLD REGION	T202CNS - CAIRNS
137	Extensive Works - Fire	14/02/2025	BRISBANE REGION	T107STN - BURANDA
138	Extensive Works - Fire	26/10/2024	BRISBANE REGION	T107STN - BURANDA
139	Extensive Works - Drug Remediation	1/02/2025	BRISBANE REGION	T107STN - BURANDA
140	Extensive Works - Upgrades	8/01/2025	SOUTH WEST REGION	T104INA - INALA
141	Extensive Works - Drug Remediation	25/01/2025	BRISBANE REGION	T107STN - BURANDA
142	Extensive Works - Drug Remediation	21/01/2025	SOUTH WEST REGION	T101WDR - LOGAN
143	Extensive Works - Fire	24/01/2025	CENTRAL QLD AND NORTH COAST REGION	T103CAB - MORETON BAY
145	Extensive Works - Fire	31/12/2024	BRISBANE REGION	T104INA - INALA
146	Extensive Works - Drug Remediation	25/12/2024	CENTRAL QLD AND NORTH COAST REGION	T106CAP - BAYSIDE
147	Extensive Works - Major Upgrade	17/12/2024	CENTRAL QLD AND NORTH COAST REGION	T213MBO - MARYBOROUGH
148	Extensive Works - Drug Remediation	20/12/2024	BRISBANE REGION	T108FVY - FORTITUDE VALLEY
149	Extensive Works - Termite Damage Rectification and Upgrades	9/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
150	Extensive Works - Tenant Damage and Upgrades	10/12/2024	SOUTH WEST REGION	T207TWB - TOOWOOMBA AND SOUTH WEST
151	Extensive Works - Drug Remediation	26/11/2024	SOUTH WEST REGION	T101WDR - LOGAN
152	Extensive Works - Major Upgrade	15/11/2024	BRISBANE REGION	T108FVY - FORTITUDE VALLEY
153	Extensive Works - Drug Remediation and Tenant Damage	8/11/2024	BRISBANE REGION	T107STN - BURANDA
154	Extensive Works - Tenant Damage	1/11/2024	BRISBANE REGION	T107STN - BURANDA
155	Extensive Works - Upgrades	29/10/2024	SOUTH WEST REGION	T102IPS - IPSWICH
156	Extensive Works - Upgrades	29/10/2024	SOUTH WEST REGION	T102IPS - IPSWICH
157	Extensive Works - Upgrades	10/10/2024	CENTRAL QLD AND NORTH COAST REGION	T211EME - EMERALD
158	Extensive Works - Major Upgrade	16/10/2024	NORTH QLD REGION	T201TVL - TOWNSVILLE
159	Extensive Works - Drug Remediation	31/08/2024	CENTRAL QLD AND NORTH COAST REGION	T205SUN - MAROOCHYDORE
160	Extensive Works - Fire	2/08/2024	NORTH QLD REGION	T203MAC - MACKAY
161	Extensive Works - Major Upgrade	10/07/2024	CENTRAL QLD AND NORTH COAST REGION	T208BDB - BUNDABERG
162	Extensive Works - Major Upgrade	15/10/2024	CENTRAL QLD AND NORTH COAST REGION	T208BDB - BUNDABERG
163	Extensive Works - Drug Remediation, Tenant Damage and Upgrades	4/10/2024	SOUTH WEST REGION	T101WDR - LOGAN
Total properties				163







RTI Release

s49 sch4

Manly West QLD 4179
Australia
21 Jan 2025 at 7:35:37 am







Locksmith

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4 (QBuild)

Supervisor [Redacted]

Inspection date 23/10/2024

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20165251

Contractor QRB&J

Start Date 25/10/2024

End Date 29/10/2024

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks	✓	
Rekey all entry locks (all keyed alike)	✓	

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 23/10/2024

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20165251

Contractor

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

No works identified.

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice

Carpentry

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 23/10/2024

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20165251
number

Contractor QRB&J 28hrs

Start Date 25/10/2024

End Date 29/10/2024

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required	√*	Inclusive of laundry
Floor upgrade being completed	√	Lounge, passage and 3x bedrooms
Manhole cover		

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Door Locks		√			√						√	
Door(s)											√ ¹	
Repair / Replace house battens / subfloor gates	√ ²											
Patch holes, remove hooks and screws		√	√		√	√	√	√	√		√	
Weather seal external doors												
Skirting, architraves and/or door jambs		√ ³	√ ⁴			√ ⁵	√ ⁶	√ ⁷			√ ⁸	
Check and remove rubbish from roof space	√											
Door stop						√					√ ⁹	
Window Curtains (1500mm)		√ ¹⁰				√ ¹¹	√ ¹²	√ ¹³				
Window Curtains (2230mm)												
Sliding Glass Door Curtains (2230mm)												
Curtain Rods and Brackets		√				√	√	√				
Remove blinds / venetians												
Cupboards and/or Drawers					√ ¹⁴			√ ¹⁵	√* ¹⁶			
Seal around kitchen and/or bathroom benchtops					√				√			
Seal around bath and/or shower									√			
Bathroom fixtures									√ ¹⁷			
Fixtures – including towel rail					√ ¹⁸							
Replace/refix PVC coated curtains brackets					√				√		√	

¹ Inspect (I was unable to check at time of inspection)

² Inspect

³ Inspect

⁴ Inspect

⁵ Inspect/repair

⁶ Inspect

⁷ Inspect

⁸ Inspect

⁹ Inspect

¹⁰ Install. 5

¹¹ Install. 2

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice

- ¹² Install. 2
- ¹³ Install. 4
- ¹⁴ Iron on strips

Repair bottom of cabinetry near rear door
¹⁵ Repair wardrobe and bring back to standard use

- 2x new robe doors required
- ¹⁶ New vanity required
- ¹⁷ w/c roll holder, Shave cabinet, soap holder
- ¹⁸ Inspect

Letterbox		
Repair / Replace Letterbox	✓	Replace
Install / Secure Unit or Street Number to Letterbox	✓	

Gates and fences		
Gates and fences	✓	Ease all gates Inspect boundary fencing and repair/secure as needed

Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire	✓	

External Steps, Ramps & Flooring		
Treads		
Floor		
Rails	✓	Inspect, remove nails/screws as found

Other works/actions		
External	✓	Repair entry door masonry opening
External	✓	Repair external corner at rear of carport
External	✓	Inspect shed, make repairs as needed
External	✓	Change lock to store room/ease door

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Plumbing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 23/10/2024

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20165251
number

Contractor DUNNIES

Start Date 25/10/2024

End Date 29/10/2024

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink	✓	Inspect
Laundry	✓	Inspect
Wash basin / vanity basin *including plugs	✓	
Bath tub / shower bath *including plugs	✓	

Taps			
	Kitchen	Bathroom	Laundry
Service Taps / Fixtures / Basins as required *including plugs	✓	✓	✓

Valves		
Backflow prevention		
Tempering valve		
Valve electric hot water unit		

W.C. Suite

Soil and waste system		
Drain Traps	✓	Inspect
Traps and waste pipes	✓	Inspect
Kitchen Sink	✓	Inspect
Wash basin / vanity basin *including plugs	✓	
Bath tub / shower bath *including plugs	✓	
Laundry tub	✓	Inspect
Water Closet Suite	✓	Inspect

Roof plumbing		
Roof gutters/downpipes	✓	Inspect

Gas	
Gas connected	No
Waterwise Check (including waterwise sticker)	Appears in good order / Not applicable

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Electrical

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 23/10/2024

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20165251
number

Contractor ADR (STOVE)

Start Date 25/10/2024

End Date 29/10/2024

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by [Redacted]
(QBuild)

General		
RCD	✓	Inspect
Electrical earth stake	✓	Inspect
Smoke Alarm Upgraded		
TV antenna & outlets	✓	Inspect
Stove / Wall Oven & Cooktop		
Hot water unit	✓	Replace

Switches, fan, socket outlets and lights		
Bathroom	✓	Inspect
Bedroom 1	✓	Inspect
Bedroom 2	✓	Inspect
Bedroom 3	✓	Inspect
Car Accommodation	✓	Inspect
Dining		
Hallway	✓	Inspect
Kitchen	✓	Inspect
Laundry	✓	Inspect
Lounge / Living Room	✓	Inspect
Toilet		

Air conditioning		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Lounge / Living Room		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Glazing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 23/10/2024

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20165251

Contractor CMBM

Start Date 25/10/2024

End Date 29/10/2024

ASBESTOS must not be disturbed without taking the correct precautions

Repairs											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Shower Screen											
Mirror											
Window(s) \ Door(s)	√*1					√2				√3	

¹ Repair window

Replace security screen

² Re install window sash, repair window accordingly for ease of use

Repair security screen where grill has been moved

³ Inspect

Security Screens											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Fly Screen Mesh	√1			√2	√3	√4	√5	√6		√7	
Window(s) \ Door(s) \ Lock(s)	√8			√9	√10	√11	√12	√13		√14	

¹ Inspect

² Inspect

³ Inspect

⁴ Inspect

⁵ Inspect

⁶ Inspect

⁷ Inspect

⁸ Inspect

⁹ Repair security screen door

¹⁰ Inspect

¹¹ Inspect

¹² Inspect

¹³ Inspect

¹⁴ Inspect

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice

Painting

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 23/10/2024

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20165251
number

Contractor DELTA (105
WORK ORDER)

Start Date 31/10/2024

End Date 1/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint	√*	Inclusive of laundry

Full internal repaint must include cupboards, wardrobes and exterior of front door

Partial Internal Repaint	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation	Car
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork												

Partial External Repaint		
Partial external repaint	√	Entry patio ceiling where repaired
Handrails repaint		
Treads repaint		
Flooring repaint		

Condition / Cleaning		
The property has been cleaned prior to painting	Yes	Condition of surfaces Good

Other works/actions		
External	√	Masonry repairs at entry door opening

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
√	Work Required	√* Unfair Wear and Tear - Itemize on invoice



Flooring

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 23/10/2024

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20165251

Contractor

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Dining			
Hallway			
Kitchen			
Laundry			
Lounge / Living Room			
Toilet			

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Cleaning

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 23/10/2024

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20165252
number

Contractor PEAK (PRE-PAINT 30/11 + FULL INT)

Start Date 30/10/2024

End Date 4/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning	✓	
Partial internal cleaning		
Strip and seal vinyl floor	✓	Kitchen only
Household Rubbish		
Clean and Deodorise Carpets		

Internal Cleaning - Sundry Items									
	Lounge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry
Stove									
Clean security / flyscreens									
Clean Bath, Water Closet, Laundry Tubs, Sink/s									
Clean Sink/s									

External Cleaning		
Oil and grease		
Remove all stickers	✓	
Remove all nails and staples from floors		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Yard Maintenance

[] INALA, 4077

Scoper [s49 sch4]
(QBuild)

Supervisor []

Inspection date 23/10/2024

Scoper phone []

Rating 4 - Poor

Work order 20165252
number

Contractor PEAK (SLASH
ASAP)

Start Date 24/10/2024

End Date 4/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing		
Lawnmowing	✓	From 400m ² up to 800m ²
Slash and rake grass	✓	From 100m ² up to 400m ²

Gardens		
Generally tidy all gardens. Includes removal of all weeds and grass	✓	
Remove gardens from against foundations and footings	✓	

Trees and Shrubs		
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines	✓	

Rubbish Removal		
Remove and dump rubbish in yard and on footpath		
Dispose of rubbish in wheelie bin	✓	
Remove and dump any rubbish under house	✓	
Rake out under house		
Dispose of tyres	✓	
Clear out dirt / debris from sheds/ garages	✓	

Depressions / Holes		
Spread, tamper down and level out filling to depressions and holes	✓	

External Cleaning		
Wash-down external walls	✓	
Clean leaves from gutters	✓	Low set residence

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Curtain Installation

INALA, 4077

Scoper
(QBuild)

Supervisor

Inspection date 23/10/2024

Scoper phone

Rating 4 - Poor

Work order number 20165251

Contractor QRB&J

Start Date 5/11/2024

End Date 5/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



Pest Control

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 23/10/2024

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20165251

Contractor SUBURBAN

Start Date 5/11/2024

End Date 5/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)	✓	Group 3 - 3 Bedrooms
Spray for fleas		

Contractor is to leave a card which states the company name, date treated and signature of person who performed the treatment.

*** This card is to be left in the cutlery drawer as verification of treatment ***

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Drug Remediation

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 23/10/2024

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20165251 number

ASBESTOS must not be disturbed without taking the correct precautions

Drug Contamination

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Property Damage Report

Damage to a department-owned building



Queensland
Government

INSTRUCTIONS FOR HOUSING SERVICE CENTRE

Use this form to report **any** damage at the department's properties. Please attach photographs.
Send within **24 hours** of receiving notification of the incident via email to:

Relevant Regional Director's Office

Cc:

[SAHG HD Asset Management](#)

[HHS Claims](#)

[SAHG HD SAM](#)

Note: If there is a suspicion the debt will be over \$10,000.00 and an insurance claim has been submitted, do not apply a debt to the tenant until the outcome has been received.

OCCUPANCY			
Tenant name/s:	s49 sch4		
Tenancy agreement No.: (If applicable)		Housing Provider: (If applicable)	Public Housing
If the property has become untenable, what arrangements can / have been made to accommodate the occupants?	Tenant will offered emergency accomodation in a motel		
Tenancy Commencement Date:		Tenancy End Date: (The date the tenancy was ceased at the time of the incident)	N/A
Was there a Notice To Leave or any QCAT Orders during tenancy?	NO	Date Of Notice/QCAT Order:	N/A
PROPERTY			
Property reference no.			
Property Address:			
Date of last Annual Property Inspection: (Required for wilful damage by the customer only)	21/08/2023	Date of last Condition Appraisal inspection: (Required for wilful damage by the customer only)	12/10/2022
Reasons why APIs weren't completed on a yearly basis: (e.g., entry denied, remote location)	N/A		

INCIDENT			
Type of incident:	Fire	If Other provide details:	
When did the incident occur?	Time: around 11:30 AM	Date:	25/11/2024
When was the department notified of the incident?	Time: 13:25 PM	Date:	25/11/2024
If the incident occurred 12 months or more prior to submission to HHS Claims, please advise reason why:	N/A		
Police reference number: (Required for damage over \$10,000 related to wilful damage / unlawful actions)	QP to be provided	QFD (Fire report) number: (If applicable)	QFSS-24-149648
If not reported to QPS/QFES, please provide reasons why:	N/A		
Cause of fire: (If applicable)	microwave malfunction		
Were any persons injured by the incident?	NO		
If YES , who was injured and what was their injury?	Name	Injury	
	Name	Injury	
	Name	Injury	
DAMAGE			
Estimated cost of repairs? (If over \$50,000 or demolition, submit a SAM nomination)	\$TBA	Confirmed rectification costs: (if available)	
What damage did the incident cause to the property?	Based on available photos (please note attached) damages are extensive.		
Has the incident affected neighbouring properties?	NO		
If YES , which neighbour & to what extent?			
List any reports being provided that include photographic evidence of the damage: (i.e., structural engineers report or Remediation Action Plan)	Please note attached		
Provide details of any other photos provided:	Please note attached		
Property repair status	QBuild will investigate and provide reports	Did the tenant relocate to temporary accommodation (i.e., hotel). If so, provide dates of stay. Receipts should be included with the report:	YES

ACTION TAKEN AND OTHER COMMENTS

HSC Action Taken:

On 25 November 2024, Area Manager (Inala Housing Service Centre) was informed about a possible house fire at s49 sch4 [redacted] Housing Officers attended this street and noted Queensland Fire and Emergency Services (QFES) and the Queensland Police Service (QPS) presence at [redacted]

Queensland Fire Brigade staff member advised the property had been extensively damaged, however there had been no injuries.

QBuild team was notified, and request was made to inspect the property, erect a temporary fence and disconnect power.

Future action planned by HSC: .

- QBuild Supervisor is attending the site during the day (25/11/24) to access the damage and make arrangements to secure the property.
- QBuild Supervisor will arrange an engineer's report, asbestos testing etc once site is safe to do so.

Further updates will be provided once known.

Other comments:

DEPARTMENT OFFICER

Date of Report:	25/11/24		
Reporting officer's name:	[redacted]	Position:	A/CSM
Contact Phone Number/s:	[redacted]	Email Address:	[redacted]@housing.qld.gov.au

Need help?

For information or advice on completing this form, contact Property Operations and Support via [HHS Claims](#).

QBuild Brisbane Metro District

Extent of works: Fire remediation – V1.0

Project details

Tender reference:
Asset:
Project: **Fire Damage Rectification Works.**
Contact: **Vacant Property. – Fence around Property.**
Contact SR

Extent of works

1.1 Information for tenders

All works must be performed in accordance with the defined scope of works. The works must comply with the specifications detailed within the extent of works.

All maintenance activities must conform to the existing institute configuration and material composition.

1.2 Scope of works

Asbestos Results – Positive throughout property.

Engineers Report – Recommendations

Recommendations:-

After the fire at the house at the house is considered to be structurally safe in its present smoke stained and internal cladding damaged condition.

1. The 2700mm x 3000mm kitchen, 2400mm high walls stud framing is to be lapped with 70 x 35mm MGP 12 T2 treated members and batten screwed to existing member at 300mm spacing. Replace kitchen wall top plates in 70 x 35mm MGP12 T2 members, 30 x 1mm galv strapped down to all studs.

2. Install 4mm F27 ply bracing to walls shown below. Nail ply bracing to top & bottom wall plates with nails at 50mm spacing and 150mm spacing to vertical sides and noggings.

3. Replace roof eaves asbestos sheet soffit and roof gutter over both the kitchen and living room front, side and back.

4. All electrical wiring and fittings are recommended to be replaced throughout the house.

4 A. Installation of smoke alarms interconnected throughout property as per standards.

5. Replace doors and windows & security screens to the living room, kitchen and bedrooms as required.
6. All ceilings and internal wall claddings, skirtings, cornices, finishes, doors and architraves are recommended to be replaced throughout the house, except keep laundry, bathroom and toilet internal lining.
7. Replace floor coverings in Armstrong, Accolade Plus, Bells Blue, vinyl, throughout house.
8. Thoroughly clean all surfaces throughout the house.
9. Kitchen Replacement Like for Like.
10. Ceiling Insulation installation.
11. Thoroughly clean all surfaces throughout the house.
12. Full Internal & External Paint.

1.3.1 Internal wall and ceiling linings

- a. Wall linings to be villaboard sheeting or equivalent product installed as per manufacture specifications / requirements with joints set and sanded.
- b. Ceiling to be villaboard sheeting or equivalent product installed as per manufacture specifications / requirements with joints set and sanded.
- c. 55mm cornice to be installed as per manufacture specifications / requirements.
- d. Install plaster board to living, hallway, kitchen, corridor and bedroom areas and rooms.

1.3.2 Door and windows

- a. External doors are to be solid core doors.
- b. External doors are to have a keyed lock / furniture.
- c. External doors are to have 3 hinges.
- d. Internal doors are to be honeycomb core doors.
- e. Internal doors are to have a passage lock / furniture.
- f. Internal doors are to have 2 hinges.
- g. All doors are to have a door catch fit for purpose.
- h. New window is to fit the specified location and size.
- i. Windows are to be aluminium.
- j. Windows are to be fitted with security screens to all openings.
- k. Window is not to be keyed.

1.3.3 Flooring

- a. The surface slope must be straight and consistent so there is no ponding water to ensure any ponding of water is eliminated.
- b. Replace floor coverings in Armstrong, Accolade Plus, Bells Blue, vinyl, throughout house.
- c. Provide trims as required to all openings.

1.3.4 Vinyl

- a. Wet area flooring is to be Accolade Safe or equivalent product.
- b. Vinyl to be slip resistant.
- c. The vinyl should return a minimum of 150mm up the walls to form a cove and skirting.

- Minimum radius: 20mm formed in situ.
- d. Install a Ram tapware floor waste or equivalent suitable floor waste for vinyl floor coverings. This includes dry wastes – If required.
- e. Installed plaza gully trap installed to the diameter of the floor waste, must be the same as the plaza gully riser pipe (no reducer can be installed as per Australian standards). This includes dry wastes – If required.
- f. Floor flange and PVC pipework (complete with frog flap) to discharge at external wall of building where required.
- g. Grate to floor waste is to be chrome plated.
 - Penetrations must be small, to prevent children's fingers being caught.
 - Vinyl sheeting to be locked down into the floor waste by means of the sheeting running down into floor waste.
- h. Floor finish to be extended into cupboards / cabinet not having a false floor.

1.3.5 Electrical

1.3 Test and safety certificates

All mandatory test and safety certificates are to be supplied and submit to the nominated QBuild representative after completion of works and prior to submission of invoicing for completed works. QBuild required all mandatory test and safety certificates to finalise payment of invoice.

- a. Upgrade electrical service to Property to obtain the required certification to meet standards.
- b. Provide power and isolating switch to stove, hot plates and hot water heater.

1.3.1 Painting

- a. Prep and prepare internal surfaces for painting.
- b. Paint all new and disturbed surfaces or nominated areas which include and not limited, internal face of timber window, wall linings, ceiling linings, trims, doors, and window.
- c. Internal of built-ins within the area are to be included.
- d. All painting as per QBuild's Residential Painting Specification.

1.3.13 Certifications

The supplier is to provide Form 43 to the QBuild Representative prior to practical completion being issued of the works being completed to the structural engineers' report.

1.4 Temporary Portable Amenities

The supplier is required to allow, provide, and permit the use of temporary portable amenities (such as baths, showers, toilets) if no alternative, functional, and safe amenities are available for use during the project's duration. These temporary portable amenities must be suitable for their intended use and cater to the individual needs of the tenants, including but not limited to, handrails, security, accessibility, and disability accommodations.

1.5 Penetrations

Supplier is to ensure all fire stoppings for any penetrations are completed to the appropriate standard and certification provided.

1.6 Painting

- a. Prep and prepare all new and disturbed surfaces for painting.
- b. Paint all new and disturbed surfaces.
- c. All painting as per QBuild's Residential Painting Specification

1.7 Technical Specification and Scope – Ceiling Insulation

Allow for and provide all labour, plant, and materials necessary to carry out work as required by the offer and as described herein:

Insulate the whole ceiling area of each dwelling, apart from eaves, awnings, ceilings to outbuildings, and open carports. For gables or where roofs are stepped on different levels, provide all externally exposed walls enclosing the roof space with identical insulation to the ceiling.

Install thermal insulation in accordance with Australian Standards (AS) AS 3999:2015 Bulk Thermal Insulation – Installation; AS/NZS 3000:2018 Australian / New Zealand Wiring Rules; Electrical Safety (Installation of Ceiling Insulation) Notice 2010 under the Electrical Safety Act; Building Newsflash # 440 Alert on the Potential Risk of Using Non-Compliant Thermal Insulation; and the Electrical Safety Act 2002, Electrical Safety Regulation 2013, and Codes of Practice drafted under the Act, including Working Near Overhead and Underground Electric Lines. Closely butt ceiling batts snugly between the ceiling joists or roof trusses only. Do not cover ceiling joists or other structural roof members, other than ceiling battens. Maintain roof and cavity ventilation without restriction to air flows.

Comply with AS 3999:2015 clause 2.6.2.1 where insulation of $<R 6.0$ thermal resistance may partially surround electrical wiring that complies with AS 3000:2018 or later edition.

Comply with AS 3999:2015 clause 2.6.2.2 where the work requires:

Installing insulation of $\geq R 6.0$ thermal resistance; or

Complete coverage of electrical wiring that complies with AS 3000:2018 or later edition; or

Any coverage of electrical wiring that does not comply with AS 3000:2018 or later edition.

Where insulation must surround wiring for $>300\text{mm}$ in length for any reason, assess the need and make allowance for possibly derating of cables and circuit protection devices. Where required under AS 3999:2015, certify compliance of cables and circuit protection devices to AS/NZS 3008.1.2:2017 Electrical Installations – Selection of Cables.

Specification and requirements: Ceiling Insulation – V1.1 3

Ensure sufficient clearances or approved heat barriers complying with AS/NZS 5110 are installed around transformers and down lights or any appliance that could create heat or fire to AS/NZS 3000:2018 rule 4.5.2.3 and AS 3999:2015 Appendices A and C.

Where recessed luminaires are installed, install labels to AS/NZS 3000:2018 figure 4.10.

Install “STAY SAFER UP THERE, SWITCH OFF DOWN HERE” stickers in accordance with this Work Health and Safety (WHS) initiative.

Allow for all costs associated with obtaining access to the ceiling space, including scaffolding, edge protection, and lifting of roofing or other trade work where required.

Develop and offer for the Superintendent’s comment individual project work method statements prior to starting any work. Each work method statement must address all relevant aspects of the work, including working in confined spaces, working at heights, electrical safety, solar system safety, heat stress and safe working with asbestos, along with other general WHS considerations.

Perform all work in accordance with the Work Health and Safety Act 2011, Work Health and Safety Regulation 2011, relevant Codes of Practice drafted under the Act, AS 3999 and relevant Australian Standards, and National Construction Code (NCC) Vol 2 Clauses 3.12.1.1 and 3.12.1.2.

All labour, materials and equipment shall comply with current WHS and environmental regulations, including safety plans, work method statements, and staff inductions in accordance with QBuild policies and procedures.

Each offer shall allow for adequate supervision and training of workers and associated trades. Attention is drawn to the requirements of the Electrical Safety Regulation Division 5 sections 87-91 with particular regard to staff training and records in electrical risk management. Demonstrate that all workers have been provided with asbestos awareness training.

If the presence of asbestos containing material (ACM) or other hazardous substance is identified on the site, the required the SR work procedure is to:
Not disturb the material.

Inform the SR representative/Superintendent Rep (SR) immediately.
Ensure that all persons on site are protected from immediate risks.
Follow the SR directions in respect of the action to be taken.
Stop work immediately and follow the same the SR work procedure if ACM or potential ACM is damaged or otherwise disturbed during the installation.
Note that ceiling linings within properties are commonly asbestos cement products and that strict adherence to the SR WHS and environmental procedures is mandatory.
Asbestos management where ACM is identified in accordance with Section 6.

Specification and requirements: Ceiling Insulation – V1.1 4

On completion, remove all work-related rubbish and debris from the site and dispose of appropriately and in accordance with local authority requirements.

Contractors to provide a fixed cost in the event they attend a property which has insulation already installed.

Definition of Lock Out Charge – to cover costs where a successful contractor attends site and undertakes services to lock out the electrical supply to then find out that the property already has insulation installed.

Note: While the installation work is taking place, the tenant is not allowed to be in a room directly below where insulation is being installed in the ceiling.

Acceptable materials

Provide bulk insulation material in uncompressed batt form (minimum R3.0 poly/wool blend or approved equivalent) certified as compliant with AS/NZS 4859.1:2002 Materials for the Thermal Insulation of Buildings to achieve the required total R-value for building location and relevant NCC climate zone. No other thermal insulation such as loose fill or temporarily bonded or electrically conductive materials will be accepted.

Supply a full product description, including safety data sheets, technical information and a representative sample of the thermal insulation proposed with each offer.

Products shall be assessed for suitability based on the principal's criteria, to include being non-irritant, water resistant, electrically non-conductive, clean, and non-dusting.
Do not use conductive fasteners in any capacity during the installation.

Electrical risk management

Strict compliance with Queensland legislation and Australian Standards listed under SAFE METHODS OF WORKING are requirements of the offer.

Strict compliance is required with the Queensland Electrical Safety Regulations, in particular Division 5, "Installation of ceiling insulation".

Allow to develop and implement project specific electrical hazard management procedures in the offer.

Consider total isolation of electrical supplies to each property before starting work. Coordinate with the person in control for approval prior to isolating supply.

Note: however, where the incoming electrical supply to the main switchboard/meter box is run entirely underground and does not run through a roof or ceiling space, then electrical isolation using the main switch on the main switchboard/meter box would in lieu, be considered adequate.

Attention is drawn to the hazard of metal building elements (e.g., ceiling battens) that may be "live". Take responsibility for developing comprehensive risk management procedures for each property, with a copy signed by all workers involved with the work at that property and available on site at all times.

Test metal roofs and other metal building elements (e.g., ceiling battens) to ensure they are not "live". Maintain records of testing and inspection undertaken prior to starting and after completion of the work.

Specification and requirements: Ceiling Insulation – V1.1.5

Work within electrical line exclusion zones: Consult with the owner of the electric line / service and obtain a "safety advice" as to the condition of the line and associated parts and the requirements for working near or in the exclusion zone. Develop appropriate controls to manage the issues identified.

Do not disturb solar system wiring and associated signage. Include management of hazards associated with solar systems in the project hazard management procedures.

Provide certification that the ceiling and roof areas, including all building elements, are electrically safe prior to starting and after completion of the work and that the works have not impacted the electrical installation.

Immediately advise the SR if any damaged cabling is identified within the ceiling space e.g., wires damaged by vermin, cuts due to sharp edges or deteriorated insulation.

Important WHS references

<https://www.worksafe.qld.gov.au/injury-prevention-safety/electricity/homeowners-and-consumers/electrical-safety-in-ceiling-spaces>

<https://www.worksafe.qld.gov.au/construction/workplace-hazards/working-on-roofs-and-in-ceiling-spaces>

Additional works

Whilst undertaking Ceiling Insulation works, contractors may identify existing electrical installations that do not comply with the Australian Standards (defects), damaged wiring and/or failed electrical equipment and appliances (faults).

Defects or faults that present an immediate safety or fire risk must be isolated and locked out from supply. The contractor shall notify the SR immediately after locking out the circuit, so that further directions and approvals can be given around rectification works. Examples of what constitutes an immediate safety or fire risk are:

Exposed 'live' wires or terminals in an accessible location (people could touch).

Reverse polarity on consumers mains or subcircuits.
No main Earth connection.

All other defects and faults identified that do not require immediate isolation from supply shall be reported to the SR for approval to proceed with rectification works. The defects or faults shall be report within a timely manner. The Contractor shall provide photo(s) to the SR to evidence the defects and/or faults identified.

Tenant requests for any repair work should be referred to the Housing Service Centre (HSC) or the SR's Maintenance Response Centre and shall not to be undertaken by the contractor without prior approval by the SR.

Where the identified defects and/or faults prevent the Contractor from installing the ceiling insulation due to the Contractor being unable to certify the works, the Contractor shall advise the tenant of the identified issue and that the ceiling installation cannot proceed as planned. Note: All additional works approved by the SR to proceed that fall outside of the Ceiling Insulation scope will require a new (second) WO. Please contact SR to have this WO dispatched.

Tender conditions

2.1 Conditions

Works detailed within this document, are to be actioned in accordance with, but not limited to; QBuild policies and procedures, National Construction Code, Australian Standards, Acts and Regulations and local authorities.

2.2 Workplace Health and Safety

The Contractor is required to be fully conversant with, and comply with, the requirements of the Work Health and Safety Act, Work Health Safety Regulations, and relevant Codes of practice for achieving the required standards of workplace Health and Safety.

2.3 Environmental Protection

The Contractor is required to be fully conversant with, and comply with, the requirements of the Environmental Protection Act (EPA). Under this Act there is a duty on the Contractor not to create or cause:

- environmental harm
- environmental nuisance
- material environmental harm
- serious environmental harm

The Contractor shall not allow contaminants, including but not limited to asbestos products, oil, petrol, etc., to be deposited on the site during the course of the works. If any contamination of the site occurs during the course of works by the Contractor (or subcontractors), the Contractor shall be responsible for the remediation and all costs associated with remediation of the site due to such contamination.

2.4 Fire Ant Regulations

As of 1 July 2016, the Biosecurity Act 2014 (the Act) and the Biosecurity Regulation 2016 (the Regulation) come into effect.

The Act has improved Queensland's biosecurity preparedness and response capabilities to focus on the biosecurity risks that impact our economy, our agricultural and tourism industries, our environment, and our lifestyle.

Under this new legislation, individuals, and organisations whose activities involve the movement or storage of fire ant carriers such as soil, mulch, animal manures, baled hay or straw, potted plants, and turf, will have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants.

Fire ant biosecurity zones and further information is available on the Department of Agriculture and Fisheries website.

2.5 Asbestos removal

Asbestos containing materials (ACM's) shall be identified by QBuild prior to tendering. If any unidentified asbestos including bonded or friable is found or deemed to have changed from a bonded to a friable state, the contractor shall stop work immediately and notify the QBuild representative. The contractor is expected to quote and get approval for any additional costs before proceeding with work.

Identified Asbestos:

- **Positive** sampling results return, see Appendix B for confirmation.
- QBuild will engage an independent Hygienist to monitor and give clearance during and after the asbestos removal, The contractor is expected to conform to the requirement as stipulated by the independent hygienist.
- Conduct a 100mm scrape within the boundary of the property. (This will be dependent or changed based on the hygienist reports and recommendations).

If any asbestos material is present, the contractor shall:

- Nominate a competent person for the removal process.
- Develop an Asbestos Removal Control Plan and Safe Work Method Statement(s) in accordance with the Workplace, Health and Safety Act, 2011, the relevant Workplace, Health and Safety Act Regulations and the most current and relevant Code of Practice.
- Give notice to Workplace Health and Safety Queensland by submitting a form 65 within the time frames required prior to commencing asbestos removal.
- Advise the QBuild representative of planned commencement date in line with the contract to allow QBuild to arrange an independent hygienist to monitor and clear the site while asbestos removal takes place.
- Submit the Asbestos Removal Control Plan and Safe Work Method Statement(s) to the QBuild representative prior to commencement of any asbestos works onsite until they have been reviewed.
- Establish an asbestos work area with barriers suitably signed for warnings and hazards. Barriers and signs are to remain in place until works have reached practical completion.
- Ensure asbestos material is transported in EPA registered vehicles approved for the transport of any removed asbestos from the site.
- Provide a Waste Tracking Certificates and copies of all relevant documents to the QBuild representative for the removed asbestos as soon as reasonably practicable.
- When all asbestos has been removed, a clearance inspection certificate is required to be issued by a competent person engaged by QBuild. No mechanical demolition is to

commence before the clearance certificate has been issued. Note this is for all bonded removal.

If friable asbestos is present the contractor shall, in addition to the above procedures:

- Ensure that removal is only undertaken by an 'A' class asbestos licence holder.

2.10 General

The Works: The contractor shall provide all labour, materials, plant, Government approvals and equipment for the works including those set out in this document and associated documentation for the project. All contractors and suppliers shall hold current licenses, certification, and trade competencies applicable to perform the nominated works.

Site Inspection: The contractor is to have assessed the site and its surroundings, particularly with regards to access and workplace health and safety (WHS) precautions, that may be required for completion of the works.

The contractor is to ensure that they visit site to ascertain the complete scope and requirements to complete the project. All variations will be assessed by the QBuild representative. Evidence of attending site prior to submission of tender will be requested to ensure the contractor attended site as directed.

Supervision: The contractor shall provide all necessary site supervision and safety management during the performance of the works.

Site Management: The designated works area shall be maintained in a safe, secure, clean, and orderly condition at all times.

All tenanted assets are required to have safe and clear access. This includes during and outside construction work hours.

The contractor is to progressively clean up the designated works area and ensure all debris and excess materials are removed from site accordingly. The contractor is to provide their own waste disposal skip(s) and/or storage compound for the duration of works.

Amenities: The contractor shall provide their own power, water, and amenities. It is the contractor's responsibility to ensure safe connection to and use of the above including making good, cleaning and reinstating on completion of the works.

Site Access: The contractor is to provide a Construction & Traffic Management Plan to QBuild representative to review, amend and accept prior to commencement of the works. The Contractor shall ensure all provisions of the plans are complied with during the works and any changes are issued to the nominated QBuild representative prior to changes occurring.

The contractor is to ensure that all site access restrictions and paths of travel and exits are communicated to all tenants, asset occupants, employees, subcontractors, and suppliers prior to these changes coming into effect.

Protection: The Contractor is to ensure protection of all or any existing flora, fauna, and landscaped areas throughout the performance of the works.

The Contractor is to ensure protection of all or any existing household fabric, furniture, and / or household equipment throughout the performance of the works.

Damage: Any damage to property & services (utilities) both public and private, including but not limited to buildings, services, roads, footways, paving, fencing, grounds/ landscaping, passing or

parked vehicles and any other property disturbed shall be reinstated or made good by the contractor without cost to QBuild, so as to match similar adjacent work and left in a condition at least equal to that at the commencement of the works.

Contractor is to undertake dilapidation report prior to site establishment and issue the completed dilapidation report to the nominated QBuild representative.

Services: The contractor shall make allowance to locate all services on site prior to commencement of work.

Program: Co-ordination and approval of site working hours with client and QBuild is required, noting that standard operation hours may not be applicable.

Contractor to provide a detailed schedule / program of works 7 days prior to commencement of works onsite and submit to the nominated QBuild representative.

Safety: Contractor is to submit a SWMS for High-Risk Activities to the QBuild representative for evaluation prior to commencement of works.

Completion: Prior to Practicable Completion being issued the following information shall be submitted:

- All certification / certificates
- All copies of manufacturers' warranties
- Product certification, operation, and maintenance manuals for installations of plant and equipment

Appendix A

Refer to Attached:
Engineers Report Recommendations

Bracing Walls

s49 sch4

DTI Release

Appendix B

Refer to attached
Asbestos Results



Locksmith

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4 (QBuild)

Supervisor [Redacted]

Inspection date 24/04/2025

Scoper phone [Redacted]

Rating 2 - Good

Work order number 20475721
End Date

Contractor N/A

Start Date

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks		
Rekey all entry locks (all keyed alike)		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4 (QBuild)

Supervisor [Redacted]

Inspection date 24/04/2025

Scoper phone [Redacted]

Rating 2 - Good

Work order number 20475721

Contractor N/A

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

No works identified.

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Carpentry

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order 20475721
number

Contractor QRB&J
(APPROX 12
HRS,
INCLUDING
CLOTHESLINE/
DOOR AND
REPAIR TRIP
HAZARDS AS
PER SCOPE)

Start Date 28/04/2025

End Date 29/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required		
Floor upgrade being completed		
Manhole cover		

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Door Locks												
Door(s)											✓ ¹	
Repair / Replace house battens / subfloor gates												
Patch holes, remove hooks and screws												
Weather seal external doors												
Skirting, architraves and/or door jambs												
Check and remove rubbish from roof space												
Door stop												
Window Curtains (1500mm)		✓ ²				✓ ³	✓ ⁴	✓ ⁵				
Window Curtains (2230mm)												
Sliding Glass Door Curtains (2230mm)												
Curtain Rods and Brackets		✓				✓	✓	✓				
Remove blinds / venetians												
Cupboards and/or Drawers												
Seal around kitchen and/or bathroom benchtops												
Seal around bath and/or shower												
Bathroom fixtures												
Fixtures – including towel rail												
Replace/refix PVC coated curtains brackets												

¹ Ease security screen, ensure good operation

² Install. 6

³ Install. 2

⁴ Install. 4

⁵ Install. 4

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Letterbox		
Repair / Replace Letterbox		
Install / Secure Unit or Street Number to Letterbox		
Gates and fences		
Gates and fences	✓	Inspect all, ease gates, repair fence as needed
Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire	✓	Replace if required
External Steps, Ramps & Flooring		
Treads		
Floor		
Rails		
Other works/actions		
External	✓	Infill cracking on rear slab to make safe for no trips

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

BTH Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice

Plumbing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order 20475721
number

Contractor N/A

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink		
Laundry		
Wash basin / vanity basin *including plugs		
Bath tub / shower bath *including plugs		

Taps			
	Kitchen	Bathroom	Laundry
Service Taps / Fixtures / Basins as required *including plugs			

Valves		
Backflow prevention		
Tempering valve		
Valve electric hot water unit		

W.C. Suite		

Soil and waste system		
Drain Traps		
Traps and waste pipes		
Kitchen Sink		
Wash basin / vanity basin *including plugs		
Bath tub / shower bath *including plugs		
Laundry tub		
Water Closet Suite		

Roof plumbing		
Roof gutters/downpipes		

Gas	
Gas connected	Yes
Waterwise Check (including waterwise sticker)	Appears in good order / Not applicable

LICENSED TRADESPERSON TO COMPLETE BELOW

Gas			
	Work	Unfair Wear and Tear	Comments
Check gas service for compliance	✓		

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Provide gas certificate	✓		
-------------------------	---	--	--

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

RTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Electrical

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order 20475721
number

Contractor ADR (FORM 1
REQUIRED AS
DISCUSSED)

Start Date 28/04/2025

End Date 29/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by [Redacted]
(QBuild)

General		
RCD		
Electrical earth stake	✓	Inspect
Smoke Alarm Upgraded		
TV antenna & outlets	✓	Inspect
Stove / Wall Oven & Cooktop		
Hot water unit		

Switches, fan, socket outlets and lights		
Bathroom		
Bedroom 1	✓	Inspect
Bedroom 2		
Bedroom 3		
Car Accommodation		
Dining		
Hallway		
Kitchen		
Laundry		
Lounge / Living Room	✓	Inspect
Toilet		

Air conditioning		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Lounge / Living Room		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Glazing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order 20475721
number

Contractor N/A

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Repairs											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Shower Screen											
Mirror											
Window(s) \ Door(s)											

Security Screens											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Fly Screen Mesh											
Window(s) \ Door(s) \ Lock(s)											

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Painting

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order number 20475721

Contractor N/A

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint		

Partial Internal Repaint											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork											

Partial External Repaint		
Partial external repaint		
Handrails repaint		
Treads repaint		
Flooring repaint		

Condition / Cleaning		
The property has been cleaned prior to painting	Yes	Condition of surfaces Good

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Flooring

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order number 20475721

Contractor N/A

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Dining			
Hallway			
Kitchen			
Laundry			
Lounge / Living Room			
Toilet			

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Cleaning

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 24/04/2025

Scoper phone [Redacted]

Rating 2 - Good

Work order number 20475720

Contractor PEAK (PART
INTERNAL
CLEAN)

Start Date 30/04/2025

End Date 30/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning		
Partial internal cleaning	✓	
Strip and seal vinyl floor		
Household Rubbish		
Clean and Deodorise Carpets		

Internal Cleaning - Sundry Items									
	Lounge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry
Stove									
Clean security / flyscreens									
Clean Bath, Water Closet, Laundry Tubs, Sink/s									
Clean Sink/s									

External Cleaning		
Oil and grease		
Remove all stickers		
Remove all nails and staples from floors		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Yard Maintenance

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 24/04/2025

Scoper phone [Redacted]

Rating 2 - Good

Work order 20475720
number

Contractor PEAK (SLASH/
MOW / YARD
WORK)

Start Date 30/04/2025

End Date 30/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing			
Lawnmowing	✓	From 400m ² up to 800m ²	
Slash and rake grass	✓	From 400m ² up to 800m ²	

Gardens			
Generally tidy all gardens. Includes removal of all weeds and grass	✓		
Remove gardens from against foundations and footings	✓		

Trees and Shrubs			
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines			

Rubbish Removal			
Remove and dump rubbish in yard and on footpath			
Dispose of rubbish in wheelie bin			
Remove and dump any rubbish under house			
Rake out under house			
Dispose of tyres			
Clear out dirt / debris from sheds/ garages			

Depressions / Holes			
Spread, tamper down and level out filling to depressions and holes	✓		

External Cleaning			
Wash-down external walls			
Clean leaves from gutters	✓	Low set residence	

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Curtain Installation

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order number 20475721

Contractor QRB&J (BEFORE 10AM)

Start Date 1/05/2025

End Date 1/05/2025

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Pest Control

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order 20475721
number

Contractor ALLGON (G-3
BEFORE 11AM)

Start Date 1/05/2025

End Date 1/05/2025

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)	✓	Group 3 - 3 Bedrooms
Spray for fleas		

Contractor is to leave a card which states the company name, date treated and signature of person who performed the treatment.

*** This card is to be left in the cutlery drawer as verification of treatment ***

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Drug Remediation

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 24/04/2025

(QBuild)

Scoper phone [Redacted]

Rating 2 - Good

Work order 20475721 number

ASBESTOS must not be disturbed without taking the correct precautions

Drug Contamination

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

DTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



Locksmith

[Redacted]

HOLLAND PARK, 4121

Scoper [Redacted] s49 sch4 (QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order number 20434359

Contractor NOT REQUIRED

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks		
Rekey all entry locks (all keyed alike)		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

[Redacted]

HOLLAND PARK, 4121

Scoper [Redacted] s49 sch4 (QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order number 20434359

Contractor NOT REQUIRED

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

No works identified.

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



Carpentry

[Redacted]

HOLLAND PARK, 4121

Scoper s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order number 20434359

Contractor Cottage
Carpentry -
MINIMAL
WORKS
REQUIRED

Start Date 31/03/2025

End Date 31/03/2025

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required		
Floor upgrade being completed		
Manhole cover		

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bathroom	Toilet	Laundry	Accommodation	Car
Door Locks												
Door(s)												
Repair / Replace house battens / subfloor gates												
Patch holes, remove hooks and screws												
Weather seal external doors												
Skirting, architraves and/or door jambs												
Check and remove rubbish from roof space												
Door stop												
Window Curtains (1500mm)												
Window Curtains (2230mm)												
Sliding Glass Door Curtains (2230mm)												
Curtain Rods and Brackets												
Remove blinds / venetians												
Cupboards and/or Drawers												
Seal around kitchen and/or bathroom benchtops												
Seal around bath and/or shower												
Bathroom fixtures												
Fixtures – including towel rail												
Replace/refix PVC coated curtains brackets												

Letterbox		
Repair / Replace Letterbox	✓*	
Install / Secure Unit or Street Number to Letterbox	✓	

Gates and fences		
Gates and fences		

Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire	✓	

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

External Steps, Ramps & Flooring		
Treads		
Floor		
Rails		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Plumbing

[Redacted]

HOLLAND PARK, 4121

Scoper [Redacted] s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order 20434359
number

Contractor Cottage
Carpentry

Start Date 31/03/2025

End Date 31/03/2025

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink		
Laundry		
Wash basin / vanity basin *including plugs		
Bath tub / shower bath *including plugs		

Taps				
		Kitchen	Bathroom	Laundry
Service Taps / Fixtures / Basins as required *including plugs				

Valves		
Backflow prevention		
Tempering valve		
Valve electric hot water unit		

W.C. Suite

Soil and waste system		
Drain Traps		
Traps and waste pipes		
Kitchen Sink		
Wash basin / vanity basin *including plugs		
Bath tub / shower bath *including plugs		
Laundry tub		
Water Closet Suite		

Roof plumbing		
Roof gutters/downpipes		

Other works/actions		
Bathroom	<input checked="" type="checkbox"/>	Connect floor waste to drain

Gas	
Gas connected	Yes
Waterwise Check (including waterwise sticker)	Appears in good order / Not applicable

LICENSED TRADESPERSON TO COMPLETE BELOW

Gas

Legend			
<input checked="" type="checkbox"/>	Work Required	<input checked="" type="checkbox"/>	Unfair Wear and Tear - Itemize on invoice

	Work	Unfair Wear and Tear	Comments
Check gas service for compliance	✓		
Check stove	✓		
Check hot water unit	✓		
Provide gas certificate	✓		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Electrical

HOLLAND PARK, 4121

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 27/03/2025

Rating 1 - Very Good

Work order 20434359
number

Contractor NOT REQUIRED

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by Ian Sharpes (QBuild)

General		
RCD		
Electrical earth stake		
Smoke Alarm Upgraded		
TV antenna & outlets		

Switches, fan, socket outlets and lights		
Bathroom		
Bedroom 1		
Bedroom 2		
Car Accommodation		
Dining		
Hallway		
Kitchen		
Laundry		
Lounge / Living Room		
Toilet		

Air conditioning		
Bedroom 1		
Bedroom 2		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1		
Bedroom 2		
Lounge / Living Room		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Glazing

[Redacted]

HOLLAND PARK, 4121

Scoper s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order number 20434359

Contractor NOT REQUIRED

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Repairs										
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bathroom	Toilet	Laundry	Car Accommodation
Shower Screen										
Mirror										
Window(s) \ Door(s)										

Security Screens										
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bathroom	Toilet	Laundry	Car Accommodation
Fly Screen Mesh										
Window(s) \ Door(s) \ Lock(s)										

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Painting

[Redacted]

HOLLAND PARK, 4121

Scoper [Redacted] s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order 20434359
number

Contractor Cottage
Carpentry

Start Date 31/03/2025

End Date 31/03/2025

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint		

Partial Internal Repaint										
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bathroom	Toilet	Laundry	Accommodation Car
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork										

Partial External Repaint		
Partial external repaint		
Handrails repaint		
Treads repaint		
Flooring repaint	✓	Rear landing

Condition / Cleaning		
The property has been cleaned prior to painting	Yes	Condition of surfaces Good

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Flooring

[Redacted]

HOLLAND PARK, 4121

Scoper [Redacted] s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order 20434359
number

Contractor Cottage
Carpentry

Start Date 31/03/2025

End Date 31/03/2025

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Dining			
Hallway			
Kitchen	✓	Work required	Repair lifted vinyl joint in middle of room
Laundry			
Lounge / Living Room			
Toilet			

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Cleaning

[Redacted]

HOLLAND PARK, 4121

Scoper
(QBuild)

Supervisor

Inspection date 27/03/2025

Scoper phone

Rating 1 - Very Good

Work order 0
number

Contractor Peak Property -
PARTIAL CLEAN
ONLY -
COMPLETE BY
12PM

Start Date 1/04/2025

End Date 1/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning		
Partial internal cleaning	✓	
Strip and seal vinyl floor		
Household Rubbish		
Clean and Deodorise Carpets		

Internal Cleaning - Sundry Items								
	Launge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bathroom	Toilet	Laundry
Stove								
Clean security / flyscreens								
Clean Bath, Water Closet, Laundry Tubs, Sink/s								
Clean Sink/s								

External Cleaning		
Oil and grease		
Remove all stickers		
Remove all nails and staples from floors		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice

Yard Maintenance

HOLLAND PARK, 4121

Scoper (QBuild) Supervisor Inspection date 27/03/2025
 Scoper phone Rating 1 - Very Good Work order 0 number
 Contractor Peak Property - COMPLETE BY 12PM Start Date 1/04/2025 End Date 1/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing		
Lawnmowing	✓	From 400m ² up to 800m ²
Slash and rake grass		

Gardens		
Generally tidy all gardens. Includes removal of all weeds and grass		
Remove gardens from against foundations and footings		

Trees and Shrubs		
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines	✓	Including removing dead palm fronds and tree branches

Rubbish Removal		
Remove and dump rubbish in yard and on footpath		
Dispose of rubbish in wheelie bin		
Remove and dump any rubbish under house		
Rake out under house		
Dispose of tyres		
Clear out dirt / debris from sheds/ garages		

Depressions / Holes		
Spread, tamper down and level out filling to depressions and holes		

External Cleaning		
Wash-down external walls		
Clean leaves from gutters		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Curtain Installation

[Redacted]

HOLLAND PARK, 4121

Scoper [Redacted] s49 sch4 (QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order number 20434359

Contractor NOT REQUIRED

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



Pest Control

[Redacted]

HOLLAND PARK, 4121

Scoper s49 sch4 (QBuild)

Supervisor [Redacted]

Inspection date 27/03/2025

Scoper phone [Redacted]

Rating 1 - Very Good

Work order number 20434359

Contractor NOT REQUIRED

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)		
Spray for fleas		

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Project Summary Drug Rectification Works
Project Address s49 sch4 Holland Park
Site Access

Drug Rectification Report

Date Scoped: 07/02/2025

Address Holland Park

QBuild Contact:

1. - General Maintenance

1. Pest Control: Conduct pest control treatment throughout the property.
2. Hot Water System (HWS): Check for proper operation and functionality.
3. Downpipes: Repair and make good downpipes.
4. Exterior Washdown: Perform a full exterior washdown of the property.
5. Fly Mesh: Replace fly mesh on windows and doors.
6. Window Push Locks: Replace seized window push locks.
7. Windows and Sliding Doors: Service windows and sliding doors as required.
8. Electrical Refit: Complete a full electrical refit, including installation of fans and smoke alarms.
9. Vinyl Flooring: Replace vinyl flooring in rooms except the kitchen and bathroom.
10. Wall Sheeting: Replace damaged internal and external wall sheeting.
11. Door Stops: Replace door stops.
12. Curtain Fixtures: Replace curtain brackets, rods, and curtains.
13. Paint Preparation: Conduct preparation for painting.
14. Internal Repaint: Perform an internal repaint of the property.
15. Sink and Vanity Plugs: Replace plugs for sinks and vanities.
16. Trade Waste: Remove trade-related waste from the site.

2 - Exterior Maintenance

1. Clothesline: Service the clothesline.
2. Front and Rear Doors: Replace front and rear solid doors.
3. Weather Seals: Install weather seals on the front and rear timber doors.
4. Wall Cladding: Replace damaged exterior wall cladding.
5. Timber Decking: Refix loose timber decking boards on the rear landing.
6. Gutters: Clean out gutters.
7. Tree Removal: Remove trees from the left-hand side (LHS) of the building.
8. Fencing: Replace missing timber palings and re nail loose palings.
9. Gate Hardware: Replace missing gate hardware.
10. Yard Maintenance: Slash and mow the yards.

3 - Lounge/Living Area

1. Door Removal: Make good the door between the lounge and hallway.
2. Door Removal: Make good the door between the lounge and front sunroom.

4. - Kitchen/Dining Area

1. Door Removal: Make good the door between the kitchen and hallway.
2. Window Reglazing: Reglaze the broken window in the kitchen.
3. Curtain Hooks: Install PVC curtain hooks.
4. Cupboard Hinges and Drawer Runners: Replace seized cupboard hinges and drawer runners.
5. Cupboard Faces and Doors: Replace missing cupboard faces and doors as required.
6. Gas Cooker: Replace the gas cooker.
7. Vinyl Floors: Strip and seal the vinyl floors.

5 - Hallway

1. Cupboard Ceiling: Paint the ACM lining inside the top cupboard (ceiling).
2. Corner Trim: Replace the corner trim between the bathroom and hallway wall.

6. - Bathroom

1. Manhole Cover: Replace the manhole cover.
2. Splashback: Refix the loose splashback.
3. Shaving Mirror Cabinet: Install a shaving mirror cabinet.
4. Soap Holder: Replace the soap holder.
5. Tapware: Service tapware.
6. Silicone: Replace silicone.
7. Vanity Hinges: Replace hinges on the vanity unit.

7. - Laundry

1. Laundry Door: Replace the solid timber door to the laundry.

Notes:

- Ensure works comply with Queensland building standards and safety regulations.
- Coordinate with QBuild contact s49 sch4 for access and further instructions.
- Confirm completion of tasks with photographic evidence where applicable.

DATE SCOPED: 07/02/25

ADDRESS: **HOLLAND PARK**

QBUILD CONTACT:

General

1. Pest Control
2. Check HWS for operation
3. Make good all downpipes
4. Exterior washdown
5. Replace all fly mesh to all windows and doors
6. Replace all seized window push locks
7. Service all windows and sliding doors where required
8. Full electrical refit including fans and smoke alarms
9. Replace vinyl to all rooms excluding: Kitchen and bathroom
10. Replace all damaged internal and external wall sheeting
11. Replace all door stops
12. Replace all curtain brackets, rods and curtains
13. Full paint preparation
14. Full internal repaint
15. Replace all plugs to sinks and vanities
16. Remove all trade related waste from site

Exterior

1. Service Clothesline
2. Replace front and rear solid doors
3. Install weather seals to front and rear timber doors
4. Replace all damaged exterior wall cladding
5. Refix all loose timber decking boards to rear landing
6. Clean out all gutters
7. Remove trees from LHS of building
8. Replace all missing timber palings where required to all fences
9. Renail all loose timber palings
10. Replace missing gate hardware
11. Slash and mow the yards
- 12.

Lounge/Living

1. Remove and make good door from lounge and hallway
2. Remove and make good door from lounge and front sunroom

Kitchen/Dining

1. Remove and make good door from kitchen and hallway
2. Reglaze broken window to kitchen
3. Install new PVC curtain hooks
4. Replace all seized cupboard hinges and drawer runners
5. Replace all missing faces and doors where required
6. Replace gas cooker
7. Strip and seal vinyl floors

Hallway

1. Paint ACM lining inside top cupboard (ceiling)
2. Replace corner trim between bathroom and hallway wall

Bathroom

1. Replace manhole cover
2. Refix loose splash back
3. Install new shaving mirror cabinet
4. Replace soap holder
5. Service all tapware
6. Replace all silicone
7. Replace hinges to vanity unit

Laundry

1. Replace solid timber door to laundry

**** ANY UNFORESEEN WORKS NOT COVERED BY SCOPE
ADVISE SUPERVISOR ASAP FROM SITE ****



Locksmith

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20385766

Contractor QRB&J (REKEY ALL LOCKS ALIKE)

Start Date 12/03/2025

End Date 18/03/2025

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks	✓	
Rekey all entry locks (all keyed alike)	✓	

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4 (QBuild)

Supervisor [Redacted]

Inspection date 10/03/2025

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20385766

Contractor OCTIEF

Start Date 12/03/2025

End Date 12/03/2025

ASBESTOS must not be disturbed without taking the correct precautions

No works identified.

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Carpentry

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20385766
number

Contractor QRB&J
(APPROX 40
HRS 13-
26/3/2025)
(2/4/25 asbestos
removal before
10am+ 3/4/25
replace wall
before 12
midday)

Start Date 13/03/2025

End Date 3/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required	√*	Prep all for full internal paint
Floor upgrade being completed	√	Lounge, passage 3x bedrooms
Manhole cover	√	Inspect

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Door Locks		√ ¹										
Door(s)												
Repair / Replace house battens / subfloor gates												
Patch holes, remove hooks and screws		√	√	√	√	√	√	√	√	√	√	
Weather seal external doors	√											
Skirting, architraves and/or door jambs		√ ²	√ ³			√ ⁴	√ ⁵	√ ⁶	√ ⁷	√ ⁸	√ ⁹	
Check and remove rubbish from roof space	√											
Door stop											√ ¹⁰	
Window Curtains (1500mm)		√ ¹¹		√ ¹²		√ ¹³	√ ¹⁴	√ ¹⁵				
Window Curtains (2230mm)												
Sliding Glass Door Curtains (2230mm)												
Curtain Rods and Brackets		√		√		√	√	√				
Remove blinds / venetians												
Cupboards and/or Drawers					√* ¹⁶		√* ¹⁷		√* ¹⁸			
Seal around kitchen and/or bathroom benchtops					√				√			
Seal around bath and/or shower									√			
Bathroom fixtures									√* ¹⁹			
Fixtures – including towel rail					√ ²⁰							
Replace/refix PVC coated curtains brackets					√ ²¹				√	√ ²²	√ ²³	

¹ Inspect

² Inspect

Legend	
√	Work Required
√*	Unfair Wear and Tear - Itemize on invoice

- 3 Inspect
- 4 Inspect
- 5 Inspect
- 6 Inspect
- 7 Inspect
- 8 Inspect
- 9 Inspect
- 10 Inspect
- 11 Install. 6
- 12 Install. 1
- 13 Install. 2
- 14 Install. 3
- 15 Install. 3
- 16 New benchtops
- 4x Draws
- 8x Cupboard doors
- 17 Repair carcass as needed

- 1x Robe door required
- 18 New vanity required
- 19 New shave cabinet, soap holder, towel rack, shower curtain rod
- 20 Inspect
- 21 Inspect
- 22 Inspect
- 23 Inspect

Letterbox		
Repair / Replace Letterbox	√*	New required
Install / Secure Unit or Street Number to Letterbox	√	

Gates and fences		
Gates and fences	√	Make repairs to all as required

Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire	√*	New one required

External Steps, Ramps & Flooring		
Treads	√	Inspect
Floor		
Rails	√*	Repair

Other works/actions		
External	√	Remove all non standard items
External	√	Repair rear ramp so is to a standard and is structurally sound
External	√	Re install support post to rear landing
External	√*	Repair shed back to standard
Hallway	√	Install 3x shelves in cupboard
Kitchen	√*	Please arrange repairs to damaged flooring near laundry entry from kitchen
Bathroom	√*	Repair damaged tile
Laundry	√	Repair tiles

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice



Plumbing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20385766

Contractor DUNNIES (25-26/3/25 normal vacant works) (2/4/25 replace copper pipes after 10am + 3/4/25 reconnect laundry tub after 12 midday)

Start Date 25/03/2025

End Date 3/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink	✓	Inspect
Laundry	✓	Inspect
Wash basin / vanity basin *including plugs	✓	
Bath tub / shower bath *including plugs	✓	

Taps			
	Kitchen	Bathroom	Laundry
Service Taps / Fixtures / Basins as required *including plugs	✓	✓	✓

Valves		
Backflow prevention	✓	Inspect
Tempering valve		
Valve electric hot water unit	✓	Inspect

W.C. Suite

Soil and waste system		
Drain Traps	✓	Inspect
Traps and waste pipes	✓	Inspect
Kitchen Sink	✓	Inspect
Wash basin / vanity basin *including plugs	✓	
Bath tub / shower bath *including plugs	✓	
Laundry tub	✓	Inspect
Water Closet Suite	✓*	Inspect New seat required

Roof plumbing		
Roof gutters/downpipes	✓	Inspect

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Gas	
Gas connected	No
Waterwise Check (including waterwise sticker)	Appears in good order / Not applicable

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

RTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Electrical

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20385766
number

Contractor ADR (CHECK
STOVE)

Start Date 25/03/2025

End Date 26/03/2025

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by [Redacted]
(QBuild)

General		
RCD	✓	Inspect
Electrical earth stake	✓	Inspect
Smoke Alarm Upgraded		
TV antenna & outlets	✓	Inspect, ensure in working order
Stove / Wall Oven & Cooktop	✓	Inspect
Hot water unit	✓*	Inspect

Switches, fan, socket outlets and lights		
Bathroom	✓	Inspect
Bedroom 1	✓	Inspect
Bedroom 2		
Bedroom 3	✓	Inspect
Car Accommodation		
Dining	✓	Inspect
Hallway		
Kitchen	✓	Inspect
Laundry	✓	Inspect
Lounge / Living Room		
Toilet	✓	Inspect

Air conditioning		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Lounge / Living Room		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Glazing

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20385766
number

Contractor CMBM

Start Date 25/03/2025

End Date 26/03/2025

ASBESTOS must not be disturbed without taking the correct precautions

Repairs											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Shower Screen											
Mirror											
Window(s) \ Door(s)	√*1		√*2			√*3		√4		√*5	

¹ Glazing and sash repairs

Security screen door with triple locks required

² Glazing

³ 1x security screen

Glazing required

Window sash required

⁴ Inspect

⁵ New security screen door required

Security Screens											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Fly Screen Mesh	√ ¹		√ ²	√ ³	√ ⁴	√ ⁵	√ ⁶	√ ⁷	√ ⁸	√ ⁹	
Window(s) \ Door(s) \ Lock(s)	√ ¹⁰		√ ¹¹	√ ¹²	√ ¹³	√ ¹⁴	√ ¹⁵	√ ¹⁶	√ ¹⁷	√ ¹⁸	

¹ Inspect

² Inspect

³ Inspect

⁴ Inspect

⁵ Inspect

⁶ Inspect

⁷ Inspect

⁸ Inspect

⁹ Inspect

¹⁰ Inspect

¹¹ Inspect

¹² Inspect

¹³ Inspect

¹⁴ Inspect

¹⁵ Inspect

¹⁶ Inspect

¹⁷ Inspect

Legend	
√	Work Required
√*	Unfair Wear and Tear - Itemize on invoice

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

DTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Painting

[Redacted] **INALA, 4077**

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20385766
number

Contractor LIM (FULL
INTERNAL
PAINT AS PER
SCOPE ON
WORK ORDER
20310564)
(4/4/25 - finalize
paint work)

Start Date 28/03/2025

End Date 4/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint	√*	

Full internal repaint must include cupboards, wardrobes and exterior of front door

Partial Internal Repaint											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork											

Partial External Repaint		
Partial external repaint	√*	Entry cladding at patio
Handrails repaint		
Treads repaint		
Flooring repaint		

Condition / Cleaning			
The property has been cleaned prior to painting	Yes	Condition of surfaces	Good

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice



Flooring

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20385766

Contractor UPGRADE - done

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Dining			
Hallway			
Kitchen			
Laundry			
Lounge / Living Room			
Toilet			

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Cleaning

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20385767
number

Contractor PEAK (27/3/25
PRE-PAINT
CLEAN + 7/4/25
FINAL
INTERNAL)

Start Date 27/03/2025

End Date 7/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning	✓	
Partial internal cleaning		
Strip and seal vinyl floor	✓	Kitchen only
Household Rubbish		
Clean and Deodorise Carpets		

Internal Cleaning - Sundry Items									
	Lounge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry
Stove									
Clean security / flyscreens									
Clean Bath, Water Closet, Laundry Tubs, Sink/s									
Clean Sink/s									

External Cleaning		
Oil and grease	✓*	
Remove all stickers	✓	
Remove all nails and staples from floors		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Yard Maintenance

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4
(QBuild)

Supervisor [Redacted]

Inspection date 10/03/2025

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20385767
number

Contractor PEAK (FIANL
MOW/YARD
WORK)

Start Date 7/04/2025

End Date 7/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing		
Lawnmowing	✓	From 400m ² up to 800m ²
Slash and rake grass		

Gardens		
Generally tidy all gardens. Includes removal of all weeds and grass	✓	
Remove gardens from against foundations and footings	✓	

Trees and Shrubs		
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines	✓	

Rubbish Removal		
Remove and dump rubbish in yard and on footpath		
Dispose of rubbish in wheelie bin	✓	
Remove and dump any rubbish under house	✓	
Rake out under house		
Dispose of tyres		
Clear out dirt / debris from sheds/ garages		

Depressions / Holes		
Spread, tamper down and level out filling to depressions and holes	✓	

External Cleaning		
Wash-down external walls	✓	
Clean leaves from gutters	✓	Low set residence

Other works/actions		
External	✓*	Remove car body
External	✓*	Remove non standard shed

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Curtain Installation

[Redacted]

INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order number 20385766

Contractor QRB&J (BEFORE 10AM)

Start Date 8/04/2025

End Date 8/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Pest Control

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4 Supervisor [Redacted] Inspection date 10/03/2025

(QBuild)
Scoper phone [Redacted] Rating 4 - Poor Work order 20385766
number

Contractor ALLGON (G-3 BEFORE 11AM) Start Date 8/04/2025 End Date 8/04/2025

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)	✓	Group 3 - 3 Bedrooms
Spray for fleas		

Contractor is to leave a card which states the company name, date treated and signature of person who performed the treatment.

*** This card is to be left in the cutlery drawer as verification of treatment ***

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Drug Remediation

[Redacted] INALA, 4077

Scoper [Redacted] s49 sch4

Supervisor [Redacted]

Inspection date 10/03/2025

(QBuild)

Scoper phone [Redacted]

Rating 4 - Poor

Work order 20385766 number

ASBESTOS must not be disturbed without taking the correct precautions

Drug Contamination

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



HOT ISSUES BRIEFING NOTE

Topic: Queensland Police Service entry into a public housing property to gather evidence for criminal investigation.

Department: Housing

Division: Service Delivery

*Personal information contained in this brief is intended for ministerial briefing purposes and is to be handled in accordance with the information privacy principles under the **Information Privacy Act 2009** (QLD).
Confidential information should be shaded*

SUGGESTED RESPONSE
The department is aware of entry by Queensland Police Service into a vacant public housing property in Petrie.

GENERAL INFORMATION			
Incident / Issue	Queensland Police Service entry into a public housing property to gather evidence for criminal investigation.		
Date of Incident	18 July 2024	Location	s49 sch4 Petrie
Electorate	Petrie		

DESCRIPTION	
Summary of Incident / Issue:	
<ul style="list-style-type: none"> On 18 July 2024, Queensland Police Service (QPS) contacted staff from Moreton Bay Housing Service Centre (HSC) requesting access to [redacted] Petrie, to obtain evidence prior to a forensic clean being completed. The keys to the property were being held at the HSC. 	
Action in response to the incident and any further actions to be taken:	
<ul style="list-style-type: none"> On 18 July, HSC staff attended the address with QPS and allowed access to the property. HSC staff were instructed to remain outside of the property and not enter with QPS. [redacted] Upon return to the HSC, the A/SCSM debriefed with HSC staff regarding the visit and offered support through EAS, which was declined. A/SCSM will follow-up with staff on Friday, 19 July 2024 to lodge a SHE report, and offer further assistance through EAS or Strive Rapid Response. QBuild advised a forensic clean has been scheduled for Friday, 19 July 2024. 	
Any additional background information if relevant / applicable:	
<ul style="list-style-type: none"> [redacted] [redacted] On 13 July 2024, QBuild collected the vacant pack and keys for [redacted] Petrie to commence the vacant works. QBuild advised a forensic clean has been scheduled for Friday, 19 July 2024. Previous HIB relating to poor property condition attached. 	

STAKEHOLDER INVOLVEMENT	
Areas:	Moreton Bay Housing Service Centre
External:	Queensland Police Service
Internal:	Is media involved? No



HIB CONTACT

Officer, Position:	s49 sch4	Phone	
Approved by:			
Date approved:	18 July 2024		

RTI Release

Quotation Summary for Recommended Option	
Price for work to be performed:	\$12,763.85
GST:	\$0.00
Total Price (GST inclusive):	\$12,763.85

Client Acceptance

Name	s49 sch4	
Contact Number and Email		@housing.qld.gov.au
Customer Purchase Order Number		
QBuild Customer Program Code		
Program Reference		
All required funding/subsidy approved		
If applicable, please indicate which option(s) you approve		
Signature		Date 13.09.2024

PDF RELEASE



DETAILED EXTENT OF WORKS

QBuild Quote Reference: SEQ0149396

Site: PETRIE

Activity: Floor Covering Upgrade	
Detailed Description	Cost
Detailed scope of works:	
This work involves the floor covering upgrade at <input type="text"/> Petrie as per the following:	
- Supply and installation of new hardboard underlay to the lounge, hallway and bedrooms x 4.	
- Supply and installation of new Department of Housing approved commercial grade sheet vinyl with welded joints to the lounge, hallway and bedrooms x 4.	
- Supply and installation of finishing trims where required.	
- Site to be kept clean and tidy for the duration of the works with all trade related waste to be removed from site and disposed of.	
Subtotal	<input style="width: 100px; height: 50px;" type="text"/>
Delivery Charge (<input type="text"/>)	
GST	
Total (GST inclusive)	
	\$12,763.85

Please Note:

A contingency amount of \$0.00 should be retained by the customer in addition to the above total. If the total value of work exceeds \$150,000 (GST Exclusive), a Portable Long Service Leave Levy will apply. This quote is valid for five working days from sent date. QBuild complies with the QPP principles by seeking to obtain best value for money in its procurement.

BTH RELEASE



Quotation Summary for Recommended Option	
Price for work to be performed:	\$10,636.12
GST:	\$0.00
Total Price (GST inclusive):	\$10,636.12

Client Acceptance

Name	s49 sch4	
Contact Number and Email		@housing.qld.gov.au
Customer Purchase Order Number		
QBuild Customer Program Code		
Program Reference		
All required funding/subsidy approved		
If applicable, please indicate which option(s) you approve		
Signature		Date 13.09.2024

PDF RELEASE



DETAILED EXTENT OF WORKS

QBuild Quote Reference: SEQ0149386

Site: s49 sch4 PETRIE

Activity: Kitchen Upgrade	
Detailed Description	Cost
Detailed scope of works:	
This work involves the kitchen upgrade a Petrie as per the following:	
<ul style="list-style-type: none"> - Supply and installation of new bench cupboards, pantry, overhead cupboards and microwave cupboard. - Supply and installation of new lami panel splashback. - Supply and installation of a new gas stove. - Allowance to disconnect and reconnect various GPO's. - Site to be kept clean and tidy for the duration of the works with all trade related waste to be removed from site and disposed of. 	
Subtotal	
Delivery Charge 	
GST	
Total (GST inclusive)	\$10,636.12

Please Note:

A contingency amount of \$0.00 should be retained by the customer in addition to the above total. If the total value of work exceeds \$150,000 (GST Exclusive), a Portable Long Service Leave Levy will apply. This quote is valid for five working days from sent date. QBuild complies with the QPP principles by seeking to obtain best value for money in its procurement.

BTH READY



FILE NOTE - GENERAL MANAGER (Action Taken)

Subject: s49 sch4 regarding the social housing home at [redacted]
Petrie

Service Area: Moreton Bay Housing Service Centre

KEY ISSUES

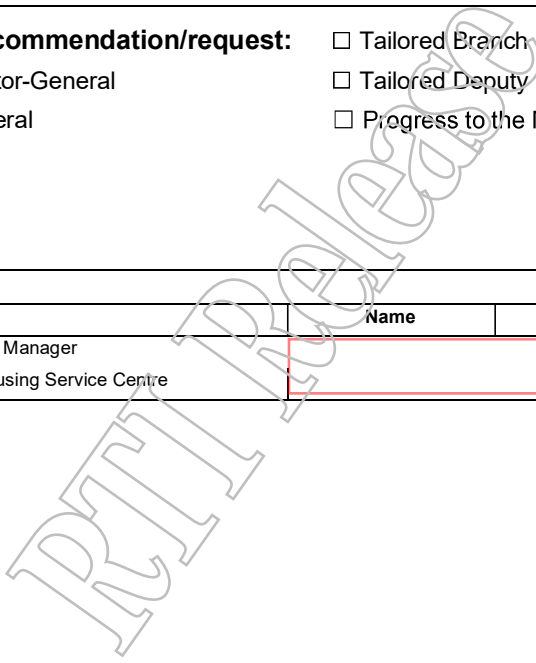
- [redacted]
 - [redacted]
 - [redacted]
 - On 21 August 2024, staff telephoned QBuild to enquire on vacant maintenance at [redacted] QBuild advised staff:
 - an extensive forensic clean was completed due to the condition of the home and as [redacted]
 - it will assess and complete all works required to return the home to a lettable standard and ensure the home is clean, tidy and safe
 - the roof guttering would be cleaned as required and the roof would not be gurnied as this was not considered standard vacant maintenance.
 - [redacted]
 - The HSC will:
 - consider neighbourhood fatigue when pre-allocating [redacted] and place the next tenancy for success, ensuring supportive tenancy measures are considered throughout the process
- [redacted]

BACKGROUND

- In 1979, [redacted] s49 sch4 was constructed and is a four-bedroom detached home.
- On 30 June 2024, prior to vacant maintenance commencing, the last property inspection was completed and there were no concerns raised with the condition of the fence or roof.
- On 13 July 2024, the tenants vacated [redacted] and the tenancy was terminated. QBuild were notified to commence vacant maintenance work.
- On 31 July 2024, QBuild contacted the HSC to advise the approximate costs to return [redacted] to a lettable standard would be \$71,000.
- Staff attempted to inspect [redacted] on several occasions throughout 2023 and 2024 without success.

<p>Endorsement</p> <p>Endorsed to progress</p> <p>[redacted]</p> <p>Acting Regional Director Central Queensland North Coast Region Service Delivery 30/08/2024</p>	<p>Noted / Approved / Not Approved</p> <p>Approved</p> <p>[redacted]</p> <p>Acting General Manager Service Delivery 31/08/2024</p>
<p>Divisional/Branch Head recommendation/request:</p> <p><input type="checkbox"/> Progress to the Deputy Director-General</p> <p><input type="checkbox"/> Progress to the Director-General</p> <p><input type="checkbox"/> Tailored Branch Head reply required</p> <p><input type="checkbox"/> Tailored Deputy Director-General reply required</p> <p><input type="checkbox"/> Progress to the Minister's Office</p> <p>Comments:</p>	

Title	Name	Phone #	Date last endorsed
Author: Acting Senior Customer Service Manager	[redacted]	[redacted]	23/08/2024
Acting Area Manager: Moreton Bay Housing Service Centre	[redacted]	[redacted]	27/08/2024





Locksmith

s49 sch4

WATERFORD WEST, 4133

Scoper [redacted] (QBuild)
Scoper phone [redacted]

Supervisor [redacted] (QBuild)
Rating 4 - Poor

Inspection date 7/08/2024

Work order number 20033780

Contractor QLD ROOF

Start Date 8/08/2024

End Date 14/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks	✓	
Rekey all entry locks (all keyed alike)	✓	Inc garage

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

s49 sch4

WATERFORD WEST, 4133

Scoper	<input type="text"/>	Supervisor	<input type="text"/>	Inspection date	7/08/2024
	(QBuild)		(QBuild)		
Scoper phone	<input type="text"/>	Rating	4 - Poor	Work order number	20033780
Contractor	N/A	Start Date		End Date	

ASBESTOS must not be disturbed without taking the correct precautions

No works identified.

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

DTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Carpentry

s49 sch4

WATERFORD WEST, 4133

Scoper
(QBuild)
Scoper phone

Supervisor
(QBuild)
Rating 4 - Poor

Inspection date 7/08/2024

Work order 20033780
number

Contractor QLD ROOF
(approx 42
hours)

Start Date 8/08/2024

End Date 14/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required	√*	Prepare property throughout for full internal paint
Floor upgrade being completed	√	Requested to Beds 1,2,3
Manhole cover		

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Door Locks												
Door(s)		√ ¹		√ ²		√* ³	√ ⁴	√ ⁵	√ ⁶		√ ⁷	√ ⁸
Repair / Replace house battens / subfloor gates												
Patch holes, remove hooks and screws		√	√ ⁹	√	√	√	√	√	√	√	√ ¹⁰	√
Weather seal external doors	√											
Skirting, architraves and/or door jambs		√	√		√	√	√	√	√			
Check and remove rubbish from roof space												
Door stop		√				√			√	√ ¹¹		
Window Curtains (1500mm)							√ ¹²	√ ¹³				
Window Curtains (2230mm)		√ ¹⁴				√ ¹⁵	√ ¹⁶	√ ¹⁷				
Sliding Glass Door Curtains (2230mm)				√ ¹⁸								
Curtain Rods and Brackets												
Remove blinds / venetians												
Cupboards and/or Drawers					√ ¹⁹		√ ²⁰					
Seal around kitchen and/or bathroom benchtops					√				√			
Seal around bath and/or shower									√			
Bathroom fixtures									√ ²¹			
Fixtures – including towel rail												
Replace/refix PVC coated curtains brackets					√ ²²				√	√		

¹ Replace with solid door
Install privacy set
Replace door closer
Remove bracket from security door
Repair frame
Repair cracked floor tile.

Glazing:
Ease and adjust door and windows
Replace fly mesh to door

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice

- ² Ease and adjust
- Replace fly mesh
- ³ Replace door

Glazing:

- Ease and adjust
- Replace fly mesh
- ⁴ Install passage set
- Repair bottom of door

Glazing:

- Ease and adjust
- ⁵ Repair edge of door

Glazing:

- Ease and adjust
- ⁶ Remove weather seal

Glazing:

- Ease and adjust
- Install wheels
- ⁷ Ease and adjust rear doors

Ease and adjust sliding door

- ⁸ Ease and adjust up and over door
- Replace timber door
- Remove all shelves etc.
- Repair walls for painting
- Remove external hooks
- Replace skirting where damaged

Glazing:

- Bring back to standard
- Security mesh is screwed to side or rear dog shed
- ⁹ Repair shelf and rail in cupboard
- ¹⁰ Make good holes in cupboard doors

Ease and adjust

- ¹¹ Replace
- ¹² Install. 1
- ¹³ Install. 1
- ¹⁴ Install. 5
- ¹⁵ Install. 2
- ¹⁶ Install. 2
- ¹⁷ Install. 2
- ¹⁸ Install. 2
- ¹⁹ Ease and adjust

Repair edgings

- Replace missing door
- Repair edge of bench top
- Install cutlery tray
- ²⁰ Replace shelves and rails
- ²¹ Install soap holders x2
- Repair edging above bath
- Repair chips in bath tub
- ²² Remove bottom hooks

PDF Release

Letterbox		
Repair / Replace Letterbox		
Install / Secure Unit or Street Number to Letterbox		

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice

Gates and fences		
Gates and fences	✓	<p>Remove return gate and fence from LHS of garage. (Re-instate after bob cat has had access)</p> <p>Remove RHS rear return fence</p> <p>Replace section of rear fences 49 sch 4 has been shown)</p> <p>Remove entire front porch Repair gutter and fascia when removed.</p> <p>Replace RHS retaining wall Repair LHS retaining wall</p> <p>Repair LHS slab by pouring more concrete to finish it.</p> <p>Replace rotten or damaged palings and rails throughout</p> <p>(Peak will have bob cat onsite removing most of the gardens and trees)</p>

Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire	✓	

External Steps, Ramps & Flooring		
Treads		
Floor		
Rails		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice

Plumbing

s49 sch4

WATERFORD WEST, 4133

Scoper
(QBuild)
Scoper phone

Supervisor
(QBuild)
Rating 4 - Poor

Inspection date 7/08/2024

Work order 20033780
number

Contractor OUR PLUMBER

Start Date 8/08/2024

End Date 14/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink		
Laundry		
Wash basin / vanity basin *including plugs	✓	
Bath tub / shower bath *including plugs	✓	Replace taps and spout

Taps			
	Kitchen	Bathroom	Laundry
Service Taps / Fixtures / Basins as required *including plugs	✓ ¹	✓	✓

¹ Return to standard

Valves		
Backflow prevention	✓	
Tempering valve		
Valve electric hot water unit		

W.C. Suite

Soil and waste system		
Drain Traps	✓	Check
Traps and waste pipes	✓	Check
Kitchen Sink		
Wash basin / vanity basin *including plugs		
Bath tub / shower bath *including plugs		
Laundry tub		
Water Closet Suite	✓	Replace toilet seat

Roof plumbing		
Roof gutters/downpipes	✓	Check

Gas	
Gas connected	No
Waterwise Check (including waterwise sticker)	Work required

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Electrical

s49 sch4

WATERFORD WEST, 4133

Scoper
(QBuild)
Scoper phone

Supervisor
(QBuild)
Rating 4 - Poor

Inspection date 7/08/2024

Contractor ADR (check stove)

Start Date 8/08/2024

Work order 20033780
number
End Date 14/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by (QBuild)

General		
RCD	✓	Check
Electrical earth stake		
Smoke Alarm Upgraded		
TV antenna & outlets	✓	
Stove / Wall Oven & Cooktop	✓	
Hot water unit	✓	

Switches, fan, socket outlets and lights		
Bathroom	✓	
Bedroom 1	✓	
Bedroom 2	✓	
Bedroom 3	✓	
Car Accommodation	✓	
Dining	✓	
Hallway	✓	
Kitchen	✓	
Laundry	✓	
Lounge / Living Room	✓	
Toilet	✓	

Air conditioning		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Lounge / Living Room		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Glazing

s49 sch4

WATERFORD WEST, 4133

Scoper (QBuild) [redacted]
Scoper phone [redacted]

Supervisor (QBuild) [redacted]
Rating 4 - Poor

Inspection date 7/08/2024

Work order number 20033780
End Date

Contractor N/A

Start Date

ASBESTOS must not be disturbed without taking the correct precautions

Repairs											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Shower Screen											
Mirror											
Window(s) \ Door(s)											

Security Screens											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Fly Screen Mesh											
Window(s) \ Door(s) \ Lock(s)											

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



Painting

s49 sch4

WATERFORD WEST, 4133

Scoper
(QBuild)
Scoper phone

Supervisor
(QBuild)
Rating 4 - Poor

Inspection date 7/08/2024

Work order number 20033780

Contractor BERNARD (full internal repaint)

Start Date 16/08/2024

End Date 16/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint	√*	

Full internal repaint must include cupboards, wardrobes and exterior of front door

Partial Internal Repaint											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork											

Partial External Repaint		
Partial external repaint	√	Garage
Handrails repaint		
Treads repaint		
Flooring repaint		

Condition / Cleaning		
The property has been cleaned prior to painting	Yes	Condition of surfaces Good

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
√	Work Required	√* Unfair Wear and Tear - Itemize on invoice



Flooring

s49 sch4

WATERFORD WEST, 4133

Scoper [redacted] (QBuild)
Scoper phone [redacted]

Supervisor [redacted] (QBuild)
Rating 4 - Poor

Inspection date 7/08/2024

Work order number 20033780
End Date

Contractor N/A

Start Date

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Dining			
Hallway			
Kitchen			
Laundry			
Lounge / Living Room			
Toilet			

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Cleaning

s49 sch4

WATERFORD WEST, 4133

Scoper
(QBuild)
Scoper phone

Supervisor
(QBuild)
Rating 4 - Poor

Inspection date 7/08/2024

Work order 20033782
number

Contractor PEAK (full int
pre-paint clean -
15/8/24, final part
clean - 19/8/24

Start Date 15/08/2024

End Date 19/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning	✓	Pre paint clean required Remove carpet from bed 3
Partial internal cleaning	✓	At the end
Strip and seal vinyl floor		
Household Rubbish	✓*	
Clean and Deodorise Carpets	✓	Lounge

Internal Cleaning - Sundry Items									
	Lounge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry
Stove									
Clean security / flyscreens									
Clean Bath, Water Closet, Laundry Tubs, Sink/s									
Clean Sink/s									

External Cleaning		
Oil and grease	✓	
Remove all stickers	✓	
Remove all nails and staples from floors		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Yard Maintenance

s49 sch4

WATERFORD WEST, 4133

Scoper
(QBuild)
Scoper phone

Supervisor
(QBuild)
Rating 4 - Poor

Inspection date 7/08/2024

Work order 20033782
number

Contractor PEAK

Start Date 19/08/2024

End Date 19/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing			
Lawnmowing	✓	From 100m ² up to 400m ²	
Slash and rake grass	✓	From 100m ² up to 400m ²	

Gardens			
Generally tidy all gardens. Includes removal of all weeds and grass	✓		
Remove gardens from against foundations and footings	✓		

Trees and Shrubs			
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines	✓		

Rubbish Removal			
Remove and dump rubbish in yard and on footpath	✓		
Dispose of rubbish in wheelie bin	✓		
Remove and dump any rubbish under house			
Rake out under house			
Dispose of tyres			
Clear out dirt / debris from sheds/ garages	✓		

Depressions / Holes			
Spread, tamper down and level out filling to depressions and holes	✓		

External Cleaning			
Wash-down external walls	✓		
Clean leaves from gutters	✓	Low set residence	

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Curtain Installation

s49 sch4

WATERFORD WEST, 4133

Scoper	<input type="text"/>	Supervisor	<input type="text"/>	Inspection date	7/08/2024
	(QBuild)		(QBuild)		
Scoper phone	<input type="text"/>	Rating	4 - Poor	Work order number	20033780
Contractor	QLD ROOF (before 10 am)	Start Date	20/08/2024	End Date	20/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



Pest Control

s49 sch4

WATERFORD WEST, 4133

Scoper (QBuild) Supervisor (QBuild) Inspection date 7/08/2024
 Scoper phone Rating 4 - Poor Work order number 20033780
 Contractor SUBURBAN (G-3 before 11am) Start Date 20/08/2024 End Date 20/08/2024

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)	✓	Group 3 - 3 Bedrooms
Spray for fleas		

Contractor is to leave a card which states the company name, date treated and signature of person who performed the treatment.

*** This card is to be left in the cutlery drawer as verification of treatment ***

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

BTH Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Drug Remediation

s49 sch4

WATERFORD WEST, 4133

Scoper [redacted]
(QBuild)

Supervisor [redacted]
(QBuild)

Inspection date 7/08/2024

Scoper phone [redacted]

Rating 4 - Poor

Work order 20033780
number

ASBESTOS must not be disturbed without taking the correct precautions

Drug Contamination

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

DTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Property Damage Report

Damage to a department-owned building



Queensland
Government

INSTRUCTIONS FOR HOUSING SERVICE CENTRE

Use this form to report **any** damage at the department's properties. Please attach photographs.
Send within **24 hours** of receiving notification of the incident via email to:

Relevant Regional Director's Office

Cc:

[SAHG HD Asset Management](#)

[HHS Claims](#)

[SAHG HD SAM](#)

Note: If there is a suspicion the debt will be over \$10,000.00 and an insurance claim has been submitted, do not apply a debt to the tenant until the outcome has been received.

OCCUPANCY			
Tenant name/s:	s49 sch4		
Tenancy agreement No.: (If applicable)		Housing Provider: (If applicable)	N/A
If the property has become untenable, what arrangements can / have been made to accommodate the occupants?	• Tenant has vacated the tenancy and is currently housed <input type="text"/>		
Tenancy Commencement Date:	<input type="text"/>	Tenancy End Date: (The date the tenancy was ceased at the time of the incident)	<input type="text"/>
Was there a Notice To Leave or any QCAT Orders during tenancy?	NO	Date Of Notice/QCAT Order:	N/A
PROPERTY			
Property reference no.	<input type="text"/>		
Property Address:	Slacks Creek		
Date of last Annual Property Inspection: (Required for wilful damage by the customer only)	22/04/2024	Date of last Condition Appraisal inspection: (Required for wilful damage by the customer only)	19/08/2021
Reasons why APIs weren't completed on a yearly basis: (e.g., entry denied, remote location)	N/A		

INCIDENT			
Type of incident:	Contamination	If Other provide details:	Drug testing
When did the incident occur?	Time: AM	Date:	21/10/2024
When was the department notified of the incident?	Time: AM	Date:	21/10/2024
If the incident occurred 12 months or more prior to submission to HHS Claims, please advise reason why:	N/A		
Police reference number: (Required for damage over \$10,000 related to wilful damage / unlawful actions)	N/A	QFD (Fire report) number: (if applicable)	N/A
If not reported to QPS/QFES, please provide reasons why:	N/A		
Cause of fire: (If applicable)	N/A		
Were any persons injured by the incident?	NO		
If YES , who was injured and what was their injury?			
DAMAGE			
Estimated cost of repairs? (If over \$50,000 or demolition, submit a SAM nomination)	\$18,737.20	Confirmed rectification costs: (if available)	TBC
What damage did the incident cause to the property?	Test returned samples above permitted levels on internal surfaces in Bedroom 1, 2 & 3, hallway, toilet, bathroom, laundry and kitchen. Electrical fittings were removed for remediation. All internal surfaces will require a re-paint with initial undercoat stain blocker and then a topcoat with a semi-gloss paint.		
Has the incident affected neighbouring properties?	NO		
If YES , which neighbour & to what extent?			
List any reports being provided that include photographic evidence of the damage: (i.e., structural engineers report or Remediation Action Plan)	As per attached emails		
Provide details of any other photos provided:			
Property repair status	In progress	Did the tenant relocate to temporary accommodation (i.e., hotel). If so, provide dates of stay. Receipts should be included with the report:	NO

ACTION TAKEN AND OTHER COMMENTS

HSC Action Taken: Tenant vacated property on 21/10/2024 . Drug remediation completed prior to vacant maintenance :

Future action planned by HSC: The property will be sent to vacant maintenance.

Other comments:

DEPARTMENT OFFICER

Date of Report:	11/11/2024		
Reporting officer's name:	<input type="text"/>	Position:	HO
Contact Phone Number/s:	<input type="text"/>	Email Address:	<input type="text"/> @housing.qld.gov.au

Need help?

For information or advice on completing this form, contact Property Operations and Support via [HHS Claims](#).



Locksmith

s49 sch4

SLACKS CREEK, 4127

Scoper [redacted] (QBuild)

Supervisor [redacted]

Inspection date 6/02/2025

Scoper phone [redacted]

Rating 4 - Poor

Work order number 20331149

Contractor QRR (REKEY ALL LOCKS ALIKE)

Start Date 11/02/2025

End Date 19/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks	✓	
Rekey all entry locks (all keyed alike)	✓	CARPENTER TO ARRANGE LOCKS AND KEY ALIKE

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

s49 sch4

SLACKS CREEK, 4127

Scoper [redacted] (QBuild)

Supervisor [redacted]

Inspection date 6/02/2025

Scoper phone [redacted]

Rating 4 - Poor

Work order number 20331149

Contractor OCTIEF - NEGATIVE RESULT

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

No works identified.

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Carpentry

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 6/02/2025

Rating 4 - Poor

Work order 20331149
number

Contractor QRR (APPROX
55HRS)

Start Date 11/02/2025

End Date 19/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required	✓	
Floor upgrade being completed		
Manhole cover	✓	

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Door Locks		✓		✓		✓ ¹	✓ ²	✓ ³	✓ ⁴	✓ ⁵		
Door(s)						✓ ⁶	✓ ⁷	✓ ⁸	✓ ⁹	✓ ¹⁰		
Repair / Replace house battens / subfloor gates												
Patch holes, remove hooks and screws		✓	✓	✓	✓ ¹¹	✓	✓	✓	✓ ¹²	✓	✓	
Weather seal external doors	✓											
Skirting, architraves and/or door jambs		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ ¹³	
Check and remove rubbish from roof space	✓											
Door stop						✓	✓	✓	✓	✓		
Window Curtains (1500mm)		✓ ¹⁴		✓ ¹⁵		✓ ¹⁶	✓ ¹⁷	✓ ¹⁸				
Window Curtains (2230mm)												
Sliding Glass Door Curtains (2230mm)				✓ ¹⁹								
Curtain Rods and Brackets		✓		✓		✓	✓	✓				
Remove blinds / venetians												
Cupboards and/or Drawers					✓ ²⁰							
Seal around kitchen and/or bathroom benchtops												
Seal around bath and/or shower												
Bathroom fixtures									✓ ²¹			
Fixtures – including towel rail												
Replace/refix PVC coated curtains brackets					✓				✓	✓		

- ¹ REPLACE
- ² REPLACE
- ³ REPLACE
- ⁴ REPLACE FIT PRIVACEY SET
- ⁵ REPLACE WITH PRIVACY SET
- ⁶ REPLACE
- ⁷ REPLACE
- ⁸ REPLACE
- ⁹ REPLACE
- ¹⁰ REPLACE
- ¹¹ REPAIR WALLS

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

- 12 REPAIR WALLS AND CEILING
- REPLACE LAMI PANEL
- 13 REPLQCE SKIRTING TILES
- 14 Install. 4 @ 1500
- 15 Install. 2 @ 1500
- 16 Install. 2 @ 1500
- 17 Install. 2 @ 1500
- 18 Install. 2 @ 1500
- 19 Install. 3. @ 2230
- 20 CHECK AND REPAIR DOORS DRAWERS HINGES
- REPLACE PANTRY DOOR AND HANDLE
- 21 INSTALL NEW VANITY
- NEW TOWEL RACKS
- FIT VENT TO CEILING
- REPLACE SHAVE CABINET
- FIT NEW SOAP DISH AND SHOWER CURTAIN ROD
- REPAIR FLOOR WASTE

Letterbox		
Repair / Replace Letterbox	✓	REPLACE MISSING MAILBOX INSTALL NUMBER TO BOX
Install / Secure Unit or Street Number to Letterbox	✓	

Gates and fences		
Gates and fences	✓	CHECK AND REPAIR CHAIN WIRE RETURN FENCE AND TIMBER PALINGS

Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire	✓	

External Steps, Ramps & Flooring		
Treads	✓	REPAIR TREADS AND VERANDA OUT-FRONT OF STORE ROOM EXTERNAL
Floor	✓	
Rails	✓	REPAIR WELD RAIL AT BACK IN FRONT OF REAR DOOR

Other works/actions		
General	✓	PLEASE LET OUT PLUMBER KNOW WHEN WALL SHEETS HAVE BEEN REMOBE BEGIND LAUNDRY SINK BATHTUB AND-VANITY AS MISSING PIPES HABA TO BE REINSTALLED.
External	✓	REPAIR BLACK HOLES IN SOFFITS REPAIR WALLS IN STORE ROOM INCLUDING CEILING REMOVE ALL BOARDS TO DOORS AND WINDOWS REPAIR DOORS AND FIT LOCKS TO STORE ROOM KEY ALIKE REPAIR BRICKS TO DOOR AT REAR DOOR REPAIR HEAND RAILS AND BRICKS FRONT VERANDA BEND BACK IN SHAPE PATCH CEING SHEETS ABOVE FRONT VERANDA REPIAR EDGE MOLD FRONT VERANDA THANKYOU
Kitchen	✓	REPAIR FLOOR TILES AT DOORWAY REPAIR DOOR JAMB REPLACE BENCH TOP AND SINK RIGHT SIDE
Toilet	✓	REPAIR SKIRTING AND REPLACE MISSING FLOOR TOLES RESECURE TOILET ROLL HOLDER
Laundry	✓	REPLACE LAUNDRY TUB PLEASE

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Plumbing

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 6/02/2025

Rating 4 - Poor

Work order 20331149
number

Contractor OUR PLUMBER

Start Date 11/02/2025

End Date 19/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink	✓	NEW SINK AND BENCH TOP TO BE INSTALLED BY QUEENSLAND ROOF PLUMBER TO HOOK UP LATER
Laundry	✓	TUB TO REPLQCED BY QUEENSLAND ROOF
Wash basin / vanity basin *including plugs	✓	VANITY REPLACED BY QUEENSLAND ROOF OUR PLUMBER TO REINSTALL. COPPER PIPE WORK AND TAPS
Bath tub / shower bath *including plugs	✓	NEW PLUG AND WASTE

Taps				
		Kitchen	Bathroom	Laundry
Service Taps / Fixtures / Basins as required *including plugs	✓	✓	✓	✓

Valves		
Backflow prevention	✓	Check
Tempering valve	✓	
Valve electric hot water unit	✓	

W.C. Suite

Soil and waste system		
Drain Traps	✓	CHECK ORG FOR BLOCKAGES
Traps and waste pipes	✓	CHECK ALL
Kitchen Sink	✓	REPLACE PVC TRAP
Wash basin / vanity basin *including plugs	✓	
Bath tub / shower bath *including plugs	✓	
Laundry tub	✓	
Water Closet Suite	✓	CHECK REPLACE TOILET SET CHECK PAN TO FLOOR

Roof plumbing		
Roof gutters/downpipes	✓	REPAIR DROP TO DOWNPIPE FROMT RIGHT OF HOUSE REPAIR QUAD GUTTER REAR OF HOUSE SEAL EXTERNAL CORNER QUAD HUTTER NEAR STORE ROOM

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Gas	
Gas connected	No
Waterwise Check (including waterwise sticker)	Appears in good order / Not applicable

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

RTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Electrical

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 6/02/2025

Rating 4 - Poor

Work order 20331149
number

Contractor ADR (CHECK
STOVE)

Start Date 11/02/2025

End Date 19/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by Steve Hyde (QBuild)

General		
RCD	✓	Check
Electrical earth stake	✓	CHECK
Smoke Alarm Upgraded		
TV antenna & outlets	✓	
Stove / Wall Oven & Cooktop		
Hot water unit	✓	REPAIR OR REPLACE

Switches, fan, socket outlets and lights		
Bathroom	✓	
Bedroom 1	✓	
Bedroom 2	✓	
Bedroom 3	✓	
Car Accommodation		
Dining	✓	
Hallway	✓	
Kitchen	✓	CHCK
Laundry	✓	CHECK
Lounge / Living Room	✓	
Toilet	✓	CHECK

Air conditioning		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Lounge / Living Room		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Glazing

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone
Contractor CMBM

Supervisor
Rating 4 - Poor
Start Date 11/02/2025

Inspection date 6/02/2025
Work order 20331149
number
End Date 19/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

Repairs											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Shower Screen											
Mirror											
Window(s) \ Door(s)	√ ¹	√ ²	√ ³	√ ⁴	√ ⁵	√ ⁶	√ ⁷	√ ⁸			

- 1 REPLACE GLASS AND REPAIR ROLLERS
- 2 REPLACE SECURITY SCREEN DOOR IF CANNOT BE REPAIRED
- 3 EASE GLASS SLIDING DOOR
REPAIR REPLACE FRAME TO DOOR
- 4 CJECK
- 5 REPLACE GLASS
- 6 CHECK
- 7 REPAIR GLASS
- 8 CHECK

Security Screens											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Fly Screen Mesh	√ ¹	√	√ ²	√ ³	√ ⁴	√	√ ⁵	√	√ ⁶		
Window(s) \ Door(s) \ Lock(s)	√ ⁷		√ ⁸	√ ⁹	√ ¹⁰	√ ¹¹	√ ¹²	√ ¹³			

- 1 INSTALL NEW SECURITY SCREEN
- 2 INSTALL NEW SECURITY SCREEN DOOR
- 3 REPLACE
- 4 REPLACE SECURITY SCREEN
- 5 REPLACE
- 6 REPLACE
- 7 REMOVE KEYED WINDOW LOCK FIT PINLOCK
- 8 REMOCE KEYED WINDOW LOCK FIT PINLOCK
- 9 REMOVE KEYED LOCK FIT PINLOCK
- 10 REPLACE KEYED LOCK FIT PINLOCK
- 11 REMOVE KEYED LOCK FIT PINLOCK
- 12 REMOVE KEYED LOCK FIT PINLOCK
- 13 FIT PIN LOCK

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice

Painting

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 6/02/2025

Rating 4 - Poor

Work order 20331149
number

Contractor DK & A BALL
(FULL
INTERNAL
REPAINT
UNDER WO
20188900)

Start Date 21/02/2025

End Date 24/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint	✓	

Full internal repaint must include cupboards, wardrobes and exterior of front door

Partial Internal Repaint											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork											

Partial External Repaint	
Partial external repaint	WALLS FRONT VERANDA STORE ROOM INSIDE WALLS AND CEILING INCLUDING DOORS
Handrails repaint	
Treads repaint	
Flooring repaint	

Condition / Cleaning			
The property has been cleaned prior to painting	Yes	Condition of surfaces	Good

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Flooring

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)

Supervisor

Inspection date 6/02/2025

Scoper phone

Rating 4 - Poor

Work order 20331149
number

Contractor FLOOR UPG
TBA

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Dining			
Hallway			
Kitchen			
Laundry			
Lounge / Living Room			
Toilet			

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Cleaning

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 6/02/2025

Rating 4 - Poor

Work order 20331150
number

Contractor PEAK (20/2/25
PRE-PAINT
FULL INTERNAL
CLEAN + 25/2/25
FINAL CLEAN)

Start Date 20/02/2025

End Date 25/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning	✓	PRE PAINT FULL INTERNAL CLEAN
Partial internal cleaning	✓	
Strip and seal vinyl floor		
Household Rubbish	✓	
Clean and Deodorise Carpets		

Internal Cleaning - Sundry Items									
	Lounge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry
Stove									
Clean security / flyscreens									
Clean Bath, Water Closet, Laundry Tubs, Sink/s									
Clean Sink/s									

External Cleaning		
Oil and grease		
Remove all stickers	✓	
Remove all nails and staples from floors	✓	

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice

Yard Maintenance

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 6/02/2025

Rating 4 - Poor

Work order 20331150
number

Contractor PEAK (AS PER
SCOPE)

Start Date 20/02/2025

End Date 25/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing			
Lawnmowing	✓	From 400m ² up to 800m ²	
Slash and rake grass	✓	From 400m ² up to 800m ²	

Gardens			
Generally tidy all gardens. Includes removal of all weeds and grass	✓		
Remove gardens from against foundations and footings	✓		

Trees and Shrubs			
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines	✓		

Rubbish Removal			
Remove and dump rubbish in yard and on footpath	✓		REMOVE PILES OF DIRT AND EXCESS WHEELIE BINS FROM FRONT YARD
Dispose of rubbish in wheelie bin	✓		
Remove and dump any rubbish under house	✓		
Rake out under house	✓		
Dispose of tyres	✓		
Clear out dirt / debris from sheds/ garages	✓		STORE ROOM

Depressions / Holes			
Spread, tamper down and level out filling to depressions and holes	✓		

External Cleaning			
Wash-down external walls	✓		
Clean leaves from gutters	✓		Low set residence

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Curtain Installation

s49 sch4

SLACKS CREEK, 4127

Scoper [redacted] (QBuild)

Supervisor [redacted]

Inspection date 6/02/2025

Scoper phone [redacted]

Rating 4 - Poor

Work order number 20331149

Contractor QRR (BEFORE 10AM)

Start Date 26/02/2025

End Date 26/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Pest Control

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 6/02/2025

Rating 4 - Poor

Work order 20331149
number

Contractor PETE'S (G-3
BASIC SPRAY
BEFORE 11AM)

Start Date 26/02/2025

End Date 26/02/2025

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)	✓	Group 3 - 3 Bedrooms
Spray for fleas		

Contractor is to leave a card which states the company name, date treated and signature of person who performed the treatment.

*** This card is to be left in the cutlery drawer as verification of treatment ***

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Drug Remediation

s49 sch4

SLACKS CREEK, 4127

Scoper []
(QBuild)

Supervisor []

Inspection date 6/02/2025

Scoper phone []

Rating 4 - Poor

Work order 20331149
number

ASBESTOS must not be disturbed without taking the correct precautions

Drug Contamination

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

FINAL PHOTOS

s49 sch4

SLACKS CREEK, 4127

Scoper
(QBuild)
Scoper phone
Contractor

Supervisor
Rating 4 - Poor
Start Date

Inspection date 6/02/2025
Work order 20331149
number
End Date

ASBESTOS must not be disturbed without taking the correct precautions

Other works/actions		
General	<input checked="" type="checkbox"/>	FINAL PHOTOS

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

RTI Release

Legend		
<input checked="" type="checkbox"/>	Work Required	<input checked="" type="checkbox"/> * Unfair Wear and Tear - Itemize on invoice



Locksmith

s49 sch4

MANLY WEST, 4179

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 21/01/2025

Scoper phone [redacted]

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks	✓	
Rekey all entry locks (all keyed alike)	✓	

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

s49 sch4

MANLY WEST, 4179

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 21/01/2025

Scoper phone [redacted]

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

No works identified.

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Carpentry

s49 sch4

MANLY WEST, 4179

Scoper
(QBuild)

Supervisor

Inspection date 21/01/2025

Scoper phone

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required	√*	
Floor upgrade being completed		
Manhole cover	√*	Install new

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Door Locks												
Door(s)					√*1	√*2	√*3	√*4	√*5	√*6	√*7	
Repair / Replace house battens / subfloor gates	√8											
Patch holes, remove hooks and screws											√9	
Weather seal external doors	√10											
Skirting, architraves and/or door jambs												
Check and remove rubbish from roof space	√											
Door stop												
Window Curtains (1500mm)		√11		√12		√13	√14	√15				
Window Curtains (2230mm)												
Sliding Glass Door Curtains (2230mm)												
Curtain Rods and Brackets				√		√	√	√				
Remove blinds / venetians												
Cupboards and/or Drawers					√*16	√17	√*18	√*19	√20			
Seal around kitchen and/or bathroom benchtops												
Seal around bath and/or shower									√			
Bathroom fixtures									√*21			
Fixtures – including towel rail												
Replace/refix PVC coated curtains brackets					√22				√23	√24		

- 1 Replace door
- 2 New door
- 3 New door
- 4 Install new
- 5 New door
- 6 New door
- 7 Replace door
- 8 Check and repair as needed
- 9 Remove tenant installed shelf
- 10 Install to front door
- 11 Install. X4
- 12 Install. X2
- 13 Install. X2
- 14 Install. X4

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice

- 15 Install. X4
- 16 Replace shelving and doors on pantry
- 17 New doors
- 18 Replace hanging rail and missing timber
- New doors
- 19 New doors
- 20 Service door hinges and drawer runners including on shaving cabinet
- 21 New towel rail
- New shower curtain rail
- 22 Replace
- 23 Install new
- 24 Replace

Letterbox		
Repair / Replace Letterbox		
Install / Secure Unit or Street Number to Letterbox		

Gates and fences		
Gates and fences	✓	Check all gates and fences and repair as needed

Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire	✓	Include restraightening

External Steps, Ramps & Flooring		
Treads		
Floor	✓	Replace any damaged boards to front and rear landings and fix down any loose ones
Rails		

Other works/actions		
External	✓*	Remove tenant installed framing and windows under house Replace damaged garage door
Hallway	✓*	Replace linen cupboard and broom cupboard doors
Bathroom	✓*	Replace damaged lamipanel on combo end and side sheet

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Plumbing

s49 sch4

MANLY WEST, 4179

Scoper
(QBuild)

Supervisor

Inspection date 21/01/2025

Scoper phone

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink		
Laundry		
Wash basin / vanity basin *including plugs	√*	Repair/replace plug
Bath tub / shower bath *including plugs	√*	Touch up enamel on bath New plug

Taps			
	Kitchen	Bathroom	Laundry
Service Taps / Fixtures / Basins as required *including plugs			√ ¹

¹ New taps and plug

Valves		
Backflow prevention		
Tempering valve		
Valve electric hot water unit		

W.C. Suite

Soil and waste system		
Drain Traps		
Traps and waste pipes		
Kitchen Sink		
Wash basin / vanity basin *including plugs		
Bath tub / shower bath *including plugs		
Laundry tub		
Water Closet Suite	√*	New cistern and seat

Roof plumbing		
Roof gutters/downpipes		

Other works/actions		
General	√	Full inspection including servicing of all taps

Gas	
Gas connected	Yes
Waterwise Check (including waterwise sticker)	Appears in good order / Not applicable

LICENSED TRADESPERSON TO COMPLETE BELOW

Gas

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice

	Work	Unfair Wear and Tear	Comments
Check gas service for compliance	✓		
Check stove	✓		
Check hot water unit	✓		
Provide gas certificate	✓		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Electrical

s49 sch4

MANLY WEST, 4179

Scoper
(QBuild)

Supervisor

Inspection date 21/01/2025

Scoper phone

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by (QBuild)

General		
RCD		
Electrical earth stake		
Smoke Alarm Upgraded		
TV antenna & outlets		

Switches, fan, socket outlets and lights		
Bathroom		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Car Accommodation		
Dining		
Hallway		
Kitchen		
Laundry		
Lounge / Living Room		
Toilet		

Air conditioning		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Lounge / Living Room		

Other works/actions		
General	<input checked="" type="checkbox"/>	Full inspection and electrical refit

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
<input checked="" type="checkbox"/>	Work Required	<input checked="" type="checkbox"/> * Unfair Wear and Tear - Itemize on invoice

Glazing

s49 sch4

MANLY WEST, 4179

Scoper
(QBuild)

Supervisor

Inspection date 21/01/2025

Scoper phone

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

Repairs											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Shower Screen											
Mirror											
Window(s) \ Door(s)	√*1					√*2					

¹ New sliding window

Remove key lock catches and replace with standard

² Repair fixed window frame

Security Screens											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Fly Screen Mesh			√ ¹	√ ²	√ ³	√ ⁴	√ ⁵	√ ⁶	√ ⁷	√ ⁸	
Window(s) \ Door(s) \ Lock(s)	√*9			√*10		√ ¹¹		√ ¹²			

¹ Replace

² Replace

³ Replace

⁴ Replace

⁵ Replace x2

⁶ Replace

⁷ Replace

⁸ Replace

⁹ Replace 1x security screen and security door

¹⁰ Replace security door

¹¹ Replace keyed locks with standard

¹² Replace window lock with non keyed type

Other works/actions	
General	√ Service all window rollers and catches

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend	
√	Work Required
√*	Unfair Wear and Tear - Itemize on invoice

Painting

s49 sch4

MANLY WEST, 4179

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 21/01/2025
Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint	✓*	

Full internal repaint must include cupboards, wardrobes and exterior of front door

Partial Internal Repaint											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork											

Partial External Repaint		
Partial external repaint		
Handrails repaint		
Treads repaint	✓	Front and rear
Flooring repaint	✓	Front and rear landings

Condition / Cleaning		
The property has been cleaned prior to painting	Yes	Condition of surfaces
		Poor

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Flooring

s49 sch4

MANLY WEST, 4179

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 21/01/2025

Scoper phone [redacted]

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Dining	✓	Work required	Cover hole in floor
Hallway			
Kitchen			
Laundry			
Lounge / Living Room	✓	Work required	Replace damaged floor boards
Toilet			

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Cleaning

s49 sch4

MANLY WEST, 4179

Scoper
(QBuild)

Supervisor

Inspection date 21/01/2025

Scoper phone

Rating 4 - Poor

Work order 20139502
number

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning	√*	
Partial internal cleaning		
Strip and seal vinyl floor	√	
Household Rubbish		
Clean and Deodorise Carpets		

Internal Cleaning - Sundry Items									
	Lounge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry
Stove									
Clean security / flyscreens									
Clean Bath, Water Closet, Laundry Tubs, Sink/s									
Clean Sink/s									

External Cleaning		
Oil and grease		
Remove all stickers		
Remove all nails and staples from floors		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
√	Work Required	√* Unfair Wear and Tear - Itemize on invoice



Yard Maintenance

s49 sch4

MANLY WEST, 4179

Scoper
(QBuild)

Supervisor

Inspection date 21/01/2025

Scoper phone

Rating 4 - Poor

Work order 20139502
number

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing		
Lawnmowing	✓	From 400m ² up to 800m ²
Slash and rake grass		

Gardens		
Generally tidy all gardens. Includes removal of all weeds and grass		
Remove gardens from against foundations and footings		

Trees and Shrubs		
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines		

Rubbish Removal		
Remove and dump rubbish in yard and on footpath		
Dispose of rubbish in wheelie bin	✓	
Remove and dump any rubbish under house		
Rake out under house		
Dispose of tyres		
Clear out dirt / debris from sheds/ garages		

Depressions / Holes		
Spread, tamper down and level out filling to depressions and holes		

External Cleaning		
Wash-down external walls	✓	
Clean leaves from gutters		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Curtain Installation

s49 sch4

, MANLY WEST, 4179

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 21/01/2025

Scoper phone [redacted]

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Pest Control

s49 sch4

MANLY WEST, 4179

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 21/01/2025
Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)	✓	Group 3 - 3 Bedrooms
Spray for fleas		

Contractor is to leave a card which states the company name, date treated and signature of person who performed the treatment.

*** This card is to be left in the cutlery drawer as verification of treatment ***

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

BTH Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Drug Remediation

MANLY WEST, 4179

Scoper
(QBuild)

Supervisor

Inspection date 21/01/2025

Scoper phone

Rating 4 - Poor

Work order 20139501
number

ASBESTOS must not be disturbed without taking the correct precautions

Drug Contamination

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Locksmith

s49 sch4

INALA, 4077

Scoper

Supervisor

Inspection date 4/12/2024

(QBuild)

Scoper phone

Rating 4 - Poor

Work order number 20239128

Contractor SCF (GAIN ENTRY - REKEY ALL ALIKE) COMPLETED

Start Date 4/12/2024

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks	✓	
Rekey all entry locks (all keyed alike)	✓	

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

s49 sch4

INALA, 4077

Scoper

Supervisor

Inspection date 4/12/2024

(QBuild)

Scoper phone

Rating 4 - Poor

Work order number 20239128

Contractor OCTIEF

Start Date 4/12/2024

End Date

ASBESTOS must not be disturbed without taking the correct precautions

No works identified.

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Carpentry

s49 sch4

INALA, 4077

Scoper
(QBuild)

Supervisor

Inspection date 4/12/2024

Scoper phone

Rating 4 - Poor

Work order 20239128
number

Contractor J&D 38hrs

Start Date 6/12/2024

End Date 11/12/2024

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required	√*	Prep all for full internal paint
Floor upgrade being completed	√	Floor upgrade recommended to lounge, passage and 3x bedrooms
Manhole cover	√	

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Door Locks		√			√						√	
Door(s)											√ ¹	
Repair / Replace house battens / subfloor gates	√ ²											
Patch holes, remove hooks and screws		√	√		√	√	√	√	√	√	√ ³	
Weather seal external doors	√											
Skirting, architraves and/or door jambs		√ ⁴	√ ⁵		√ ⁶	√ ⁷	√ ⁸	√ ⁹	√ ¹⁰	√ ¹¹	√ ¹²	
Check and remove rubbish from roof space												
Door stop											√	
Window Curtains (1500mm)		√ ¹³				√ ¹⁴	√ ¹⁵	√ ¹⁶				
Window Curtains (2230mm)		√ ¹⁷										
Sliding Glass Door Curtains (2230mm)												
Curtain Rods and Brackets		√				√	√	√				
Remove blinds / venetians												
Cupboards and/or Drawers					√* ¹⁸		√* ¹⁹		√* ²⁰			
Seal around kitchen and/or bathroom benchtops					√				√			
Seal around bath and/or shower									√ ²¹			
Bathroom fixtures									√ ²²			
Fixtures – including towel rail					√							
Replace/refix PVC coated curtains brackets					√				√	√	√	

- ¹ Replace door
- ² Inspect all, make repairs as needed
- ³ Repair wall/s asbestos testing has been requested
- ⁴ Inspect
- ⁵ Inspect
- ⁶ Inspect
- ⁷ Inspect
- ⁸ Inspect
- ⁹ Inspect
- ¹⁰ Inspect

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice

- 11 Inspect
- 12 Inspect
- 13 Install. 3
- 14 Install. 2
- 15 Install. 5
- 16 Install. 4
- 17 Install. 1
- 18 Replace benchtop
Replace damaged under sink carcass/cabinetry
Replace missing doors
Repair/ease as required
- 19 2x robe doors
Replace all damaged cabinetry to robe, bring back to standard
- 20 Replace vanity/splashback
- 21 Make repairs as needed to shower bath lami/wall areas

Remove non standard, silicon holes in lami where found
 22 New shave cabinet, soap holder, shower curtain rod,

Letterbox		
Repair / Replace Letterbox	✓	Replace
Install / Secure Unit or Street Number to Letterbox	✓	

Gates and fences		
Gates and fences	✓	Repair all boundary fence/gates as required

Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire	✓	

External Steps, Ramps & Flooring		
Treads	✓	Inspect
Floor		
Rails	✓	Secure/make repairs as needed

Other works/actions		
External	✓	Prep walls of entry patio for repaint
External	✓*	Bring shed up to useable standard
External	✓	Replace damaged/missing tiles at top of entry stairs
Toilet	✓	w/c roll holder
Laundry	✓*	Install door to tub
Laundry	✓	Install missing door to wall mounted cabinet

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Plumbing

s49 sch4

INALA, 4077

Scoper
(QBuild)

Supervisor

Inspection date 4/12/2024

Scoper phone

Rating 4 - Poor

Work order 20239128
number

Contractor DUNNIES

Start Date 6/12/2024

End Date 11/12/2024

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink	✓	Inspect
Laundry	✓	Inspect
Wash basin / vanity basin *including plugs	✓	
Bath tub / shower bath *including plugs	✓	

Taps			
	Kitchen	Bathroom	Laundry
Service Taps / Fixtures / Basins as required *including plugs	✓	✓	✓

Valves		
Backflow prevention	✓	Inspect
Tempering valve		
Valve electric hot water unit	✓	Inspect

W.C. Suite

Soil and waste system		
Drain Traps	✓	Inspect
Traps and waste pipes	✓	Inspect
Kitchen Sink	✓	Inspect
Wash basin / vanity basin *including plugs	✓	
Bath tub / shower bath *including plugs	✓	
Laundry tub	✓	Inspect
Water Closet Suite	✓	Inspect Replace w/c seat

Roof plumbing		
Roof gutters/downpipes	✓	Inspect

Gas	
Gas connected	No
Waterwise Check (including waterwise sticker)	Appears in good order / Not applicable

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Electrical

s49 sch4

INALA, 4077

Scoper
(QBuild)

Supervisor

Inspection date 4/12/2024

Scoper phone

Rating 4 - Poor

Work order 20239128
number

Contractor **QBUILD -**

Start Date 6/12/2024

End Date 11/12/2024

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by
(QBuild)

General		
RCD	✓	Inspect
Electrical earth stake	✓	Inspect
Smoke Alarm Upgraded		
TV antenna & outlets	✓	Inspect
Stove / Wall Oven & Cooktop		
Hot water unit	✓	Inspect

Switches, fan, socket outlets and lights		
Bathroom	✓	
Bedroom 1	✓	Inspect
Bedroom 2	✓	Inspect
Bedroom 3	✓	Inspect
Car Accommodation		
Dining		
Hallway	✓	Inspect
Kitchen	✓	Inspect
Laundry	✓	Inspect
Lounge / Living Room	✓	Inspect
Toilet	✓	Inspect

Air conditioning		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Lounge / Living Room		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Glazing

s49 sch4

INALA, 4077

Scoper

Supervisor

Inspection date 4/12/2024

(QBuild)

Scoper phone

Rating 4 - Poor

Work order 20239128
number

Contractor CENTENARY
GLASS

Start Date 6/12/2024

End Date 11/12/2024

ASBESTOS must not be disturbed without taking the correct precautions

Repairs	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation	Car
Shower Screen												
Mirror												
Window(s) \ Door(s)	√*1				√*2	√*3	√*4			√*5		

- ¹ 1x security screen
- 1x security door
- 1x glazing repair
- ² Repair window
- ³ 1x glazing repair
- 1x window repair
- ⁴ 1x security screen
- ⁵ Repair window, missing sash

Security Screens	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation	Car
Fly Screen Mesh	√ ¹				√ ²	√ ³	√ ⁴	√ ⁵	√ ⁶			
Window(s) \ Door(s) \ Lock(s)	√ ⁷				√ ⁸	√ ⁹	√ ¹⁰	√ ¹¹	√ ¹²			

- ¹ Inspect
- ² Inspect
- ³ Inspect
- ⁴ Inspect
- ⁵ Inspect
- ⁶ Inspect
- ⁷ Inspect
- ⁸ Inspect
- ⁹ Inspect
- ¹⁰ Inspect
- ¹¹ Inspect
- ¹² Inspect

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend	
√	Work Required
√*	Unfair Wear and Tear - Itemize on invoice



Painting

s49 sch4

INALA, 4077

Scoper
(QBuild)

Supervisor

Inspection date 4/12/2024

Scoper phone

Rating 4 - Poor

Work order 20239128
number

Contractor DELTA (105
WO-20193232)

Start Date 13/12/2024

End Date 16/12/2024

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint	√*	Includes Laundry

Full internal repaint must include cupboards, wardrobes and exterior of front door

Partial Internal Repaint											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Accommodation Car
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork											

Partial External Repaint		
Partial external repaint	√*	Entry patio walls
Handrails repaint		
Treads repaint		
Flooring repaint		

Condition / Cleaning		
The property has been cleaned prior to painting	Yes	Condition of surfaces Good

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
√	Work Required	√* Unfair Wear and Tear - Itemize on invoice



Flooring

s49 sch4

INALA, 4077

Scoper [redacted]

Supervisor [redacted]

Inspection date 4/12/2024

(QBuild)

Scoper phone [redacted]

Rating 4 - Poor

Work order number 20239128

Contractor COMFLOOR - (UPGRADE REQUESTED)

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Dining			
Hallway			
Kitchen			
Laundry			
Lounge / Living Room			
Toilet			

Other works/actions		
Kitchen	✓*	Repair damaged flooring at upgrade stage

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI PLEASE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Cleaning

s49 sch4

INALA, 4077

Scoper

Supervisor

Inspection date 4/12/2024

(QBuild)

Scoper phone

Rating 4 - Poor

Work order number 20239127

Contractor **PEAK
(BELONGINGS
+FULL INT 4/12
PRE-
PAINT12/12
FINAL PART
17/12**

Start Date 4/12/2024

End Date 17/12/2024

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning	✓	
Partial internal cleaning		
Strip and seal vinyl floor	✓	Kitchen only
Household Rubbish		
Clean and Deodorise Carpets		

Internal Cleaning - Sundry Items									
	Lounge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry
Stove									
Clean security / flyscreens									
Clean Bath, Water Closet, Laundry Tubs, Sink/s									
Clean Sink/s									

External Cleaning		
Oil and grease		
Remove all stickers	✓	
Remove all nails and staples from floors		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Yard Maintenance

s49 sch4

INALA, 4077

Scoper

Supervisor

Inspection date 4/12/2024

(QBuild)

Scoper phone

Rating 4 - Poor

Work order number 20239127

Contractor PEAK (SLASH
4/12 - MOW
17/12)

Start Date 4/12/2024

End Date 17/12/2024

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing		
Lawnmowing	✓	From 400m ² up to 800m ²
Slash and rake grass		

Gardens		
Generally tidy all gardens. Includes removal of all weeds and grass	✓	
Remove gardens from against foundations and footings	✓	

Trees and Shrubs		
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines	✓	

Rubbish Removal		
Remove and dump rubbish in yard and on footpath		
Dispose of rubbish in wheelie bin	✓	
Remove and dump any rubbish under house	✓	
Rake out under house		
Dispose of tyres		
Clear out dirt / debris from sheds/ garages	✓	

Depressions / Holes		
Spread, tamper down and level out filling to depressions and holes	✓	

External Cleaning		
Wash-down external walls	✓	
Clean leaves from gutters	✓	Low set residence

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Curtain Installation

s49 sch4

INALA, 4077

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 4/12/2024

Scoper phone [redacted]

Rating 4 - Poor

Work order number 20239128

Contractor J&D
(BEFORE10AM)

Start Date 18/12/2024

End Date

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Pest Control

s49 sch4

INALA, 4077

Scoper
(QBuild)

Supervisor

Inspection date 4/12/2024

Scoper phone

Rating 4 - Poor

Work order 20239128
number

Contractor SUBURBAN G-3
(BEFORE 11AM)

Start Date 18/12/2024

End Date

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)	✓	Group 3 - 3 Bedrooms
Spray for fleas		

Contractor is to leave a card which states the company name, date treated and signature of person who performed the treatment.

*** This card is to be left in the cutlery drawer as verification of treatment ***

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Drug Remediation

s49 sch4

INALA, 4077

Scoper

Supervisor

Inspection date 4/12/2024

(QBuild)

Scoper phone

Rating 4 - Poor

Work order 20239128 number

ASBESTOS must not be disturbed without taking the correct precautions

Drug Contamination

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



Locksmith

s49 sch4

RUNCORN, 4113

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 24/10/2024

Scoper phone [redacted]

Rating 4 - Poor

Work order number 20137245

Contractor Turnkey Locksmith

Start Date 9/10/2024

End Date 9/10/2024

ASBESTOS must not be disturbed without taking the correct precautions

Letterbox		
Letterbox Lock		

Entrance Doors		
Ease Locks	✓	
Rekey all entry locks (all keyed alike)		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Asbestos Testing

s49 sch4

RUNCORN, 4113

Scoper [redacted] (QBuild)
Scoper phone [redacted]

Supervisor [redacted]
Rating 4 - Poor

Inspection date 24/10/2024

Work order 20137245
number

Contractor Octief

Start Date 9/10/2024

End Date 16/10/2024

ASBESTOS must not be disturbed without taking the correct precautions

Other works/actions		
Toilet	✓	Test wall sheet on north east wall with door handle hole
Laundry	✓	Test both sheets on Northwest wall. Test 2 wall sheets, left of kitchen door to southwest wall. Test left sheet of north east wall

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice

Carpentry

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)

Supervisor

Inspection date 24/10/2024

Scoper phone

Rating 4 - Poor

Work order 20137245
number

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

General		
Paint Preparation Required	✓	Prep all windows, windows and door trims, walls, ceilings, doors including paint gap around door and between door and timber stop. Includes flaking/peeling paint if required Including remove non standard items, fixings, stickers, blu tak etc
Floor upgrade being completed		
Manhole cover		

	External	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Door Locks												
Door(s)		✓ ¹				✓ ²	✓ ³	✓ ⁴	✓ ⁵	✓ ⁶	✓ ⁷	
Repair / Replace house battens / subfloor gates	✓*											
Patch holes, remove hooks and screws		✓*	✓*		✓*	✓*	✓	✓*	✓*	✓*	✓*	
Weather seal external doors	✓											
Skirting, architraves and/or door jambs		✓*	✓			✓*	✓*	✓*	✓	✓ ⁸	✓*	
Check and remove rubbish from roof space	✓											
Door stop		✓				✓	✓	✓		✓	✓	
Window Curtains (1500mm)		✓				✓	✓	✓				
Window Curtains (2230mm)												
Sliding Glass Door Curtains (2230mm)		✓										
Curtain Rods and Brackets		✓				✓	✓	✓				
Remove blinds / venetians												
Cupboards and/or Drawers					✓ ⁹		✓ ¹⁰	✓ ¹¹	✓ ¹²			
Seal around kitchen and/or bathroom benchtops					✓				✓			
Seal around bath and/or shower									✓			
Bathroom fixtures									✓ ¹³			
Fixtures – including towel rail												
Replace/refix PVC coated curtains brackets					✓				✓		✓	

- ¹ Binding at hinges
- ² Replace door
- ³ Replace door
- ⁴ Replace door
- ⁵ Ease
- ⁶ Replace door
- ⁷ Replace kitchen/laundry door

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

- ⁸ On window trim
⁹ Service all cabinetry.
 Replace rusted hinges where required.
 Replace stained edge stripping as required.
 Replace cutlery tray.
 Install aluminium angle to kickboard left of sink.
¹⁰ Refit and service robe doors
¹¹ Reset and service robe doors
¹² Replace rusted hinges to linen cupboard.
 Replace shaving cabinet
¹³ Replace soapdish.
 Replace towel rails

Letterbox		
Repair / Replace Letterbox	✓	
Install / Secure Unit or Street Number to Letterbox		

Gates and fences		
Gates and fences	✓	

Clothes hoist / clothes line		
Ease, adjust and service clothesline including tensioning existing hanging wire		

External Steps, Ramps & Flooring		
Treads		
Floor	✓	Replace rotten floor boards as required
Rails	✓	Replace back handrails

Other works/actions		
External	✓	Remove all non-standard items from external walls and fences
External	✓*	Replace ceiling sheet to right patio
External	✓*	Repair or replace power box cover.
External	✓	Remove all board up material remnants, and make good.
Lounge / Living Room	✓	Install quad to floor under sliding door
Kitchen	✓*	Repair replace cracked wall panel at light switch
Kitchen	✓	Install curtains and rail to right of pantry
Toilet	✓*	Replace toilet roll holder
Laundry	✓*	Rehang laundry tub door

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Plumbing

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 24/10/2024

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

Work order 20137245
number
End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Fixtures		
Sink	√*	Repair/replace mixer. Supply cage waste plug
Laundry	√	Supply plug
Wash basin / vanity basin *including plugs	√	Supply plug
Bath tub / shower bath *including plugs	√	Supply plug

Taps			
		Kitchen	Bathroom
Service Taps / Fixtures / Basins as required *including plugs			√
¹ Including hot and cold indicators			

Valves		
Backflow prevention	√	
Tempering valve		
Valve electric hot water unit		

W.C. Suite

Soil and waste system		
Drain Traps		
Traps and waste pipes		
Kitchen Sink		
Wash basin / vanity basin *including plugs		
Bath tub / shower bath *including plugs		
Laundry tub		
Water Closet Suite		

Roof plumbing		
Roof gutters/downpipes		

Gas	
Gas connected	No
Waterwise Check (including waterwise sticker)	Work required

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice

Electrical

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 24/10/2024

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

Work order 20137245
number
End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Electrical Contractor to complete QBuild Form 1 – Electrical Test Report (FRM401)

Visual Inspection by Ian Sharpes (QBuild)

General		
RCD	✓	
Electrical earth stake		
Smoke Alarm Upgraded		
TV antenna & outlets		
Stove / Wall Oven & Cooktop	✓	Replace oven due to signs of vermin in rear
Hot water unit		

Switches, fan, socket outlets and lights		
Bathroom		
Bedroom 1	✓	Replace light switch cover
Bedroom 2		
Bedroom 3	✓	Replace faulty GPO left of robe
Car Accommodation		
Dining		
Hallway		
Kitchen	✓	Replace light shade and GPO to splashback left of sink
Laundry	✓	Replace double GPO left of tub. Replace light bulb and shade
Lounge / Living Room	✓*	
Toilet	✓*	Replace damaged light

Air conditioning		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Dining		
Lounge / Living Room		

Ceiling fans		
Bedroom 1	✓*	Replace
Bedroom 2	✓*	Replace faulty fan
Bedroom 3	✓*	Replace fan light cover or fan complete of unable to source parts
Lounge / Living Room		

Other works/actions		
External	✓	Return exterior lighting to standard
External	✓	Correctly install TV cable.

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Kitchen	✓	Re-locate oven isolating switch to comply
---------	---	---

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

RTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice

Glazing

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 24/10/2024

Work order 20137245
number

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Repairs											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Shower Screen											
Mirror											
Window(s) \ Door(s)					√*	√*	√*				

Security Screens											
	Lounge / Living Room	Hallway	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Fly Screen Mesh	√			√	√	√	√	√		√	
Window(s) \ Door(s) \ Lock(s)								√*1			

¹ Refix removed security grill

Other works/actions	
General	<input checked="" type="checkbox"/> Service all windows and doors for correct and ease of operation, including catches and security doors

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend	
√	Work Required
√*	Unfair Wear and Tear - Itemize on invoice

Painting

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 24/10/2024

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

Work order 20137245
number

End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Full Internal Repaint		
Full internal repaint	✓	Paint to housing specifications Add any additional prep missed by carpenters Add prep over dark colours, graffiti and pastels if required Add mould prep if required

Full internal repaint must include cupboards, wardrobes and exterior of front door

Partial Internal Repaint											
	Lounge / Living Room	Hallway	Dining	kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry	Car Accommodation
Repaint of repaired areas, e.g.: walls, doors, door frames and/or window woodwork											

Partial External Repaint		
Partial external repaint	✓	Paint new and disturbed works to exterior
Handrails repaint	✓	
Treads repaint	✓	
Flooring repaint	✓	Including back deck and ramp

Condition / Cleaning			
The property has been cleaned prior to painting	Yes	Condition of surfaces	Poor

Other works/actions		
Bathroom	✓*	Remove paint on floor to expose vinyl underneath
Toilet	✓*	Remove paint on floor to expose vinyl underneath

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Flooring

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)

Supervisor

Inspection date 24/10/2024

Scoper phone

Rating 4 - Poor

Work order 20137245
number

Contractor Comfloor

Start Date 21/11/2024

End Date 21/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Floor Coverings			
Bathroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Dining			
Hallway			
Kitchen	✓	Work required	Makes good to vinyl transition strip between kitchen and lounge room.
Laundry			
Lounge / Living Room			
Toilet			

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Cleaning

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 24/10/2024

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

Work order 20137246
number

End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Internal Cleaning		
Full internal cleaning		
Partial internal cleaning	✓	
Strip and seal vinyl floor	✓	
Household Rubbish		
Clean and Deodorise Carpets		

Internal Cleaning - Sundry Items									
	Lounge / Living Room	Dining	Kitchen	Bedroom 1	Bedroom 2	Bedroom 3	Bathroom	Toilet	Laundry
Stove									
Clean security / flyscreens									
Clean Bath, Water Closet, Laundry Tubs, Sink/s									
Clean Sink/s									

External Cleaning		
Oil and grease		
Remove all stickers		
Remove all nails and staples from floors		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
✓	Work Required	✓*	Unfair Wear and Tear - Itemize on invoice



Yard Maintenance

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)
Scoper phone

Supervisor

Inspection date 24/10/2024

Rating 4 - Poor

Work order 20137246
number

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Mowing and/or Slashing			
Lawnmowing	√*	From 400m ² up to 800m ²	
Slash and rake grass	√*	From 100m ² up to 400m ²	Along fence lines

Gardens			
Generally tidy all gardens. Includes removal of all weeds and grass			
Remove gardens from against foundations and footings	√		Remove rogue shrubs growing from subfloor

Trees and Shrubs			
Trim trees and shrubs away from building walls, walkways, roof gutters and fence lines	√		Eradicate the bamboo in rear left corner

Rubbish Removal			
Remove and dump rubbish in yard and on footpath	√*		
Dispose of rubbish in wheelie bin			
Remove and dump any rubbish under house	√*		
Rake out under house	√*		
Dispose of tyres	√*		
Clear out dirt / debris from sheds/ garages			

Depressions / Holes			
Spread, tamper down and level out filling to depressions and holes	√*		

External Cleaning			
Wash-down external walls	√*		
Clean leaves from gutters	√		Low set residence

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

Legend			
√	Work Required	√*	Unfair Wear and Tear - Itemize on invoice



Curtain Installation

s49 sch4

RUNCORN, 4113

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 24/10/2024

Scoper phone [redacted]

Rating 4 - Poor

Work order number 20137245

Contractor N/A

Start Date

End Date

ASBESTOS must not be disturbed without taking the correct precautions

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice



Pest Control

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 24/10/2024

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

Work order 20137245
number

End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Basic Treatment Required		
Basic treatment required (Cockroaches / Silverfish)	✓	Group 3 - 3 Bedrooms
Spray for fleas		

Contractor is to leave a card which states the company name, date treated and signature of person who performed the treatment.

*** This card is to be left in the cutlery drawer as verification of treatment ***

Termite Treatment		
Evidence of termite activity found		

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

BTH Release

Legend		
✓	Work Required	✓* Unfair Wear and Tear - Itemize on invoice



Drug Remediation

s49 sch4

RUNCORN, 4113

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 24/10/2024

Scoper phone [redacted]

Rating 4 - Poor

Work order 20137245
number

ASBESTOS must not be disturbed without taking the correct precautions

Drug Contamination

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend	
✓	Work Required
✓*	Unfair Wear and Tear - Itemize on invoice

Cabinetry

s49 sch4

RUNCORN, 4113

Scoper
(QBuild)
Scoper phone

Supervisor
Rating 4 - Poor

Inspection date 24/10/2024

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

Work order 20137245
number
End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Other works/actions		
Bedroom 1	√*	Replace missing robe door system
Bathroom	√	Replace doors and Gables to vanity

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

BTH Release

Legend		
√	Work Required	√* Unfair Wear and Tear - Itemize on invoice



Pre paint

s49 sch4

RUNCORN, 4113

Scoper [redacted]
(QBuild)

Supervisor [redacted]

Inspection date 24/10/2024

Scoper phone [redacted]

Rating 4 - Poor

Work order 20137245
number

Contractor Southern Cross
Facilities Services

Start Date 18/11/2024

End Date 27/11/2024

ASBESTOS must not be disturbed without taking the correct precautions

Other works/actions		
General	√*	Paint prep clean completed by PPS 23/10/24

ANY UNFORESEEN WORKS NOT COVERED BY SCOPE ADVISE SUPERVISOR ASAP FROM SITE

PTI Release

Legend		
√	Work Required	√* Unfair Wear and Tear - Itemize on invoice