

MLS Building Audit Program - Details

Property Address : 2 REGAL RD

Legal Description: PLAN M355 LOT 345 PT LOTS 346 347 358 359

Roll No. : 1904033420031000000

Building : 2 REGAL RD -- W1708

Report Date : May 11, 2012

Building Audit Date : November 01, 2011

**** Please Note ****

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to May 11, 2012

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	11 303681 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	18-Nov-11	14-AUG-12	0.00%
2	Property Standards	11 303683 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	18-Nov-11	14-AUG-12	12.90%
3	Property Standards	11 305700 PRS 00 IV	REPORT ORDERS - Window Air Conditioners, Windows Limiting Devices	Expiry Date Extended	18-Nov-11	14-AUG-12	0.00%
5	Property Standards	11 308624 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	18-Nov-11	04-SEP-12	10.26%

Note : N/A* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.
 N/A** - Not Applicable. For these Notices/Orders partial compliance is not valid.

Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 303683 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	18-Nov-11	14-AUG-12	30-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing fixture(s), and/or appurtenances contained in the plumbing system are not disconnected properly. Namely: near parking stall #8.	Lower Level	Open
2	Exterior door not maintained in good repair. Namely: north exit door rusted.	Lower Level	Closed
3	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Lower Level	Closed
4	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Lower Level	Closed
5	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Lower Level	Open
6	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Lower Level	Open
7	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Lower Level	Open
8	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Lower Level	Open
9	Exterior door has defective hardware. Namely: push bar of north exit door defective.	Lower Level	Open
10	The electrical connections are not maintained in a safe and complete condition. Namely: wiring not terminated properly by heater.	Lower Level	Open
11	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Lower Level	Open
12	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Lower Level	Closed
13	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Lower Level	Open
14	Lighting in a garage is provided at less than 50 lux.	Lower Level	Open
15	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Upper Level	Open
16	Exterior door is not maintained in good repair. Namely: north exit door rusted.	Upper Level	Open
17	Large safe-exit arrows displayed on safe-exit doors not maintained. Namely: sign on west exit door not secured.	Upper Level	Open
18	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Upper Level	Open
19	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Upper Level	Open
20	The parking or storage garage is used to keep junk or rubbish. Namely: at parking stall #36.	Upper Level	Open
21	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Upper Level	Open

22	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Upper Level	Open
23	The parking or storage garage ceiling is not painted white. Namely: portion of ceiling not painted white.	Upper Level	Open
24	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Upper Level	Open
25	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Upper Level	Open
26	Lighting in a garage is provided at less than 50 lux.	Upper Level	Open
27	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Upper Level	Open
28	The protective material for the lighting fixture is not maintained in good repair.	Upper Level	Open
29	The lighting fixture is not maintained in a clean condition.	Upper Level	Open
30	Lighting fixtures or lamps are not maintained in good repair.	Upper Level	Open
31	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Upper Level	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 303681 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	18-Nov-11	14-AUG-12	23-Jul-12

No. of defects contained within the Order : **47**

No. of defects that remain outstanding : **47**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely: balcony brickwork deteriorated.	East Side of Building	Open
2	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres. Namely: guard on north east corner of roof patio above garage.	East Side of Building	Open
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	East Side of Building	Open
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: finish on exterior walls and balcony slabs.	East Side of Building	Open
5	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	East Side of Property	Open
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	East Side of Property	Open
7	Exterior walkway not maintained in good repair. Namely: walk and landing at front entrance.	East Side of Property	Open
8	Driveway(s) and/or similar areas not maintained in good repair.	East Side of Property	Open
9	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North Side of Property	Open
10	Driveway(s) and/or similar areas not maintained in good repair.	North Side of Property	Open
11	The stairs and/or their supporting structural members are not maintained in good repair.	North Side of Property	Open
12	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North Side of Property	Open
13	The exterior surface of the building shall be maintained free of markings.	North Side of Property	Open
14	Handrails on both sides of stair 1,100mm in width or more not provided.	North Side of Property	Open
15	Lighting fixtures or lamps have not been installed.	North Side of Property	Open
16	The guards and/or their supporting structural members are not maintained in good repair.	North Side of Property	Open
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: garage exit door.	North Side of Property	Open
18	The exterior walls and their components are not being maintained in good repair. Namely: balcony brickwork deteriorated.	South Side of Building	Open
19	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: finish on balcony slabs.	South Side of Building	Open
20	Exterior garbage containment area not screened.	South Side of Property	Open
21	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	West Side of Building	Open
22	The exterior walls and their components are not being maintained in good repair. Namely: balcony brickwork deteriorated.	West Side of Building	Open
23	The stairs and/or their supporting structural members are not maintained in good repair.	West Side of Building	Open
24	The stairs and/or their supporting structural members are not maintained in good repair.	West Side of Building	Open
25	Handrails on both sides of stair 1,100mm in width or more not provided.	West Side of Building	Open
26	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West Side of Building	Open

27	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West Side of Building	Open
28	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West Side of Building	Open
29	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West Side of Building	Open
30	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Building	Open
31	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	West Side of Building	Open
32	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	West Side of Building	Open
33	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Side of Building	Open
34	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Side of Building	Open
35	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Side of Building	Open
36	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Side of Building	Open
37	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Building	Open
38	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Building	Open
39	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Building	Open
40	The guards and/or other appurtenant attachments and/or their supporting structural members are not capable of supporting all loads that they are subjected to.	West Side of Property	Open
41	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	West Side of Property	Open
42	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	West Side of Property	Open
43	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	West Side of Property	Open
44	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	West Side of Property	Open
45	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	West Side of Property	Open
46	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	West Side of Property	Open
47	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	West Side of Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 308624 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	18-Nov-11	04-SEP-12	23-Jul-12

No. of defects contained within the Order : 117

No. of defects that remain outstanding : 105

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Damaged floor tiles.	1st Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material stored in isle.	1st Floor	Closed
3	The toilet facilities and/or toilet room is not kept clean and neat.	1st Floor	Open
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
10	The plumbing system is not kept in a clean and sanitary condition. Namely: wash basin is not maintained.	1st Floor	Open
11	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Open
12	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Open
13	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
14	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Open
15	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Open
16	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Open
17	Lighting in a laundry room is provided at less than 200 lux.	1st Floor	Open
18	The water closet is not located and equipped to afford privacy.	1st Floor	Open
19	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	1st Floor	Open
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
21	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: No fire damper.	1st Floor	Open
22	Door does not provide a reasonable degree of privacy and safety.	1st Floor	Open
23	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Open
24	Condition of floor does not permit easy cleaning.	1st Floor	Open
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	2nd Floor	Open
26	Exterior door has deteriorated/ineffective weather-proofing.	2nd Floor	Open
27	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	2nd Floor	Closed
28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Staines on floor.	2nd Floor	Closed

29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet is torn and stained.	2nd Floor	Open
30	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Torn carpet, trip hazard.	2nd Floor	Open
31	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Stain	2nd Floor	Open
32	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Torn Carpet	3rd Floor	Open
33	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	3rd Floor	Closed
34	Exterior window(s) with broken/cracked glass.	3rd Floor	Open
35	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Torn carpet.	4th Floor	Open
36	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	4th-5th Floor	Open
37	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5th Floor	Open
38	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	5th-6th Floor	Open
39	Exterior window(s) with broken/cracked glass.	5th-6th Floor	Open
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Open
41	Interior door is not a good fit in its frame. Namely: Door not closing.	6th Floor	Open
42	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Cracked floor tiles.	6th Floor	Open
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Open
44	Interior door(s), frames(s), and/or hardware not maintained in good repair.	6th Floor	Open
45	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	6th-7th Floor	Open
46	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Open
47	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Open
48	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Open
49	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	8th Floor	Open
50	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	8th Floor	Open
51	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	8th Floor	Open
52	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	8th Floor	Open
53	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	8th Floor	Open
54	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	8th Floor	Open
55	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	8th Floor	Open
56	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	8th Floor	Open
57	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	8th Floor	Open
58	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	8th Floor	Open
59	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	8th Floor	Open
60	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Open
61	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	8th Floor	Open

62	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Interior walls not secure, maintained.	Elevator	Open
63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Rooms	Open
64	Interior door is not a good fit in its frame. Namely: Garbage Chute doors not closing.	Garbage Rooms	Open
65	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Ground Floor	Open
66	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Open
67	The property has not been repaired in accordance with the standards.	Ground Floor	Closed
68	The property has not been repaired in accordance with the standards. Namely: Electrical room used as storage room.	Ground Floor	Open
69	The property has not been repaired in accordance with the standards.	Ground Floor	Open
70	The property has not been repaired in accordance with the standards.	Ground Floor	Closed
71	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Ground Floor	Closed
72	Lighting in a service room is provided at less than 200 lux.	Ground Floor	Open
73	Lighting in a storage room is provided at less than 50 lux.	Ground Floor	Open
74	Lighting in a storage room is provided at less than 50 lux.	Ground Floor	Open
75	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Ground Floor	Open
76	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Ground Floor	Open
77	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Open
78	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Open
79	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Open
80	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Open
81	Exterior window(s) with broken/cracked glass.	Ground Floor	Open
82	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: No guard on stairway/landing leading to exterior.	Ground Floor	Open
83	Lighting in a service hallway is provided at less than 50 lux.	Hall	Open
84	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: carpets are stained, torn, ripped.	Hall	Open
85	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats in hallways.	Hall	Open
86	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Open
87	Communication system identifies the tenant by unit number.	Lobby	Closed
88	Telephone number(s) listed on the emergency contact sign results in charge back fee to the caller.	Lobby	Open
89	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby	Open
90	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
91	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Open
92	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
93	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Middle	Open
94	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Middle	Open
95	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Middle	Open

96	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Middle	Open
97	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Middle	Open
98	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	North	Open
99	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North	Open
100	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	North	Open
101	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	North	Open
102	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof	Closed
103	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof	Open
104	Exterior window(s) with broken/cracked glass.	Roof	Closed
105	Adequate ventilation has not been provided. Namely: Ventilation motor is not operational.	Roof Of Building	Open
106	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Open
107	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Open
108	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Locker Rooms	Open
109	Lighting in a storage room is provided at less than 50 lux.	Storage, Locker Rooms	Open
110	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	West	Open
111	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West	Open
112	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West	Open
113	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West	Open
114	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	West	Open
115	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	West	Open
116	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	West	Open
117	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West	Open

Part III - Apartment Unit Activity Summary for Property Standards Orders :

Active apartment unit related investigation matters (Property Standards only) :	0
Number of investigation-related Orders issued to Property owner :	0
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**