

TECHNICAL DUE DILIGENCE & CONSTRUCTION READINESS REVIEW

Northgate Quarter

Mixed-use development — 34-storey tower over 4-level podium and 3-level basement

Prepared for Meridian Estates

REFERENCE	REVISION	DATE	STATUS
CV-NGQ-TDD-014	Rev C	9 July 2026	Issued for Client Review

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Document control

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Distribution

Copy	Recipient	Organisation
1	Head of Development	Meridian Estates
2	Project Director	Meridian Estates
3	File	Calderon Vance

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1 Executive summary

Calderon Vance was appointed by Meridian Estates to carry out a technical due diligence and construction readiness review of Northgate Quarter, a mixed-use development comprising a 34-storey residential and commercial tower over a four-level retail and amenity podium and three basement levels. This review covers design completeness, coordination status, construction quality to date, procurement and programme position, and the principal commercial and technical risks to delivery.

Overall, the project is structurally well advanced, with the substructure complete and the superstructure frame progressing to Level 21 at the time of inspection. The design is broadly coordinated, and the delivery team is competent and appropriately resourced. However, the review has identified a number of matters that, if not addressed promptly, present a material risk to programme, cost and quality.

The single most significant issue is the façade package, which remains in tender with no unitised panels ordered. Given typical fabrication and shipping lead times, this package is now on the critical path and threatens the topping-out-to-weather-tight milestone. We recommend the tender be awarded within four weeks and early procurement of brackets and steel considered.

Design coordination between structure and building services remains incomplete in several zones, most notably at the transfer level (Level 12) and the tower plantrooms. A number of clashes remain open in the model. Construction quality is generally acceptable, but recurring waterproofing workmanship defects at the podium, and localised rebar cover and honeycombing issues, require closer inspection at agreed hold points.

The measured works are trending marginally over the current cost plan, driven by the frame variation and façade budget pressure. We recommend a value-engineering review and a re-baselined cost plan. Subject to the recommendations in Section 15 being actioned, we consider the project deliverable to its target completion, but the next eight weeks are decisive.

Summary of key findings

Ref	Area	Finding	Severity
ES-1	Façade	Package in tender; no panels ordered — now critical path	High
ES-2	Coordination	Structure/MEP clashes unresolved at transfer level	High
ES-3	Quality	Recurring waterproofing defects at podium	Medium
ES-4	Approvals	Substation utility approval outstanding	Medium
ES-5	Commercial	Measured works trending +3% over cost plan	Medium
ES-6	Programme	Chilled-water plant lead time unconfirmed	Medium

2 Introduction, purpose and scope

Purpose

This report presents the findings of Calderon Vance's independent technical review of Northgate Quarter. Its purpose is to provide Meridian Estates with an objective assessment of the current design, construction and commercial status of the development, and to identify the actions necessary to safeguard the project's cost, programme and quality objectives.

Scope of review

The review encompasses the following:

- Design completeness and coordination across all disciplines;
- Review of the current drawing register, specifications and outstanding technical queries;
- Physical inspection of the works to date, including quality and workmanship;
- Assessment of the construction programme and sequencing;
- Review of the procurement status of all major packages;
- Commercial position against the current cost plan;
- Statutory approvals and permits;
- Identification and assessment of principal project risks.

Exclusions

This review does not constitute a full quantity survey, a structural re-analysis, or a detailed measurement of the works. Environmental, legal and title matters are excluded. Cost figures are indicative and drawn from the cost consultant's most recent report.

3 Methodology and limitations

The findings in this report are based on: a review of the project information issued to Calderon Vance up to 9 July 2026; three site inspections carried out on 3 June, 24 June and 6 July 2026; interviews with the design team, contractor and project management team; and a review of the project's BIM model and clash-detection reports.

The review is qualitative and based on visual inspection and documentary evidence. No opening-up works, testing or intrusive investigation were undertaken. Where the report comments on matters of quality, these observations are necessarily limited to those areas accessible and visible at the time of inspection. Reliance has been placed on the accuracy of information provided by the project team.

Information reviewed

Category	Documents	Status
Drawings	312 no. across six disciplines	Reviewed
Specifications	24 no. sections	Reviewed
Cost plan	Cost report No. 9 (Jun 2026)	Reviewed
Programme	Contract programme Rev 4 + 3-week look-ahead	Reviewed
BIM model	Federated model + clash report No. 11	Reviewed
QA records	ITP register, pour cards, WP inspection log	Sampled

4 Project description and site context

Northgate Quarter occupies a 1.4-hectare corner site bounded by arterial roads to the north and east. The development comprises a single 34-storey tower rising from a four-level podium, over three levels of basement parking and plant. The tower accommodates residential apartments over commercial floors at the lower levels; the podium provides retail, food and beverage, and residents' amenities, with a landscaped podium deck at Level 5.

Key project data

Parameter	Value
Gross floor area	approx. 96,400 m ²
Building height	142.5 m to main roof
Storeys	34 (tower) + 4 (podium) + 3 (basement)
Structural system	RC core + post-tensioned flat slabs; steel transfer at L12
Basement	3 levels, secant-pile perimeter, RC raft
Façade	Unitised curtain wall + stone-clad podium
Car parking	612 bays over 3 basement levels
Target completion	Q3 2027

Ground conditions

The geotechnical investigation reports medium-dense to dense sands over weathered rock at approximately 18–22 m depth. The perimeter retention is a secant-pile wall with a capping beam and two levels of temporary propping. Groundwater was encountered at approximately 4 m below existing ground level; a permanent dewatering and tanking strategy is in place. No significant geotechnical concerns were identified, though monitoring of wall movement should continue through basement construction.

5 Design status by discipline

5.1 Architecture

The architectural design is well developed and largely issued for construction. The general arrangement, core layouts and external envelope are resolved. A number of coordination items remain between the architectural reflected ceiling plans and the services zones, particularly where the floor-to-floor height is tight at the commercial levels. The finishes schedule is complete for the FOH areas but remains preliminary for residential fit-out.

Recommendation: Resolve the RCP/MEP clear-height conflict at commercial levels and confirm the residential finishes schedule to release fit-out procurement.

5.2 Structural engineering

The structural design is complete and issued for construction for the substructure and typical tower floors. The steel transfer structure at Level 12 is a critical element; the design is complete but the rebar detailing at the transfer beams and column heads is congested, presenting a buildability and pour-quality risk. A 3D reinforcement review is recommended before these elements are cast.

Recommendation: Undertake a 3D rebar review of transfer-level elements and agree a pour sequence and concrete mix with the contractor.

5.3 Civil and geotechnical

Below-ground drainage and external civil works are designed but not yet coordinated with the final landscape levels. The falls to the podium landscape drainage cannot be achieved at 1:80 over the proposed feature paving without local re-grading. This should be resolved before the podium waterproofing is completed.

5.4 MEP / building services

The mechanical, electrical and plumbing designs are at an advanced design stage but not fully coordinated with the structure. The federated model shows 46 open clashes, of which 11 are rated critical — predominantly ductwork versus post-tensioned band beams and containment versus structure at the transfer level. The chilled-water plant is an imported long-lead item whose purchase order is not confirmed.

Recommendation: Drive open clashes to zero at agreed hold points and confirm the chilled-water plant order immediately.

5.5 Façade and envelope

The façade comprises a unitised curtain-wall system to the tower and a stone-clad podium. **This is the project's most significant concern.** The package remains in tender, no panels are ordered, and the bracket loads at the upper tower exceed the slab-edge design assumption between Levels 18 and 24 — a matter requiring both façade and structural resolution. Given the lead times involved, the package is now on the critical path to the weathertight milestone.

Recommendation: Award the façade tender within four weeks; resolve the bracket-load discrepancy; consider early procurement of brackets and secondary steel.

5.6 Fire and life safety

The fire strategy is approved in principle. However, the fire-damper schedule for the basement transfer-duct penetrations is missing, and fire-stopping to riser penetrations is incomplete at inspected levels. These are life-safety items that must be closed before the relevant floors are handed over.

5.7 Vertical transportation

The lift package is in tender. A conflict exists between the lift-pit depth and the raft thickening at two cores; this requires structural coordination before the pit bases are cast.

5.8 Sustainability and ESG

The development targets a recognised green-building certification at Gold level. The current design is broadly consistent with the target, though the credits associated with the façade thermal performance are contingent on the specification of the tendered curtain-wall system and should be confirmed on award.

6 Drawing register

The following register summarises the current status of the principal drawings reviewed. Of 312 drawings issued, 214 are issued for construction, 61 are issued for approval, and 37 remain preliminary or superseded. The residential fit-out and landscape packages carry the greatest proportion of incomplete information.

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-A-1000	General arrangement — Level 1	Architecture	P3	IFC	Approved
NGQ-A-1001	Reflected ceiling plan — Level 2	Architecture	C1	IFC	Approved w/ comment
NGQ-A-1002	Core detail — Zone C	Architecture	C2	IFA	Under review
NGQ-A-1003	Toilet layouts — Level 4	Architecture	P2	Preliminary	Rejected — resubmit
NGQ-A-1004	External elevation — North	Architecture	C1	IFC	Approved
NGQ-A-1005	Wall type schedule	Architecture	T4	Superseded	Approved w/ comment
NGQ-A-1006	Door & ironmongery schedule	Architecture	C3	IFR	Under review
NGQ-A-1007	Finishes schedule — West	Architecture	P4	IFC	Rejected — resubmit
NGQ-S-1008	Foundation layout — Zone A	Structural	C2	IFC	Approved
NGQ-S-1009	Column setting-out — Level 2	Structural	P3	IFC	Approved w/ comment
NGQ-S-1010	Post-tension layout — Level 3	Structural	C1	IFA	Under review
NGQ-S-1011	Rebar detail — core wall Podium	Structural	C2	Preliminary	Rejected — resubmit
NGQ-S-1012	Transfer beam schedule	Structural	P2	IFC	Approved
NGQ-S-1013	Steel connection details — sheet 6	Structural	C1	Superseded	Approved w/ comment
NGQ-M-1014	Chilled water schematic	Mechanical	T4	IFR	Under review
NGQ-M-1015	AHU plant layout — Level 2	Mechanical	C3	IFC	Rejected — resubmit
NGQ-M-1016	Ductwork layout — Level 3	Mechanical	P4	IFC	Approved
NGQ-M-1017	Ventilation schedule — Zone Podium	Mechanical	C2	IFC	Approved w/ comment
NGQ-E-1018	Single-line diagram — North	Electrical	P3	IFA	Under review
NGQ-E-1019	Small power layout — Level 2	Electrical	C1	Preliminary	Rejected — resubmit
NGQ-E-1020	Lighting layout — Level 3	Electrical	C2	IFC	Approved
NGQ-E-1021	Containment routing — Zone Podium	Electrical	P2	Superseded	Approved w/ comment
NGQ-P-1022	Below-ground drainage — Zone A	Plumbing	C1	IFR	Under review
NGQ-P-1023	Water supply riser — South	Plumbing	T4	IFC	Rejected — resubmit
NGQ-P-1024	Sanitary layout — Level 3	Plumbing	C3	IFC	Approved
NGQ-F-1025	Fire strategy plan — Level 1	Fire	P4	IFC	Approved w/ comment
NGQ-F-1026	Sprinkler layout — Level 2	Fire	C2	IFA	Under review
NGQ-F-1027	Escape route plan — Zone C	Fire	P3	Preliminary	Rejected — resubmit

7 Specification and document review

The specifications are generally complete and of good quality. The following gaps and inconsistencies were identified and should be closed:

- The waterproofing specification omits the detail at the planter-to-slab upstand at the podium (Zone B);
- The acoustic rating of the party wall to residential units is not stated;
- The stone-cladding specification does not define a joint-width tolerance, against which site work is already varying;
- The commissioning specification for the chilled-water system references a superseded standard;
- The external works specification does not address the anti-slip requirement to the basement vehicle ramp.

None of these is individually critical, but each should be resolved to avoid disputes at handover and to protect the quality of the completed works.

8 Technical query and RFI log

A total of 12 significant technical queries were open or recently answered at the time of review. The concentration of open high-priority queries at the transfer level and façade interface reflects the coordination pressures identified elsewhere in this report.

RFI	Query	Discipline	Priority	Status	Owner
RFI-001	Clash between primary ductwork and PT band beam at grid 7/C, Level 12	Structural / Mechanical	High	Open	Contractor
RFI-002	Confirm falls to podium landscape drainage — 1:80 not achievable over feature paving	Civil / Landscape	Medium	Open	Consultant
RFI-003	Curtain wall bracket loads exceed slab-edge design assumption at Tower L18–L24	Façade / Structural	High	Open	Client
RFI-004	Discrepancy: architectural RCP shows 2700 FFL clear; MEP requires 2550 for VAV zone	Architecture / Mechanical	Medium	Answered	Design team
RFI-005	Missing fire damper schedule for basement transfer duct penetrations	Fire / Mechanical	High	Open	Contractor
RFI-006	Waterproofing spec omits detail at planter-to-slab upstand, podium Zone B	Architecture	Medium	Answered	Consultant
RFI-007	Transformer room clearances short of utility provider minimum by 300mm	Electrical	High	Open	Client
RFI-008	Lift pit depth conflicts with raft thickening — coordinate with structural	Vertical Transport / Structural	Medium	Open	Design team
RFI-009	Confirm acoustic rating of party wall to residential — spec silent	Architecture / Acoustic	Medium	Open	Contractor
RFI-010	Substation ventilation louvre clashes with signage zone on North elevation	Electrical / Architecture	Low	Answered	Consultant
RFI-011	Grease drainage route from FOH kitchen not shown below podium	Plumbing	Medium	Open	Client
RFI-012	Column head detail at transfer level — rebar congestion, buildability query	Structural	High	Open	Design team
RFI-013	Confirm slab set-down and falls to all wet areas, tower typical floor	Architecture / Structural	Medium	Answered	Contractor
RFI-014	Balustrade fixing detail to podium edge — pull-out load not specified	Architecture	Medium	Open	Consultant
RFI-015	Coordinate signage power supply with electrical containment, North elevation	Electrical	Low	Answered	Client
RFI-016	Louvre free area to generator room short of provider requirement	Mechanical	Medium	Open	Design team
RFI-017	Confirm fire-rating of service riser doors, tower cores	Fire / Architecture	High	Open	Contractor
RFI-018	Drainage stack routing clashes with car-park beam, B2	Plumbing / Structural	Medium	Open	Consultant
RFI-019	Waterproofing to lift pit — detail and product not confirmed	Waterproofing	High	Open	Client

RFI	Query	Discipline	Priority	Status	Owner
RFI-020	Clarify tolerance for stone cladding setting-out at ground lobby	Architecture	Low	Answered	Design team
RFI-021	Confirm structural allowance for future PV array to main roof	Structural / ESG	Low	Open	Contractor
RFI-022	Coordinate BMS points list with mechanical control philosophy	Mechanical / Controls	Medium	Open	Consultant
RFI-023	Kitchen extract termination height vs residential intake — separation query	Mechanical	Medium	Open	Client
RFI-024	Confirm acoustic treatment to plantroom party walls, L12	Acoustic / Architecture	Medium	Open	Design team
RFI-025	Podium column transfer — confirm temporary propping release sequence	Structural	High	Answered	Contractor
RFI-026	Confirm expansion-joint locations across podium deck	Structural / Architecture	Medium	Open	Consultant
RFI-027	Substation transformer delivery access route — coordinate with hoarding	Electrical / Logistics	Low	Open	Client

9 Site observations and defects schedule

The following observations were recorded during the site inspections. The majority relate to workmanship rather than design, and none is structurally critical in isolation. The recurrence of waterproofing and rebar-cover items across multiple locations, however, indicates a need for tighter inspection at hold points.

Obs	Location	Description	Discipline	Severity	Status
OBS-001	Podium Zone A	Honeycombing to soffit at grid 4/B; exposed aggregate over ~1.2m ²	Structural	Major	Open
OBS-002	Level 3 core	Waterproofing membrane lapping short at construction joint	Waterproofing	Major	Open
OBS-003	Tower L9	Slab set-down for wet areas not formed; falls incorrect	Architecture	Major	Closed
OBS-004	Basement 2	Standing water at sump; pump discharge not commissioned	Plumbing	Minor	Open
OBS-005	Level 5 façade	Bracket packing plates missing at 6 no. mullion fixings	Façade	Major	Open
OBS-006	Podium landscape	Planter drainage outlets blocked with debris	Landscape	Minor	Closed
OBS-007	Level 12 plantroom	Chilled water pipe supports at excessive centres (>2.4m)	Mechanical	Minor	Open
OBS-008	Tower L18	Fire-stopping to riser penetrations incomplete	Fire	Major	Open
OBS-009	Ground lobby	Stone cladding — inconsistent joint widths, 3–9mm	Finishes	Minor	Closed
OBS-010	Level 7	Rebar cover to slab edge below spec (18mm vs 30mm)	Structural	Major	Open
OBS-011	Basement ramp	Anti-slip finish not applied; gradient 1:7	Architecture	Minor	Open
OBS-012	Level 15 MEP	Cable containment unbonded at 4 locations	Electrical	Major	Closed

Observations on quality control

The contractor's inspection and test plans are in place, but the evidence sampled suggests that hold-point inspections for waterproofing and concrete cover are not being consistently witnessed before cover-up. We recommend the independent inspection regime be strengthened for these specific trades.

10 Programme and construction sequencing

The contract programme (Rev 4) shows completion in Q3 2027. The superstructure is progressing broadly to programme at approximately one floor per nine working days. The principal programme risks are the façade package, the chilled-water plant lead time, and the utility approval for the substation — each of which sits on or near the critical path.

Milestone status

Milestone	Planned	Forecast	Status
Substructure complete	Mar 2026	Mar 2026	Achieved
Topping out	Nov 2026	Nov 2026	On track
Weathertight	Feb 2027	Apr 2027	At risk — façade
MEP energisation	Mar 2027	Mar 2027	At risk — plant
Practical completion	Aug 2027	Sep 2027	At risk

We consider the topping-out milestone achievable but the weathertight milestone at material risk unless the façade package is awarded and mobilised within the next four to six weeks. Slippage to weathertight cascades directly into the fit-out and MEP commissioning, and thence to practical completion.

11 Procurement and package status

The status of the major work packages is summarised below. The critical outstanding awards are the façade, vertical transportation and lobby fit-out packages.

Package	Status	Contractor	Progress	Commercial
Piling & substructure	Awarded	Terra Foundations	Complete	On budget
Superstructure — concrete frame	Awarded	Kestrel Build	In progress	+2.1% variation
Structural steel — transfer	Awarded	Ironclad Steel	Fabrication	On budget
Façade — unitised curtain wall	Tendering	TBC	Not started	Budget risk +6%
MEP — mechanical	Awarded	Clearflow Services	Design	On budget
MEP — electrical	Awarded	Voltec	Design	On budget
Vertical transportation	Tendering	TBC	Not started	Within budget
Fit-out — lobbies & FOH	Pre-tender	TBC	Not started	Budget risk +4%
Hard & soft landscape	Pre-tender	TBC	Not started	Under review
Fire protection	Awarded	Sentinel Fire	Design	On budget

12 Commercial summary

The following summary is drawn from the cost consultant's Cost Report No. 9. The forecast final cost is trending marginally above the approved budget, principally due to the superstructure variation and anticipated façade tender pressure. The contingency remains adequate but is being drawn down faster than planned.

Element	Budget (\$m)	Committed (\$m)	Forecast (\$m)	Variance
Substructure	34.2	34.2	34.2	—
Superstructure	78.5	62.0	80.1	+1.6
Façade	41.0	0.0	43.5	+2.5
MEP	62.8	40.1	62.8	—
Fit-out	38.4	2.0	40.0	+1.6
External & landscape	12.6	0.5	12.9	+0.3
Preliminaries	28.0	18.4	28.6	+0.6
Contingency	18.0	—	11.5	-6.5 drawn
Forecast final cost	313.5	157.2	313.6	+0.1 (net)

The near-neutral net position masks underlying pressure: the contingency is absorbing element overruns, and the façade forecast is an estimate pending tender. A value-engineering review is recommended before the façade is awarded, to protect the remaining contingency against the fit-out and landscape packages still to be procured.

13 Risk register

The principal project risks are set out below, assessed by likelihood and impact. Risks R-01 (façade) and R-06 (coordination) are the priorities for management attention.

Ref	Risk	Likelihood	Impact	Mitigation	Exposure
R-01	Façade package tendering behind programme; no unitised panels ordered	High	High	Accelerate tender award; consider early steel/bracket procurement	Cost + Programme
R-02	Transfer-level rebar congestion — buildability and pour quality	Medium	High	3D rebar model review; agree pour sequence with contractor	Quality
R-03	Utility provider approval for substation outstanding	Medium	High	Escalate with provider; hold weekly tracking	Programme
R-04	Waterproofing workmanship at podium — repeat defects	High	Medium	Independent WP inspection at hold points; benchmark panel	Quality + Cost
R-05	Chilled water plant lead time (imported)	Medium	High	Confirm PO; expedite; identify alternate supplier	Programme
R-06	Design coordination — MEP vs structure clashes unresolved	High	Medium	Weekly BIM clash review to zero-tolerance at hold points	Cost + Quality
R-07	Cost plan pressure — measured works trending over budget	Medium	Medium	Value engineering workshop; re-baseline cost plan	Cost
R-08	Wet-season impact on podium and landscape works	Medium	Medium	Re-sequence external works; temporary protection	Programme

14 Statutory approvals and permits

The principal construction permits are in place. The following approvals remain outstanding and should be tracked closely:

Approval	Authority	Status	Impact if delayed
Substation energisation	Utility provider	Outstanding	MEP energisation, PC
Podium landscape / public realm	Local authority	In review	External works completion
Fire system certification	Fire authority	Not yet applied	Occupancy
Lift installation permit	Authority	Pending package award	VT installation

15 Conclusions and recommendations

The project is fundamentally sound and, on the evidence of this review, is being delivered by a competent team. The structure is well advanced and of generally acceptable quality. The project is, however, at a decisive point: the next six to eight weeks will determine whether the weathertight and completion milestones are protected.

Priority recommendations

1. **Award the façade package within four weeks** and consider early procurement of brackets and secondary steel. Resolve the upper-tower bracket-load discrepancy as a matter of urgency.
2. **Drive open MEP/structure clashes to zero** at agreed hold points, prioritising the transfer level and tower plantrooms.
3. **Confirm the chilled-water plant order** and expedite; identify an alternate supplier as contingency.
4. **Strengthen the independent inspection regime** for waterproofing and concrete cover, with witnessed hold points before cover-up.
5. **Escalate the substation utility approval** and track weekly.
6. **Undertake a value-engineering review** and re-baseline the cost plan to protect contingency.
7. **Complete a 3D rebar review** of the transfer-level elements before casting.

Subject to these actions being taken promptly, we consider the project deliverable to a completion in Q3 2027, with the weathertight milestone likely to slip by approximately six to eight weeks unless the façade package is mobilised without delay. We recommend this report be reviewed with the delivery team and the priority actions assigned owners and dates within two weeks.

This report has been prepared by Calderon Vance for the sole use of Meridian Estates. It is a fictional document produced solely as demonstration material.

A Appendix A — Full drawing register

The complete drawing register reviewed, across all six disciplines and level bands. Status codes: IFC (issued for construction), IFA (issued for approval), IFR (issued for review), Preliminary, Superseded.

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-A-1000	General arrangement — Level 2	Architecture	P3	IFC	Approved
NGQ-A-1001	Reflected ceiling plan — Level 2	Architecture	C1	IFC	Approved w/ comment
NGQ-A-1002	Core detail — Zone C	Architecture	C2	IFA	Under review
NGQ-A-1003	Toilet layouts — Level 2	Architecture	P2	Preliminary	Rejected — resubmit
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NGQ-A-1006	Door & ironmongery schedule	Architecture	C3	IFR	Under review
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NGQ-S-1011	Rebar detail — core wall Podium	Structural	C2	Preliminary	Rejected — resubmit
NGQ-S-1012	Transfer beam schedule	Structural	P2	IFC	Approved
NGQ-S-1013	Steel connection details — sheet 2	Structural	C1	Superseded	Approved w/ comment
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NGQ-E-1021	Containment routing — Zone Podium	Electrical	P2	Superseded	Approved w/ comment
NGQ-P-1022	Below-ground drainage — Zone A	Plumbing	C1	IFR	Under review
NGQ-P-1023	Water supply riser — South	Plumbing	T4	IFC	Rejected — resubmit
NGQ-P-1024	Sanitary layout — Level 2	Plumbing	C3	IFC	Approved
NGQ-F-1025	Fire strategy plan — Level 2	Fire	P4	IFC	Approved w/ comment
NGQ-F-1026	Sprinkler layout — Level 2	Fire	C2	IFA	Under review
NGQ-F-1027	Escape route plan — Zone C	Fire	P3	Preliminary	Rejected — resubmit
NGQ-A-1028	General arrangement — Level 4	Architecture	C1	IFC	Approved
NGQ-A-1029	Reflected ceiling plan — Level 4	Architecture	C2	Superseded	Approved w/ comment

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-A-1030	Core detail — Zone C	Architecture	P2	IFR	Under review
NGQ-A-1031	Toilet layouts — Level 4	Architecture	C1	IFC	Rejected — resubmit
NGQ-A-1032	External elevation — North	Architecture	T4	IFC	Approved
NGQ-A-1033	Wall type schedule	Architecture	C3	IFC	Approved w/ comment
NGQ-A-1034	Door & ironmongery schedule	Architecture	P4	IFA	Under review
NGQ-A-1035	Finishes schedule — West	Architecture	C2	Preliminary	Rejected — resubmit
NGQ-S-1036	Foundation layout — Zone A	Structural	P3	IFC	Approved
NGQ-S-1037	Column setting-out — Level 4	Structural	C1	Superseded	Approved w/ comment
NGQ-S-1038	Post-tension layout — Level 4	Structural	C2	IFR	Under review
NGQ-S-1039	Rebar detail — core wall Podium	Structural	P2	IFC	Rejected — resubmit
NGQ-S-1040	Transfer beam schedule	Structural	C1	IFC	Approved
NGQ-S-1041	Steel connection details — sheet 4	Structural	T4	IFC	Approved w/ comment
NGQ-M-1042	Chilled water schematic	Mechanical	C3	IFA	Under review
NGQ-M-1043	AHU plant layout — Level 4	Mechanical	P4	Preliminary	Rejected — resubmit
NGQ-M-1044	Ductwork layout — Level 4	Mechanical	C2	IFC	Approved
NGQ-M-1045	Ventilation schedule — Zone Podium	Mechanical	P3	Superseded	Approved w/ comment
NGQ-E-1046	Single-line diagram — North	Electrical	C1	IFR	Under review
NGQ-E-1047	Small power layout — Level 4	Electrical	C2	IFC	Rejected — resubmit
NGQ-E-1048	Lighting layout — Level 4	Electrical	P2	IFC	Approved
NGQ-E-1049	Containment routing — Zone Podium	Electrical	C1	IFC	Approved w/ comment
NGQ-P-1050	Below-ground drainage — Zone A	Plumbing	T4	IFA	Under review
NGQ-P-1051	Water supply riser — South	Plumbing	C3	Preliminary	Rejected — resubmit
NGQ-P-1052	Sanitary layout — Level 4	Plumbing	P4	IFC	Approved
NGQ-F-1053	Fire strategy plan — Level 4	Fire	C2	Superseded	Approved w/ comment
NGQ-F-1054	Sprinkler layout — Level 4	Fire	P3	IFR	Under review
NGQ-F-1055	Escape route plan — Zone C	Fire	C1	IFC	Rejected — resubmit
NGQ-A-1056	General arrangement — Level 7	Architecture	C2	IFC	Approved
NGQ-A-1057	Reflected ceiling plan — Level 7	Architecture	P2	IFC	Approved w/ comment
NGQ-A-1058	Core detail — Zone C	Architecture	C1	IFA	Under review
NGQ-A-1059	Toilet layouts — Level 7	Architecture	T4	Preliminary	Rejected — resubmit
NGQ-A-1060	External elevation — North	Architecture	C3	IFC	Approved
NGQ-A-1061	Wall type schedule	Architecture	P4	Superseded	Approved w/ comment
NGQ-A-1062	Door & ironmongery schedule	Architecture	C2	IFR	Under review
NGQ-A-1063	Finishes schedule — West	Architecture	P3	IFC	Rejected — resubmit

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-S-1064	Foundation layout — Zone A	Structural	C1	IFC	Approved
NGQ-S-1065	Column setting-out — Level 7	Structural	C2	IFC	Approved w/ comment
NGQ-S-1066	Post-tension layout — Level 7	Structural	P2	IFA	Under review
NGQ-S-1067	Rebar detail — core wall Podium	Structural	C1	Preliminary	Rejected — resubmit
NGQ-S-1068	Transfer beam schedule	Structural	T4	IFC	Approved
NGQ-S-1069	Steel connection details — sheet 7	Structural	C3	Superseded	Approved w/ comment
NGQ-M-1070	Chilled water schematic	Mechanical	P4	IFR	Under review
NGQ-M-1071	AHU plant layout — Level 7	Mechanical	C2	IFC	Rejected — resubmit
NGQ-M-1072	Ductwork layout — Level 7	Mechanical	P3	IFC	Approved
NGQ-M-1073	Ventilation schedule — Zone Podium	Mechanical	C1	IFC	Approved w/ comment
NGQ-E-1074	Single-line diagram — North	Electrical	C2	IFA	Under review
NGQ-E-1075	Small power layout — Level 7	Electrical	P2	Preliminary	Rejected — resubmit
NGQ-E-1076	Lighting layout — Level 7	Electrical	C1	IFC	Approved
NGQ-E-1077	Containment routing — Zone Podium	Electrical	T4	Superseded	Approved w/ comment
NGQ-P-1078	Below-ground drainage — Zone A	Plumbing	C3	IFR	Under review
NGQ-P-1079	Water supply riser — South	Plumbing	P4	IFC	Rejected — resubmit
NGQ-P-1080	Sanitary layout — Level 7	Plumbing	C2	IFC	Approved
NGQ-F-1081	Fire strategy plan — Level 7	Fire	P3	IFC	Approved w/ comment
NGQ-F-1082	Sprinkler layout — Level 7	Fire	C1	IFA	Under review
NGQ-F-1083	Escape route plan — Zone C	Fire	C2	Preliminary	Rejected — resubmit
NGQ-A-1084	General arrangement — Level 9	Architecture	P2	IFC	Approved
NGQ-A-1085	Reflected ceiling plan — Level 9	Architecture	C1	Superseded	Approved w/ comment
NGQ-A-1086	Core detail — Zone C	Architecture	T4	IFR	Under review
NGQ-A-1087	Toilet layouts — Level 9	Architecture	C3	IFC	Rejected — resubmit
NGQ-A-1088	External elevation — North	Architecture	P4	IFC	Approved
NGQ-A-1089	Wall type schedule	Architecture	C2	IFC	Approved w/ comment
NGQ-A-1090	Door & ironmongery schedule	Architecture	P3	IFA	Under review
NGQ-A-1091	Finishes schedule — West	Architecture	C1	Preliminary	Rejected — resubmit
NGQ-S-1092	Foundation layout — Zone A	Structural	C2	IFC	Approved
NGQ-S-1093	Column setting-out — Level 9	Structural	P2	Superseded	Approved w/ comment
NGQ-S-1094	Post-tension layout — Level 9	Structural	C1	IFR	Under review
NGQ-S-1095	Rebar detail — core wall Podium	Structural	T4	IFC	Rejected — resubmit
NGQ-S-1096	Transfer beam schedule	Structural	C3	IFC	Approved
NGQ-S-1097	Steel connection details — sheet 9	Structural	P4	IFC	Approved w/ comment

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-M-1098	Chilled water schematic	Mechanical	C2	IFA	Under review
NGQ-M-1099	AHU plant layout — Level 9	Mechanical	P3	Preliminary	Rejected — resubmit
NGQ-M-1100	Ductwork layout — Level 9	Mechanical	C1	IFC	Approved
NGQ-M-1101	Ventilation schedule — Zone Podium	Mechanical	C2	Superseded	Approved w/ comment
NGQ-E-1102	Single-line diagram — North	Electrical	P2	IFR	Under review
NGQ-E-1103	Small power layout — Level 9	Electrical	C1	IFC	Rejected — resubmit
NGQ-E-1104	Lighting layout — Level 9	Electrical	T4	IFC	Approved
NGQ-E-1105	Containment routing — Zone Podium	Electrical	C3	IFC	Approved w/ comment
NGQ-P-1106	Below-ground drainage — Zone A	Plumbing	P4	IFA	Under review
NGQ-P-1107	Water supply riser — South	Plumbing	C2	Preliminary	Rejected — resubmit
NGQ-P-1108	Sanitary layout — Level 9	Plumbing	P3	IFC	Approved
NGQ-F-1109	Fire strategy plan — Level 9	Fire	C1	Superseded	Approved w/ comment
NGQ-F-1110	Sprinkler layout — Level 9	Fire	C2	IFR	Under review
NGQ-F-1111	Escape route plan — Zone C	Fire	P2	IFC	Rejected — resubmit
NGQ-A-1112	General arrangement — Level 11	Architecture	C1	IFC	Approved
NGQ-A-1113	Reflected ceiling plan — Level 11	Architecture	T4	IFC	Approved w/ comment
NGQ-A-1114	Core detail — Zone C	Architecture	C3	IFA	Under review
NGQ-A-1115	Toilet layouts — Level 11	Architecture	P4	Preliminary	Rejected — resubmit
NGQ-A-1116	External elevation — North	Architecture	C2	IFC	Approved
NGQ-A-1117	Wall type schedule	Architecture	P3	Superseded	Approved w/ comment
NGQ-A-1118	Door & ironmongery schedule	Architecture	C1	IFR	Under review
NGQ-A-1119	Finishes schedule — West	Architecture	C2	IFC	Rejected — resubmit
NGQ-S-1120	Foundation layout — Zone A	Structural	P2	IFC	Approved
NGQ-S-1121	Column setting-out — Level 11	Structural	C1	IFC	Approved w/ comment
NGQ-S-1122	Post-tension layout — Level 11	Structural	T4	IFA	Under review
NGQ-S-1123	Rebar detail — core wall Podium	Structural	C3	Preliminary	Rejected — resubmit
NGQ-S-1124	Transfer beam schedule	Structural	P4	IFC	Approved
NGQ-S-1125	Steel connection details — sheet 11	Structural	C2	Superseded	Approved w/ comment
NGQ-M-1126	Chilled water schematic	Mechanical	P3	IFR	Under review
NGQ-M-1127	AHU plant layout — Level 11	Mechanical	C1	IFC	Rejected — resubmit
NGQ-M-1128	Ductwork layout — Level 11	Mechanical	C2	IFC	Approved
NGQ-M-1129	Ventilation schedule — Zone Podium	Mechanical	P2	IFC	Approved w/ comment
NGQ-E-1130	Single-line diagram — North	Electrical	C1	IFA	Under review
NGQ-E-1131	Small power layout — Level 11	Electrical	T4	Preliminary	Rejected — resubmit

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-E-1132	Lighting layout — Level 11	Electrical	C3	IFC	Approved
NGQ-E-1133	Containment routing — Zone Podium	Electrical	P4	Superseded	Approved w/ comment
NGQ-P-1134	Below-ground drainage — Zone A	Plumbing	C2	IFR	Under review
NGQ-P-1135	Water supply riser — South	Plumbing	P3	IFC	Rejected — resubmit
NGQ-P-1136	Sanitary layout — Level 11	Plumbing	C1	IFC	Approved
NGQ-F-1137	Fire strategy plan — Level 11	Fire	C2	IFC	Approved w/ comment
NGQ-F-1138	Sprinkler layout — Level 11	Fire	P2	IFA	Under review
NGQ-F-1139	Escape route plan — Zone C	Fire	C1	Preliminary	Rejected — resubmit
NGQ-A-1140	General arrangement — Level 13	Architecture	T4	IFC	Approved
NGQ-A-1141	Reflected ceiling plan — Level 13	Architecture	C3	Superseded	Approved w/ comment
NGQ-A-1142	Core detail — Zone C	Architecture	P4	IFR	Under review
NGQ-A-1143	Toilet layouts — Level 13	Architecture	C2	IFC	Rejected — resubmit
NGQ-A-1144	External elevation — North	Architecture	P3	IFC	Approved
NGQ-A-1145	Wall type schedule	Architecture	C1	IFC	Approved w/ comment
NGQ-A-1146	Door & ironmongery schedule	Architecture	C2	IFA	Under review
NGQ-A-1147	Finishes schedule — West	Architecture	P2	Preliminary	Rejected — resubmit
NGQ-S-1148	Foundation layout — Zone A	Structural	C1	IFC	Approved
NGQ-S-1149	Column setting-out — Level 13	Structural	T4	Superseded	Approved w/ comment
NGQ-S-1150	Post-tension layout — Level 13	Structural	C3	IFR	Under review
NGQ-S-1151	Rebar detail — core wall Podium	Structural	P4	IFC	Rejected — resubmit
NGQ-S-1152	Transfer beam schedule	Structural	C2	IFC	Approved
NGQ-S-1153	Steel connection details — sheet 13	Structural	P3	IFC	Approved w/ comment
NGQ-M-1154	Chilled water schematic	Mechanical	C1	IFA	Under review
NGQ-M-1155	AHU plant layout — Level 13	Mechanical	C2	Preliminary	Rejected — resubmit
NGQ-M-1156	Ductwork layout — Level 13	Mechanical	P2	IFC	Approved
NGQ-M-1157	Ventilation schedule — Zone Podium	Mechanical	C1	Superseded	Approved w/ comment
NGQ-E-1158	Single-line diagram — North	Electrical	T4	IFR	Under review
NGQ-E-1159	Small power layout — Level 13	Electrical	C3	IFC	Rejected — resubmit
NGQ-E-1160	Lighting layout — Level 13	Electrical	P4	IFC	Approved
NGQ-E-1161	Containment routing — Zone Podium	Electrical	C2	IFC	Approved w/ comment
NGQ-P-1162	Below-ground drainage — Zone A	Plumbing	P3	IFA	Under review
NGQ-P-1163	Water supply riser — South	Plumbing	C1	Preliminary	Rejected — resubmit
NGQ-P-1164	Sanitary layout — Level 13	Plumbing	C2	IFC	Approved
NGQ-F-1165	Fire strategy plan — Level 13	Fire	P2	Superseded	Approved w/ comment

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-F-1166	Sprinkler layout — Level 13	Fire	C1	IFR	Under review
NGQ-F-1167	Escape route plan — Zone C	Fire	T4	IFC	Rejected — resubmit
NGQ-A-1168	General arrangement — Level 16	Architecture	C3	IFC	Approved
NGQ-A-1169	Reflected ceiling plan — Level 16	Architecture	P4	IFC	Approved w/ comment
NGQ-A-1170	Core detail — Zone C	Architecture	C2	IFA	Under review
NGQ-A-1171	Toilet layouts — Level 16	Architecture	P3	Preliminary	Rejected — resubmit
NGQ-A-1172	External elevation — North	Architecture	C1	IFC	Approved
NGQ-A-1173	Wall type schedule	Architecture	C2	Superseded	Approved w/ comment
NGQ-A-1174	Door & ironmongery schedule	Architecture	P2	IFR	Under review
NGQ-A-1175	Finishes schedule — West	Architecture	C1	IFC	Rejected — resubmit
NGQ-S-1176	Foundation layout — Zone A	Structural	T4	IFC	Approved
NGQ-S-1177	Column setting-out — Level 16	Structural	C3	IFC	Approved w/ comment
NGQ-S-1178	Post-tension layout — Level 16	Structural	P4	IFA	Under review
NGQ-S-1179	Rebar detail — core wall Podium	Structural	C2	Preliminary	Rejected — resubmit
NGQ-S-1180	Transfer beam schedule	Structural	P3	IFC	Approved
NGQ-S-1181	Steel connection details — sheet 16	Structural	C1	Superseded	Approved w/ comment
NGQ-M-1182	Chilled water schematic	Mechanical	C2	IFR	Under review
NGQ-M-1183	AHU plant layout — Level 16	Mechanical	P2	IFC	Rejected — resubmit
NGQ-M-1184	Ductwork layout — Level 16	Mechanical	C1	IFC	Approved
NGQ-M-1185	Ventilation schedule — Zone Podium	Mechanical	T4	IFC	Approved w/ comment
NGQ-E-1186	Single-line diagram — North	Electrical	C3	IFA	Under review
NGQ-E-1187	Small power layout — Level 16	Electrical	P4	Preliminary	Rejected — resubmit
NGQ-E-1188	Lighting layout — Level 16	Electrical	C2	IFC	Approved
NGQ-E-1189	Containment routing — Zone Podium	Electrical	P3	Superseded	Approved w/ comment
NGQ-P-1190	Below-ground drainage — Zone A	Plumbing	C1	IFR	Under review
NGQ-P-1191	Water supply riser — South	Plumbing	C2	IFC	Rejected — resubmit
NGQ-P-1192	Sanitary layout — Level 16	Plumbing	P2	IFC	Approved
NGQ-F-1193	Fire strategy plan — Level 16	Fire	C1	IFC	Approved w/ comment
NGQ-F-1194	Sprinkler layout — Level 16	Fire	T4	IFA	Under review
NGQ-F-1195	Escape route plan — Zone C	Fire	C3	Preliminary	Rejected — resubmit
NGQ-A-1196	General arrangement — Level 18	Architecture	P4	IFC	Approved
NGQ-A-1197	Reflected ceiling plan — Level 18	Architecture	C2	Superseded	Approved w/ comment
NGQ-A-1198	Core detail — Zone C	Architecture	P3	IFR	Under review
NGQ-A-1199	Toilet layouts — Level 18	Architecture	C1	IFC	Rejected — resubmit

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-A-1200	External elevation — North	Architecture	C2	IFC	Approved
NGQ-A-1201	Wall type schedule	Architecture	P2	IFC	Approved w/ comment
NGQ-A-1202	Door & ironmongery schedule	Architecture	C1	IFA	Under review
NGQ-A-1203	Finishes schedule — West	Architecture	T4	Preliminary	Rejected — resubmit
NGQ-S-1204	Foundation layout — Zone A	Structural	C3	IFC	Approved
NGQ-S-1205	Column setting-out — Level 18	Structural	P4	Superseded	Approved w/ comment
NGQ-S-1206	Post-tension layout — Level 18	Structural	C2	IFR	Under review
NGQ-S-1207	Rebar detail — core wall Podium	Structural	P3	IFC	Rejected — resubmit
NGQ-S-1208	Transfer beam schedule	Structural	C1	IFC	Approved
NGQ-S-1209	Steel connection details — sheet 18	Structural	C2	IFC	Approved w/ comment
NGQ-M-1210	Chilled water schematic	Mechanical	P2	IFA	Under review
NGQ-M-1211	AHU plant layout — Level 18	Mechanical	C1	Preliminary	Rejected — resubmit
NGQ-M-1212	Ductwork layout — Level 18	Mechanical	T4	IFC	Approved
NGQ-M-1213	Ventilation schedule — Zone Podium	Mechanical	C3	Superseded	Approved w/ comment
NGQ-E-1214	Single-line diagram — North	Electrical	P4	IFR	Under review
NGQ-E-1215	Small power layout — Level 18	Electrical	C2	IFC	Rejected — resubmit
NGQ-E-1216	Lighting layout — Level 18	Electrical	P3	IFC	Approved
NGQ-E-1217	Containment routing — Zone Podium	Electrical	C1	IFC	Approved w/ comment
NGQ-P-1218	Below-ground drainage — Zone A	Plumbing	C2	IFA	Under review
NGQ-P-1219	Water supply riser — South	Plumbing	P2	Preliminary	Rejected — resubmit
NGQ-P-1220	Sanitary layout — Level 18	Plumbing	C1	IFC	Approved
NGQ-F-1221	Fire strategy plan — Level 18	Fire	T4	Superseded	Approved w/ comment
NGQ-F-1222	Sprinkler layout — Level 18	Fire	C3	IFR	Under review
NGQ-F-1223	Escape route plan — Zone C	Fire	P4	IFC	Rejected — resubmit
NGQ-A-1224	General arrangement — Level 20	Architecture	C2	IFC	Approved
NGQ-A-1225	Reflected ceiling plan — Level 20	Architecture	P3	IFC	Approved w/ comment
NGQ-A-1226	Core detail — Zone C	Architecture	C1	IFA	Under review
NGQ-A-1227	Toilet layouts — Level 20	Architecture	C2	Preliminary	Rejected — resubmit
NGQ-A-1228	External elevation — North	Architecture	P2	IFC	Approved
NGQ-A-1229	Wall type schedule	Architecture	C1	Superseded	Approved w/ comment
NGQ-A-1230	Door & ironmongery schedule	Architecture	T4	IFR	Under review
NGQ-A-1231	Finishes schedule — West	Architecture	C3	IFC	Rejected — resubmit
NGQ-S-1232	Foundation layout — Zone A	Structural	P4	IFC	Approved
NGQ-S-1233	Column setting-out — Level 20	Structural	C2	IFC	Approved w/ comment

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-S-1234	Post-tension layout — Level 20	Structural	P3	IFA	Under review
NGQ-S-1235	Rebar detail — core wall Podium	Structural	C1	Preliminary	Rejected — resubmit
NGQ-S-1236	Transfer beam schedule	Structural	C2	IFC	Approved
NGQ-S-1237	Steel connection details — sheet 20	Structural	P2	Superseded	Approved w/ comment
NGQ-M-1238	Chilled water schematic	Mechanical	C1	IFR	Under review
NGQ-M-1239	AHU plant layout — Level 20	Mechanical	T4	IFC	Rejected — resubmit
NGQ-M-1240	Ductwork layout — Level 20	Mechanical	C3	IFC	Approved
NGQ-M-1241	Ventilation schedule — Zone Podium	Mechanical	P4	IFC	Approved w/ comment
NGQ-E-1242	Single-line diagram — North	Electrical	C2	IFA	Under review
NGQ-E-1243	Small power layout — Level 20	Electrical	P3	Preliminary	Rejected — resubmit
NGQ-E-1244	Lighting layout — Level 20	Electrical	C1	IFC	Approved
NGQ-E-1245	Containment routing — Zone Podium	Electrical	C2	Superseded	Approved w/ comment
NGQ-P-1246	Below-ground drainage — Zone A	Plumbing	P2	IFR	Under review
NGQ-P-1247	Water supply riser — South	Plumbing	C1	IFC	Rejected — resubmit
NGQ-P-1248	Sanitary layout — Level 20	Plumbing	T4	IFC	Approved
NGQ-F-1249	Fire strategy plan — Level 20	Fire	C3	IFC	Approved w/ comment
NGQ-F-1250	Sprinkler layout — Level 20	Fire	P4	IFA	Under review
NGQ-F-1251	Escape route plan — Zone C	Fire	C2	Preliminary	Rejected — resubmit
NGQ-A-1252	General arrangement — Level 22	Architecture	P3	IFC	Approved
NGQ-A-1253	Reflected ceiling plan — Level 22	Architecture	C1	Superseded	Approved w/ comment
NGQ-A-1254	Core detail — Zone C	Architecture	C2	IFR	Under review
NGQ-A-1255	Toilet layouts — Level 22	Architecture	P2	IFC	Rejected — resubmit
NGQ-A-1256	External elevation — North	Architecture	C1	IFC	Approved
NGQ-A-1257	Wall type schedule	Architecture	T4	IFC	Approved w/ comment
NGQ-A-1258	Door & ironmongery schedule	Architecture	C3	IFA	Under review
NGQ-A-1259	Finishes schedule — West	Architecture	P4	Preliminary	Rejected — resubmit
NGQ-S-1260	Foundation layout — Zone A	Structural	C2	IFC	Approved
NGQ-S-1261	Column setting-out — Level 22	Structural	P3	Superseded	Approved w/ comment
NGQ-S-1262	Post-tension layout — Level 22	Structural	C1	IFR	Under review
NGQ-S-1263	Rebar detail — core wall Podium	Structural	C2	IFC	Rejected — resubmit
NGQ-S-1264	Transfer beam schedule	Structural	P2	IFC	Approved
NGQ-S-1265	Steel connection details — sheet 22	Structural	C1	IFC	Approved w/ comment
NGQ-M-1266	Chilled water schematic	Mechanical	T4	IFA	Under review
NGQ-M-1267	AHU plant layout — Level 22	Mechanical	C3	Preliminary	Rejected — resubmit

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-M-1268	Ductwork layout — Level 22	Mechanical	P4	IFC	Approved
NGQ-M-1269	Ventilation schedule — Zone Podium	Mechanical	C2	Superseded	Approved w/ comment
NGQ-E-1270	Single-line diagram — North	Electrical	P3	IFR	Under review
NGQ-E-1271	Small power layout — Level 22	Electrical	C1	IFC	Rejected — resubmit
NGQ-E-1272	Lighting layout — Level 22	Electrical	C2	IFC	Approved
NGQ-E-1273	Containment routing — Zone Podium	Electrical	P2	IFC	Approved w/ comment
NGQ-P-1274	Below-ground drainage — Zone A	Plumbing	C1	IFA	Under review
NGQ-P-1275	Water supply riser — South	Plumbing	T4	Preliminary	Rejected — resubmit
NGQ-P-1276	Sanitary layout — Level 22	Plumbing	C3	IFC	Approved
NGQ-F-1277	Fire strategy plan — Level 22	Fire	P4	Superseded	Approved w/ comment
NGQ-F-1278	Sprinkler layout — Level 22	Fire	C2	IFR	Under review
NGQ-F-1279	Escape route plan — Zone C	Fire	P3	IFC	Rejected — resubmit
NGQ-A-1280	General arrangement — Level 25	Architecture	C1	IFC	Approved
NGQ-A-1281	Reflected ceiling plan — Level 25	Architecture	C2	IFC	Approved w/ comment
NGQ-A-1282	Core detail — Zone C	Architecture	P2	IFA	Under review
NGQ-A-1283	Toilet layouts — Level 25	Architecture	C1	Preliminary	Rejected — resubmit
NGQ-A-1284	External elevation — North	Architecture	T4	IFC	Approved
NGQ-A-1285	Wall type schedule	Architecture	C3	Superseded	Approved w/ comment
NGQ-A-1286	Door & ironmongery schedule	Architecture	P4	IFR	Under review
NGQ-A-1287	Finishes schedule — West	Architecture	C2	IFC	Rejected — resubmit
NGQ-S-1288	Foundation layout — Zone A	Structural	P3	IFC	Approved
NGQ-S-1289	Column setting-out — Level 25	Structural	C1	IFC	Approved w/ comment
NGQ-S-1290	Post-tension layout — Level 25	Structural	C2	IFA	Under review
NGQ-S-1291	Rebar detail — core wall Podium	Structural	P2	Preliminary	Rejected — resubmit
NGQ-S-1292	Transfer beam schedule	Structural	C1	IFC	Approved
NGQ-S-1293	Steel connection details — sheet 25	Structural	T4	Superseded	Approved w/ comment
NGQ-M-1294	Chilled water schematic	Mechanical	C3	IFR	Under review
NGQ-M-1295	AHU plant layout — Level 25	Mechanical	P4	IFC	Rejected — resubmit
NGQ-M-1296	Ductwork layout — Level 25	Mechanical	C2	IFC	Approved
NGQ-M-1297	Ventilation schedule — Zone Podium	Mechanical	P3	IFC	Approved w/ comment
NGQ-E-1298	Single-line diagram — North	Electrical	C1	IFA	Under review
NGQ-E-1299	Small power layout — Level 25	Electrical	C2	Preliminary	Rejected — resubmit
NGQ-E-1300	Lighting layout — Level 25	Electrical	P2	IFC	Approved
NGQ-E-1301	Containment routing — Zone Podium	Electrical	C1	Superseded	Approved w/ comment

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-P-1302	Below-ground drainage — Zone A	Plumbing	T4	IFR	Under review
NGQ-P-1303	Water supply riser — South	Plumbing	C3	IFC	Rejected — resubmit
NGQ-P-1304	Sanitary layout — Level 25	Plumbing	P4	IFC	Approved
NGQ-F-1305	Fire strategy plan — Level 25	Fire	C2	IFC	Approved w/ comment
NGQ-F-1306	Sprinkler layout — Level 25	Fire	P3	IFA	Under review
NGQ-F-1307	Escape route plan — Zone C	Fire	C1	Preliminary	Rejected — resubmit
NGQ-A-1308	General arrangement — Level 27	Architecture	C2	IFC	Approved
NGQ-A-1309	Reflected ceiling plan — Level 27	Architecture	P2	Superseded	Approved w/ comment
NGQ-A-1310	Core detail — Zone C	Architecture	C1	IFR	Under review
NGQ-A-1311	Toilet layouts — Level 27	Architecture	T4	IFC	Rejected — resubmit
NGQ-A-1312	External elevation — North	Architecture	C3	IFC	Approved
NGQ-A-1313	Wall type schedule	Architecture	P4	IFC	Approved w/ comment
NGQ-A-1314	Door & ironmongery schedule	Architecture	C2	IFA	Under review
NGQ-A-1315	Finishes schedule — West	Architecture	P3	Preliminary	Rejected — resubmit
NGQ-S-1316	Foundation layout — Zone A	Structural	C1	IFC	Approved
NGQ-S-1317	Column setting-out — Level 27	Structural	C2	Superseded	Approved w/ comment
NGQ-S-1318	Post-tension layout — Level 27	Structural	P2	IFR	Under review
NGQ-S-1319	Rebar detail — core wall Podium	Structural	C1	IFC	Rejected — resubmit
NGQ-S-1320	Transfer beam schedule	Structural	T4	IFC	Approved
NGQ-S-1321	Steel connection details — sheet 27	Structural	C3	IFC	Approved w/ comment
NGQ-M-1322	Chilled water schematic	Mechanical	P4	IFA	Under review
NGQ-M-1323	AHU plant layout — Level 27	Mechanical	C2	Preliminary	Rejected — resubmit
NGQ-M-1324	Ductwork layout — Level 27	Mechanical	P3	IFC	Approved
NGQ-M-1325	Ventilation schedule — Zone Podium	Mechanical	C1	Superseded	Approved w/ comment
NGQ-E-1326	Single-line diagram — North	Electrical	C2	IFR	Under review
NGQ-E-1327	Small power layout — Level 27	Electrical	P2	IFC	Rejected — resubmit
NGQ-E-1328	Lighting layout — Level 27	Electrical	C1	IFC	Approved
NGQ-E-1329	Containment routing — Zone Podium	Electrical	T4	IFC	Approved w/ comment
NGQ-P-1330	Below-ground drainage — Zone A	Plumbing	C3	IFA	Under review
NGQ-P-1331	Water supply riser — South	Plumbing	P4	Preliminary	Rejected — resubmit
NGQ-P-1332	Sanitary layout — Level 27	Plumbing	C2	IFC	Approved
NGQ-F-1333	Fire strategy plan — Level 27	Fire	P3	Superseded	Approved w/ comment
NGQ-F-1334	Sprinkler layout — Level 27	Fire	C1	IFR	Under review
NGQ-F-1335	Escape route plan — Zone C	Fire	C2	IFC	Rejected — resubmit

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-A-1336	General arrangement — Level 30	Architecture	P2	IFC	Approved
NGQ-A-1337	Reflected ceiling plan — Level 30	Architecture	C1	IFC	Approved w/ comment
NGQ-A-1338	Core detail — Zone C	Architecture	T4	IFA	Under review
NGQ-A-1339	Toilet layouts — Level 30	Architecture	C3	Preliminary	Rejected — resubmit
NGQ-A-1340	External elevation — North	Architecture	P4	IFC	Approved
NGQ-A-1341	Wall type schedule	Architecture	C2	Superseded	Approved w/ comment
NGQ-A-1342	Door & ironmongery schedule	Architecture	P3	IFR	Under review
NGQ-A-1343	Finishes schedule — West	Architecture	C1	IFC	Rejected — resubmit
NGQ-S-1344	Foundation layout — Zone A	Structural	C2	IFC	Approved
NGQ-S-1345	Column setting-out — Level 30	Structural	P2	IFC	Approved w/ comment
NGQ-S-1346	Post-tension layout — Level 30	Structural	C1	IFA	Under review
NGQ-S-1347	Rebar detail — core wall Podium	Structural	T4	Preliminary	Rejected — resubmit
NGQ-S-1348	Transfer beam schedule	Structural	C3	IFC	Approved
NGQ-S-1349	Steel connection details — sheet 30	Structural	P4	Superseded	Approved w/ comment
NGQ-M-1350	Chilled water schematic	Mechanical	C2	IFR	Under review
NGQ-M-1351	AHU plant layout — Level 30	Mechanical	P3	IFC	Rejected — resubmit
NGQ-M-1352	Ductwork layout — Level 30	Mechanical	C1	IFC	Approved
NGQ-M-1353	Ventilation schedule — Zone Podium	Mechanical	C2	IFC	Approved w/ comment
NGQ-E-1354	Single-line diagram — North	Electrical	P2	IFA	Under review
NGQ-E-1355	Small power layout — Level 30	Electrical	C1	Preliminary	Rejected — resubmit
NGQ-E-1356	Lighting layout — Level 30	Electrical	T4	IFC	Approved
NGQ-E-1357	Containment routing — Zone Podium	Electrical	C3	Superseded	Approved w/ comment
NGQ-P-1358	Below-ground drainage — Zone A	Plumbing	P4	IFR	Under review
NGQ-P-1359	Water supply riser — South	Plumbing	C2	IFC	Rejected — resubmit
NGQ-P-1360	Sanitary layout — Level 30	Plumbing	P3	IFC	Approved
NGQ-F-1361	Fire strategy plan — Level 30	Fire	C1	IFC	Approved w/ comment
NGQ-F-1362	Sprinkler layout — Level 30	Fire	C2	IFA	Under review
NGQ-F-1363	Escape route plan — Zone C	Fire	P2	Preliminary	Rejected — resubmit
NGQ-A-1364	General arrangement — Level 32	Architecture	C1	IFC	Approved
NGQ-A-1365	Reflected ceiling plan — Level 32	Architecture	T4	Superseded	Approved w/ comment
NGQ-A-1366	Core detail — Zone C	Architecture	C3	IFR	Under review
NGQ-A-1367	Toilet layouts — Level 32	Architecture	P4	IFC	Rejected — resubmit
NGQ-A-1368	External elevation — North	Architecture	C2	IFC	Approved
NGQ-A-1369	Wall type schedule	Architecture	P3	IFC	Approved w/ comment

Drawing no.	Title	Discipline	Rev	Status	Review
NGQ-A-1370	Door & ironmongery schedule	Architecture	C1	IFA	Under review
NGQ-A-1371	Finishes schedule — West	Architecture	C2	Preliminary	Rejected — resubmit
NGQ-S-1372	Foundation layout — Zone A	Structural	P2	IFC	Approved
NGQ-S-1373	Column setting-out — Level 32	Structural	C1	Superseded	Approved w/ comment
NGQ-S-1374	Post-tension layout — Level 32	Structural	T4	IFR	Under review
NGQ-S-1375	Rebar detail — core wall Podium	Structural	C3	IFC	Rejected — resubmit
NGQ-S-1376	Transfer beam schedule	Structural	P4	IFC	Approved
NGQ-S-1377	Steel connection details — sheet 32	Structural	C2	IFC	Approved w/ comment
NGQ-M-1378	Chilled water schematic	Mechanical	P3	IFA	Under review
NGQ-M-1379	AHU plant layout — Level 32	Mechanical	C1	Preliminary	Rejected — resubmit
NGQ-M-1380	Ductwork layout — Level 32	Mechanical	C2	IFC	Approved
NGQ-M-1381	Ventilation schedule — Zone Podium	Mechanical	P2	Superseded	Approved w/ comment
NGQ-E-1382	Single-line diagram — North	Electrical	C1	IFR	Under review
NGQ-E-1383	Small power layout — Level 32	Electrical	T4	IFC	Rejected — resubmit
NGQ-E-1384	Lighting layout — Level 32	Electrical	C3	IFC	Approved
NGQ-E-1385	Containment routing — Zone Podium	Electrical	P4	IFC	Approved w/ comment
NGQ-P-1386	Below-ground drainage — Zone A	Plumbing	C2	IFA	Under review
NGQ-P-1387	Water supply riser — South	Plumbing	P3	Preliminary	Rejected — resubmit
NGQ-P-1388	Sanitary layout — Level 32	Plumbing	C1	IFC	Approved
NGQ-F-1389	Fire strategy plan — Level 32	Fire	C2	Superseded	Approved w/ comment
NGQ-F-1390	Sprinkler layout — Level 32	Fire	P2	IFR	Under review
NGQ-F-1391	Escape route plan — Zone C	Fire	C1	IFC	Rejected — resubmit

B Appendix B — Inspection notes by zone

Basement levels B1–B3

The basement is structurally complete. The secant-pile perimeter wall is performing within the predicted movement envelope; monitoring readings show a maximum lateral deflection of 11mm against a 25mm trigger. Standing water was observed at the B2 sump, where the permanent pump had not been commissioned; this is a temporary condition but should be resolved to avoid prolonged exposure of the slab. The car-park deck finishes are not yet applied. Fire-stopping to the transfer-duct penetrations at B1 is incomplete and the fire-damper schedule for these penetrations remains outstanding — a life-safety item flagged in Section 9.

The vehicle ramp anti-slip finish has not been applied and the as-built gradient is steeper than the specified maximum at the lower flight; this requires resolution before handover.

Podium Levels 1–4 and podium deck (Level 5)

The podium frame is complete and blockwork is progressing. The most significant quality concern across the whole project is concentrated here: recurring waterproofing workmanship defects, including short lapping of the membrane at construction joints and an omitted detail at the planter-to-slab upstand in Zone B. A flood test of the Zone A deck had not been witnessed at the time of inspection. Honeycombing was observed to a podium soffit at grid 4/B over approximately 1.2m², requiring a proprietary repair to an approved method statement.

The podium landscape drainage falls cannot be achieved at the specified 1:80 over the feature paving without local re-grading; this must be coordinated with the civil and landscape designs before the waterproofing is closed out.

Tower Levels 6–21 (constructed)

The tower is progressing at approximately one floor per nine working days and the frame quality is generally good. Isolated concrete-cover deficiencies were recorded at the slab edge on Level 7 (18mm measured against 30mm specified), which is relevant to the durability of the façade-bracket fixing zone. Cable containment was found unbonded at several locations on Level 15. These are workmanship items consistent with the need for a strengthened inspection regime rather than a systemic design fault.

The transfer structure at Level 12 warrants particular attention: the rebar detailing at the transfer beams and column heads is congested, and a 3D reinforcement review is recommended before these elements are cast to protect pour quality and buildability.

Tower Levels 22–34 (to be constructed)

These levels are not yet built. The principal risk attaching to them is the façade: the bracket loads between Levels 18 and 24 exceed the slab-edge design assumption, a discrepancy that must be resolved jointly by the façade and structural designers before the curtain wall is installed at these levels. As the façade package is not yet awarded, there is time to resolve this, but it should be treated as a priority to avoid abortive work.

Plantroom coordination at the upper mechanical level remains incomplete, with several critical clashes open in the federated model.

C Appendix C — Inspection and test plan register

Summary status of the principal inspection and test plans. The waterproofing and concrete-cover hold points (highlighted in Section 9) are the trades where the witnessing regime should be strengthened.

ITP	Activity	Inspection type	Type	Status
ITP-001	Bored piling	Pile integrity + concrete cube	Witnessed	Closed
ITP-002	Raft reinforcement	Cover, spacing, lap length	Hold point	Closed
ITP-003	Core wall — pour L11	Rebar, formwork, cover	Hold point	Open
ITP-004	PT slab stressing — L14	Elongation records	Witnessed	Open
ITP-005	Waterproofing — podium Zone C	Membrane lap, adhesion, flood test	Hold point	Open
ITP-006	Blockwork — L20	Bond, movement joints, ties	Surveillance	Open
ITP-007	Curtain-wall bracket set-out	Position, load plates, torque	Hold point	Not started
ITP-008	Fire-stopping — risers L26	Coverage, product, backing	Hold point	Open
ITP-009	Chilled-water pressure test	Hold + drop over 24h	Witnessed	Not started
ITP-010	Cable containment bonding	Continuity, earthing	Surveillance	Open
ITP-011	Concrete cover survey — slab edge	Cover meter, spot checks	Surveillance	Open
ITP-012	Stone cladding benchmark	Joint width, fixing, tolerance	Hold point	Open

D Appendix D — Outstanding information schedule

Information required from the design team to release procurement, construction or handover activities, with the activity each item is blocking and the required-by date relative to this report.

Ref	Information required	From	Blocks	Required by
OI-01	Residential finishes schedule	Architecture	Fit-out procurement	2 weeks
OI-02	Façade shop drawings	Façade sub	Panel fabrication	On award
OI-03	Chilled-water plant technical submittal	Mechanical	Plant order	1 week
OI-04	Fire-damper schedule — basement	Fire/Mech	Basement handover	2 weeks
OI-05	Landscape setting-out & levels	Landscape	Podium waterproofing	3 weeks
OI-06	Lift general arrangement	VT sub	Pit base casting	On award
OI-07	Acoustic party-wall detail	Architecture	Residential fit-out	2 weeks
OI-08	Substation earthing design	Electrical	Utility approval	1 week
OI-09	Stone-cladding joint tolerance	Architecture	Cladding QA	1 week
OI-10	Commissioning method statement	Mechanical	MEP energisation	4 weeks

E Appendix E — Photographic record

Representative photographs from the site inspections. Images omitted from this training copy; captions retained.

Photograph 1 Plate 1. Podium soffit honeycombing at grid 4/B STRUCTURAL · MAJOR	Photograph 2 Plate 2. Waterproofing membrane short lap at L3 construction joint WATERPROOFING · MAJOR
Photograph 3 Plate 3. Standing water at B2 sump — pump not commissioned PLUMBING · MINOR	Photograph 4 Plate 4. Missing bracket packing plates, L5 façade zone FAÇADE · MAJOR
Photograph 5 Plate 5. Rebar congestion at transfer column head, L12 STRUCTURAL · OBSERVATION	Photograph 6 Plate 6. Incomplete fire-stopping to riser penetration, L18 FIRE · MAJOR
Photograph 7 Plate 7. Inconsistent stone joint widths, ground lobby FINISHES · MINOR	Photograph 8 Plate 8. Unbonded cable containment, L15 ELECTRICAL · MAJOR

F Appendix F — Design coordination clash log

Extract from federated-model clash report No. 11. 46 clashes remain open, of which 11 are rated critical. Critical clashes are concentrated at the transfer level and the façade/slab-edge interface, consistent with the coordination findings in Section 5.4.

Ref	Clash	Disciplines	Location	Severity	Status
CL-001	Ductwork vs PT band beam	Mechanical / Structural	L6	Critical	Open
CL-002	Cable containment vs slab edge	Electrical / Structural	L8	Critical	Open
CL-003	Drainage stack vs car-park beam	Plumbing / Structural	B1	Major	Open
CL-004	Sprinkler main vs ductwork	Fire / Mechanical	L12	Major	Open
CL-005	Chilled-water riser vs core wall opening	Mechanical / Structural	Core C	Critical	Open
CL-006	Lift pit vs raft thickening	VT / Structural	Core A	Major	Open
CL-007	RCP clear height vs VAV zone	Architecture / Mechanical	L18	Major	Closed
CL-008	Containment vs firestopping zone	Electrical / Fire	L20	Minor	Open
CL-009	Grease drain vs podium beam	Plumbing / Structural	Podium	Major	Open
CL-010	Transformer clearance vs signage	Electrical / Architecture	L1	Minor	Closed
CL-011	Louvre vs structural upstand	Mechanical / Structural	L26	Minor	Open
CL-012	AHU access vs beam soffit	Mechanical / Structural	L28	Major	Open
CL-013	Sanitary vent vs steel connection	Plumbing / Structural	L30	Minor	Open
CL-014	Lighting track vs sprinkler head	Electrical / Fire	L32	Minor	Closed
CL-015	Façade bracket vs slab-edge rebar	Façade / Structural	L4	Critical	Open

G Appendix G — Material and sample approval register

Status of the principal material submittals and sample approvals. The unitised curtain wall, lifts and residential fit-out materials remain outstanding, tied to the packages not yet awarded.

Ref	Material / system	Supplier	Approval status	Stage
MAT-01	Ready-mix concrete C40/50	Kestrel Build	In use	Approved
MAT-02	Reinforcement steel B500B	Kestrel Build	In use	Approved
MAT-03	Post-tension strand	Kestrel Build	In use	Approved
MAT-04	Waterproofing membrane (podium)	Kestrel Build	In use	Approved w/ comment
MAT-05	Blockwork — AAC	Kestrel Build	In use	Approved
MAT-06	Unitised curtain wall system	TBC (tender)	Pending award	Not submitted
MAT-07	Stone cladding — granite	Fit-out sub	Pending	Sample under review
MAT-08	Chilled-water plant (chillers)	Clearflow	Pending	Technical submittal awaited
MAT-09	AHUs	Clearflow	Manufacture	Approved
MAT-10	MV switchgear	Voltec	Manufacture	Approved
MAT-11	Lifts	TBC (tender)	Pending award	Not submitted
MAT-12	Fire-stopping system	Sentinel	In use	Approved
MAT-13	Sprinkler pipework & heads	Sentinel	In use	Approved
MAT-14	Raised access flooring	Fit-out sub	Pending	Sample under review
MAT-15	Suspended ceiling system	Fit-out sub	Pending	Not submitted
MAT-16	Ironmongery suite	Fit-out sub	Pending	Sample under review

H Appendix H — Commissioning and handover readiness

Indicative commissioning status of the principal building systems. All systems remain to be commissioned; the schedule below highlights the dependencies most likely to affect the energisation and practical-completion milestones.

System	Status	Target	Dependency / note
Chilled-water system	Not started	Mar 2027	Plant order pending
AHU / ventilation	Not started	Mar 2027	—
Electrical distribution	Not started	Feb 2027	Substation approval
Fire detection & alarm	Not started	May 2027	—
Sprinkler system	Not started	May 2027	—
Lifts	Not started	Jun 2027	Package award
BMS integration	Not started	Jun 2027	Points list
Water supply & booster	Not started	Apr 2027	—
Drainage & pump stations	Partial	Apr 2027	B2 sump outstanding
Standby generator	Not started	Apr 2027	Louvre free area

Handover readiness

No systems have yet entered commissioning. The critical dependencies are the chilled-water plant order, the substation utility approval, and the lift package award. Handover documentation — O&M manuals, as-built records, testing certificates and warranties — is not yet being compiled; we recommend the contractor be directed to begin assembling handover information progressively rather than at the end of the project, to avoid a bottleneck at practical completion.