

**2A Brown Street Car Park**

**Description**

Public car parking for members of the public. There is limited parking of 3 hours. This car park is monitored by rangers.



**Building information**

Address	2A Brown Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	07 May 2018		
Building Importance	Low	Use	Car Park - Leased
Construction Year	2002	Net Lettable Area (sqm)	12370
Expected Useful Life	75	Remaining Life	60
Valuation	\$9,867,000	Annual Depreciation	\$225,905
Written Down Value	\$7,893,600	Gross Replacement Cost of Components	\$1,833,549

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$195,871				\$195,871
Finishes			\$244,839			\$244,839
Services	\$1,309,887					\$1,309,887
Substructure	\$722,274					\$722,274
Superstructure	\$7,394,129					\$7,394,129
<b>Total</b>	<b>\$9,426,290</b>	<b>\$195,871</b>	<b>\$244,839</b>	<b>\$</b>	<b>\$</b>	<b>\$9,867,000</b>

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

Not all door handles to travel pathways are able to be opened with one hand - 75%  
 Not all external pathways to/from facility level are free of hazards (slip/trip) - 100%  
 Hand drying facilities not available in all amenities  
 Handrails are not installed on both sides of each set of stairs  
 Soap dispensers are not installed and operational  
 Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Bathroom ventilated with window  
 No separate sanitary facilities for staff and public  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 Lack of braille and tactile signage to indicate sanitary facilities  
 Each room within the building does not have fire detectors installed  
 No disabled toilets  
 No separate male and female toilets  
 No baby change facilities  
 Main entrance/exit does not cater for disability access  
 Area is not free of unpleasant odours  
 Flooring in all toilets is not non-slip  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 No dedicated space and fittings for cleaning equipment  
 No mobility parking space at or in close proximity to the building  
 No sanitary disposal unit available

No sharps container present

There is no firm, even, accessible, step free path from the street to the reception area of the building

Inadequate directional signage throughout facility

Inadequate internal lighting within the facility

No ambulant cubicle installed in the male and/or female toilet on each building level

No braille and tactile indicators at the entrance to each ambulant amenity

Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

B01-Upper Retail Parking - Bollard - Leaning - Leaning

B01-Stairwell 01 Block B - Door Hardware (Handles/Locks) - Damaged - As these are fire doors

B02 Upper Parking - Concrete Slab - Trip Hazard - Rep showing through, puncture hazard for cars as well

B02 Lower Parking - Fluorescent Lights - Light Not Working - Some bulbs missing

B03 Upper Parking - Fluorescent Lights - Light Not Working - All over area

B03 Upper Parking - Exit Signs(Illuminated) - Light Not Working - Near B block

B03 Upper Parking - Emergency Lights - Light Not Working - No bulbs

GF-Stairwell 01 - Fluorescent Lights - Light Not Working - Bulbs missing

**Recent Works**

**Addison Road Early Learning Centre**

**Description**

Centre-based education and care service. The building has brick construction, with a tile roof, internal walls are render and ceilings are gyprock currently used as a childcare centre. The centre is made up of several small rooms, staff areas, storage areas, playrooms, kitchen areas and toilet areas.



**Building information**

Address	142 Addison Road Marrickville		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	03 May 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	1989	Net Lettable Area (sqm)	504
Expected Useful Life	75	Remaining Life	46
Valuation	\$1,338,000	Annual Depreciation	\$38,776
Written Down Value	\$1,056,165	Gross Replacement Cost of Components	\$643,036

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$113,027					\$113,027
Finishes		\$210,781				\$210,781
Services		\$372,685				\$372,685
Substructure	\$76,370					\$76,370
Superstructure		\$565,137				\$565,137
Total	\$189,397	\$1,148,603	\$	\$	\$	\$1,338,000

**Scope of Works Required**

**Major Works**

Replacement of internal finishes and equipment (i.e. kitchen and laundry), lighting and emergency services (incl. fire detectors, extinguishers, signs/lights). Provision for accessibility and energy/water saving efficient upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

No separate sanitary facilities for staff and public  
Stairs do not have contrasting coloured nosing strips installed - 100%  
Lack of braille and tactile signage to indicate sanitary facilities  
Each room within the building does not have fire detectors installed  
No disabled toilets  
No separate male and female toilets  
No baby change facilities  
Main entrance/exit does not cater for disability access  
Area is not free of unpleasant odours  
Flooring in all toilets is not non-slip  
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
No dedicated space and fittings for cleaning equipment  
No mobility parking space at or in close proximity to the building  
No sanitary disposal unit available  
No sharps container present

There is no firm, even, accessible, step free path from the street to the reception area of the building  
Inadequate directional signage throughout facility  
Inadequate internal lighting within the facility  
No ambulant cubicle installed in the male and/or female toilet on each building level  
No braille and tactile indicators at the entrance to each ambulant amenity  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Brick Paving - Trip Hazard - Trip hazards. Pavers lifting  
Staff Toilet - Gyprock Lining - Missing - Hole from previous installation  
Playroom 1 - Fluorescent Lights - Light Not Working - Switch sparks when turning on  
Nappy Change - Door Hardware (Handles/Locks) - Missing - Missing lock  
Hall - Fibrolite - Moisture Damage - Ceiling leaks  
Hall - Vinyl - Cracked - Cracked near door

**Recent Works**



<p><b>Algie Park Amenities Block</b> <b>Description</b> Algie Park is a large sporting field, with a small playground overlooking the oval.</p>	
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<b>Building information</b>			
Address	Ramsay Street Haberfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	06 February 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1990	Net Lettable Area (sqm)	84
Expected Useful Life	65	Remaining Life	37
Valuation	\$330,000	Annual Depreciation	\$9,848
Written Down Value	\$316,938	Gross Replacement Cost of Components	\$206,529

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$24,458					\$24,458
Finishes	\$34,994					\$34,994
Services	\$118,153					\$118,153
Substructure	\$15,428					\$15,428
Superstructure	\$136,967					\$136,967
Total	\$330,000	\$	\$	\$	\$	\$330,000

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, kitchen equipment, sanitary fixtures and painting. No provision has been made for any upgrades to the facility.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> No baby change facilities Main entrance/exit does not cater for disability access Area is not free of unpleasant odours Flooring in all toilets is not non-slip Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation No dedicated space and fittings for cleaning equipment No mobility parking space at or in close proximity to the building No sanitary disposal unit available No sharps container present There is no firm, even, accessible, step free path from the street to the reception area of the building Inadequate directional signage throughout facility Inadequate internal lighting within the facility No ambulant cubicle installed in the male and/or female toilet on each building level No braille and tactile indicators at the entrance to each ambulant amenity Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> WC External 1 - Paint Finish - Missing - Graffiti

WC External 1 - Fluorescent Lights - Light fitting missing - Light cover  
Amenities Block-GF-Canteen - Paint Finish - Chipped/Flaking - Manhole cover  
Amenities Block GF-WC External 3 - Fluorescent Lights - Light fitting missing - Light cover  
GF-Locker Room 1 - Paint Finish - Discoloured - Graffiti  
GF-Locker Room 1 - Gyprock Lining - Cracked - Patch paint  
Amenities Block GF-Hall 01 - Incandescent Lights - Light fitting missing - Light cover replace  
Amenities Block GF-Hall 01 - Render - Cracked - Wall cracks  
Amenities Block GF-Hall 01 - Solid Core - Hardware - Lock missing  
Amenities Block GF-Store Room 2 - Fluorescent Lights - Light fitting missing - Cover missing  
Amenities Block GF-Store Room 2 - Gyprock Lining - Missing - Manhole cover  
Amenities Block GF-Store Room 2 - Render - Cracked - Crack wall

**Recent Works**

**Ashfield Early Learning Centre**

**Description**

The building is a double storey complex with outdoor playground and eating areas. The building is constructed by single brick with yellow render and is roofed by red clay tiles. The centre is closed off with white painted steel railings.



**Building information**

Address	10 Norton Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 March 2018		
Building Importance	Medium-High	Use	Child Care - Leased out
Construction Year	1980	Net Lettable Area (sqm)	672
Expected Useful Life	75	Remaining Life	37
Valuation	\$2,925,000	Annual Depreciation	\$84,767
Written Down Value	\$1,549,048	Gross Replacement Cost of Components	\$729,172

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$21,132					\$21,132
Finishes	\$113,342					\$113,342
Services	\$384,211					\$384,211
Substructure		\$292,000				\$292,000
Superstructure			\$868,316			\$868,316
Total	\$518,685	\$292,000	\$868,316	\$	\$	\$1,679,001

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning/ventilation, hot water units, and security system. Refurbishment of amenity and kitchen areas (incl appliances), replacement of floor coverings, and undertaking exterior replacements (i.e. astro turf, sheds, decking, drinking fountain, awnings, and fencing). Building will also undergo an internal & external paint. Allowance for roofing works/replacements have also been included. Provision for installing smoke detectors in all areas, installing tactile indicators, and braille signs.

**Low priority works**

**Property Quality Standards and Compliance**

Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Astro Turf - Cracking - Old and worn to side of house  
Timber Fascia - Water Damaged - Mainly to corners of building  
Steel Security Fence - Leaning - Tree has caused fence to lean towards public path  
Paint Finish - Chipped/Flaking - Peeling in various areas  
GF- Play Room 02 - Gyprock Lining - Cracked - Crack  
GF-Play Room 03 - Exit Signs(Illuminated) - Non-Compliant - Original old style  
GF-Toilets 01 - Ceramic Tiles - Missing - Missing  
GF- Staff Toilets - Ceramic Tiles - Visible Damage - Cracked  
GF- Kitchen - Render - Cracked - Cracked  
GF- Play Room 04 - Gyprock Lining - Cracked - Patch paint

L01-Family Room - Gyprock Lining - Cracked - Minor cracking

L01-Family Room - Paint Finish - Chipped/Flaking - Small area peeling

**Recent Works**

<p><b>Ashfield Early Learning Centre Garage</b></p> <p><b>Description</b> the building is a double storey complex with outdoor playground and eating areas. The building is constructed by single brick with yellow render and is roofed by red clay tiles. The centre is closed off with white painted steel railings.</p>	
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<b>Building information</b>			
Address	10 Norton Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 May 2018		
Building Importance	Medium-High	Use	Child Care - Leased out
Construction Year	1980	Net Lettable Area (sqm)	60
Expected Useful Life	60	Remaining Life	30
Valuation	\$37,000	Annual Depreciation	\$865
Written Down Value	\$18,500	Gross Replacement Cost of Components	\$42,064

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$22,751			\$22,751
Services		\$141,965				\$141,965
Substructure		\$145,606				\$145,606
Superstructure	\$478,678					\$478,678
Total	\$478,678	\$287,571	\$22,751	\$	\$	\$789,000

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of doors & lighting, whilst allowance for roofing works has also been included.
<b>Low priority works</b>

<p><b>Property Quality Standards and Compliance</b></p> <p>Not all external doors can be unlocked from the inside without using a key Stairs do not have contrasting coloured nosing strips installed - 75% External doors do not front the primary access point of the site Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use No disabled toilets No separate male and female toilets No baby change facilities No solar panels installed Facility does not have a rainwater collection or harvesting system Barrier or balustrade not installed where there is a potential fall of greater than 1m. Evacuation plan is not present Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation Fire blanket not installed in the kitchen area No mobility parking space at or in close proximity to the building No sanitary disposal unit available No separate sink in cooking areas for hand washing purposes No sharps container present Inadequate directional signage throughout facility Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level Vandalism is rare for the facility</p>
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The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

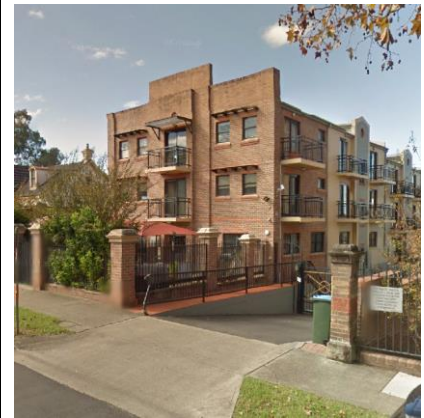
Doors-Hollow-Core - Door Sheeting/Frame - Chipped doors

**Recent Works**

**Annandale Children's Centre**

**Description**

Annandale Children's Centre provides an education and care service for children between the ages of 0-5 years. This building was the former Annandale Council Chambers and Town Hall. It is a landmark civic building in Annandale originally built in 1899. It contains a WHOOSH After School Care operates from the centre during school terms. The centre is staffed part-time and possesses a number of rooms available for general community use and hire. and has rooms available for hire. The Back Hall has a capacity of 100 people standing, or 100 people in concert seating or 66 people in banquet seating. The Upstairs Hall has a capacity of 120 people standing, or 80 people in concert seating Hall Area of 293m<sup>2</sup> (15.7m x 19.6m), Stage Area of 38m<sup>2</sup> (4.8m x 8m), Commercial kitchen, Meeting Room 97m<sup>2</sup> (12.8m x 7.5m).



**Building information**

Address	47/47A Trafalgar Street Annandale		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	01 May 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	2000	Net Lettable Area (sqm)	233
Expected Useful Life	75	Remaining Life	65
Valuation	\$449,000	Annual Depreciation	\$13,012
Written Down Value	\$431,512	Gross Replacement Cost of Components	\$338,881

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$247,089			\$247,089
Finishes		\$460,788				\$460,788
Services		\$814,726				\$814,726
Substructure		\$166,952				\$166,952
Superstructure				\$1,235,445		\$1,235,445
Total	\$	\$1,442,466	\$247,089	\$1,235,445	\$	\$2,925,000

**Scope of Works Required**

**Major Works**

(2028) Replacement of lighting, exit signs, smoke detectors, extinguishers, air conditioning, and TMVs. Refurbishment of kitchen and amenity areas (incl. appliances), with replacement of floor finishes, fencing, soft-fall, and shade cloths. The facility will also require an internal & external paint.

**Low priority works**

**Property Quality Standards and Compliance**

No ambulant cubicle installed in the male and/or female toilet on each building level  
No braille and tactile indicators at the entrance to each ambulant amenity  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

LG-Shower - Ceramic Tiles - Regrout - Regrout

**Recent Works**



**Annandale Community Centre**

**Description**

This building was the former Annandale Council Chambers and town hall. It is a landmark civic building in Annandale originally built in 1899. It contains a WHOOSH and has rooms available for hire. WHOOSH After School Care operates from the centre during school terms together with play groups and other support programs. The centre is staffed part-time and possesses a number of rooms available for general community use and hire. The Back Hall has a capacity of 100 people standing. Alternatively, this can be reorganised into 100 people in concert seating or 66 people in banquet seating. The Upstairs Hall has a capacity of 120 people standing, or 80 people in concert seating  
Hall Area of 293m<sup>2</sup> (15.7m x 19.6m), Stage Area of 38m<sup>2</sup> (4.8m x 8m), Commercial kitchen, Meeting Room 97m<sup>2</sup> (12.8m x 7.5m).



**Building information**

Address	77-79 Johnston Street Annandale		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	17 April 2018		
Building Importance	Medium	Use	Child Care - Leased out
Construction Year	1899	Net Lettable Area (sqm)	512
Expected Useful Life	120	Remaining Life	70
Valuation	\$2,741,000	Annual Depreciation	\$80,121
Written Down Value	\$1,494,765	Gross Replacement Cost of Components	\$548,645

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$1,067			\$1,067
Services				\$6,657		\$6,657
Substructure		\$6,828				\$6,828
Superstructure		\$22,448				\$22,448
Total	\$	\$29,276	\$1,067	\$6,657	\$	\$37,000

**Scope of Works Required**

**Major Works**

(2019) Repainting of the facility. (2025) Replacement of lighting, emergency lights/signs, RCDs, fire alarm system, smoke detectors, extinguishers, and security system. Refurbishment of kitchen and amenity areas, whilst floor coverings, external doors, exterior sundries (i.e. fencing, water tanks, and drinking fountain), and external stairs will also require renewal works. The facility will also require painting works again. Provision for accessibility and fire compliance upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

No braille and tactile indicators at the entrance to each ambulant amenity  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Paths/Ramps - Trip Hazard - Cracked and sunken

**Recent Works**

<b>Annandale Community Centre Back Hall</b> Description	
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<b>Building information</b>			
Address	77-79 Johnston Street Annandale		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	17 April 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1899	Net Lettable Area (sqm)	350
Expected Useful Life	120	Remaining Life	75
Valuation	\$1,014,000	Annual Depreciation	\$29,640
Written Down Value	\$564,934	Gross Replacement Cost of Components	\$385,499

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

<b>Scope of Works Required</b>
<p><b>Major Works</b> (2020) Replacement of astro turf and conducting painting works. (2025) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, heaters, and security system. Kitchen and amenity areas will require refurbishment (incl. appliances), whilst floor coverings, laundry appliances, water tanks, staircases &amp; fencing will also require works. The facility will also need to be repainted (internal &amp; external).</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Rear Building - Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Blocked with leaves Rear Building - Downpipes-Metal - Paint - Paint peeling chipped Rear Building - Asbestos Wall - Missing - Piece cracked and missing Rear Building - Brick Paving - Trip Hazard - Pavers sunken GF-Back Hall - Exit Signs(Illuminated) - Light Not Working - No signal/light GF-Back Hall - Vinyl - Worn - Joins damaged GF-Back Hall - Vinyl - Rippling - Rippling GF- Back room Kitchen - Gyprock Lining - Cornice/Cover Strips - Cracked. Water damage. GF- Back room Kitchen - Fluorescent Lights - Light fitting damaged/cracked - Water damage GF-Back room (store room 1) - Smoke Detectors - Loose - Loose GF-Back room (baby - Incandescent Lights - Light fitting missing - No light cover GF-Back room (baby - Exit Signs(Illuminated) - Light Not Working - No sign/ light GF-Back room (store room 2) - Fluorescent Lights - Light fitting missing - No light cover GF-Back room (store room 3) - Gyprock Lining - Cracked - Cracked on ceiling and cornice</p>

GF-toilet laundry - Smoke Detectors - Damaged - Missing. Base in place.

GF-toilet laundry - Gyprock Lining - Cracked - Cracked under mouldings

**Recent Works**

**Arlington Grove AHU1**  
Description



**Building information**

Address	3102/6-26 Grove Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date			
Building Importance	Medium-Low	Use	Residential
Construction Year	2018	Net Lettable Area (sqm)	68
Expected Useful Life	75	Remaining Life	74
Valuation	\$640,000	Annual Depreciation	\$17,510
Written Down Value	\$610,125	Gross Replacement Cost of Components	\$77,626

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$37,929					\$37,929
Finishes	\$70,733					\$70,733
Services	\$125,064					\$125,064
Substructure	\$25,628					\$25,628
Superstructure	\$189,646					\$189,646
Total	\$449,000	\$	\$	\$	\$	\$449,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Arlington Grove AHU2**  
Description



**Building information**

Address	5110/6-26 Grove Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date			
Building Importance	Medium-Low	Use	Residential
Construction Year	2018	Net Lettable Area (sqm)	33
Expected Useful Life	75	Remaining Life	74
Valuation	\$520,000	Annual Depreciation	\$14,227
Written Down Value	\$495,727	Gross Replacement Cost of Components	\$72,093

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$49,299				\$49,299
Finishes		\$285,932				\$285,932
Services		\$1,084,568				\$1,084,568
Substructure	\$101,884					\$101,884
Superstructure				\$1,219,318		\$1,219,318
Total	\$101,884	\$1,419,799	\$	\$1,219,318	\$	\$2,741,001

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Arlington Amenities Building**

**Description**

Arlington Recreation Reserve is a playing field, complete with grandstand and is located on Williams parade, Dulwich Hill. Arlington Reserve was once a series of deep brick pits and was filled in to create this green space in 1932. During the 1938 British Empire Games, women athletes competed at Arlington Oval.



**Building information**

Address	Williams Parade Dulwich Hill		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	28 February 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1974	Net Lettable Area (sqm)	270
Expected Useful Life	75	Remaining Life	31
Valuation	\$699,000	Annual Depreciation	\$20,792
Written Down Value	\$294,409	Gross Replacement Cost of Components	\$341,793

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$18,237				\$18,237
Finishes		\$105,777				\$105,777
Services			\$401,223			\$401,223
Substructure	\$37,691					\$37,691
Superstructure			\$451,072			\$451,072
<b>Total</b>	<b>\$37,691</b>	<b>\$124,014</b>	<b>\$852,295</b>	<b>\$</b>	<b>\$</b>	<b>\$1,014,000</b>

**Scope of Works Required**

**Major Works**

Replacement of lighting, switchboard, smoke detectors and fire extinguishers. Painting of internal and external areas, whilst replacement of sanitary fitout required. Allowance has been made for accessibility upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

No separate male and female toilets  
No solar panels installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
No braille and tactile indicators at the entrance to each ambulant amenity  
The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Aluminium Windows - Broken glass - Broken Glass  
Concrete Slab - Cracking - Cracking visible  
Handrail-Galvanised - Repair - Paint peeling off handrail (Photo at the Block Level)  
Disabled Toilet - Toilet-S/S Bowl/Cistern - Toilet Seat Damaged/Missing - Toilet seat missing  
Disabled Toilet - Paint Finish - Water Damaged/Mould Issues - Mould issues present  
Disabled Toilet - Render - Cracked - Cracks visible  
Female Toilet - Paint Finish - Discoloured - Discoloured in toilet area  
Home Team - Particle Board - Cracked - Holes & Cracks visible  
Home Team - Paint Finish - Discoloured - Discoloured patch  
Away Team - Paint Finish - Chipped/Flaking - Cracks and flaking present in WC area

Away Team - Doors-Hollow-Core - Visible Damage - Holes and damage - visible  
Referee - Paint Finish - Discoloured - Discoloured paint  
First Aid - Paint Finish (Per Leaf) - Chipped/Flaking - Chipped and flaking  
Hallway - Paint Finish - Discoloured - Discoloured  
Hallway - Paint Finish - Chipped/Flaking - Cracking  
Storage 2 - Paint Finish - Discoloured - Discoloured on the right hand side  
Storage 3 - Paint Finish - Chipped/Flaking - Chipped pieces on top  
Male Toilet - Toilet-S/S Bowl/Cistern - Toilet Seat Damaged/Missing - 2 toilet seats missing

**Recent Works**



**Arlington Grandstand**

**Description**

This asset is a concrete structure hosting ten rows of seating over viewing the playing field. The seating are constructed with lacquered Oregon pine screwed into steel chair stands.



**Building information**

Address	Williams Parade Dulwich Hill		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Medium	Use	Park Buildings
Construction Year	1984	Net Lettable Area (sqm)	326
Expected Useful Life	65	Remaining Life	31
Valuation	\$1,171,000	Annual Depreciation	\$38,754
Written Down Value	\$600,190	Gross Replacement Cost of Components	\$263,709

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$46,829					\$46,829
Finishes	\$78,792					\$78,792
Services	\$164,274					\$164,274
Substructure	\$32,706					\$32,706
Superstructure	\$317,398					\$317,398
<b>Total</b>	<b>\$639,999</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$639,999</b>

**Scope of Works Required**

**Major Works**

Replacement of bench seating, handrails, lighting and distribution board. Painting of the grandstand to be redone. Allowance for accessibility upgrades and exit signs have been included also.

**Low priority works**

**Property Quality Standards and Compliance**

Emergency lighting do not light the path to each emergency exit  
 Fall arrest system not installed  
 No sprinkler system installed - greater than 25m in height  
 Fire hydrants not installed on each level of multi storey building  
 Multi storey, no lift installed.  
 Multi storey, no unisex accessible toilet on every level  
 Air conditioning system is not localised  
 Hot water system is not energy efficient  
 No EWIS panel installed in the building  
 No sharps container present  
 There is no firm, even, accessible, step free path from the street to the reception area of the building  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)


**Defects/Repairs/Renewals**

Timber Entrance Door - Door Sheeting/Frame - Doors appear to not be used anymore, unable to open them. Some of the boards that make up the door have gotten gaps between them and one board has become detached at one end

Handrail-Galvanised - Loose - re attach hand rail

Bench Seating - Timber - Missing - Missing timber strips

**Recent Works**

<p><b>Arlington Kiosk</b> Description</p>	
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Building information			
Address	Williams Parade Dulwich Hill		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1974	Net Lettable Area (sqm)	24
Expected Useful Life	65	Remaining Life	35
Valuation	\$33,000	Annual Depreciation	\$898
Written Down Value	\$17,351	Gross Replacement Cost of Components	\$37,572

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$38,049					\$38,049
Finishes	\$64,019					\$64,019
Services	\$133,473					\$133,473
Substructure	\$26,574					\$26,574
Superstructure	\$257,886					\$257,886
Total	\$520,001	\$	\$	\$	\$	\$520,001

<p><b>Scope of Works Required</b></p> <p><b>Major Works</b> Replacement of fire extinguishers &amp; blankets, painting within the facility. Allowance made for accessibility and upgrade fire systems as needed.</p> <p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Paint Finish - Discoloured - Discoloured</p>
<p><b>Recent Works</b></p>

**Arlington Public Toilets**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park. Also, the grandstand is cover my a colour bond roof with hardwood timber framework.



**Building information**

Address	Williams Parade Dulwich Hill		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1984	Net Lettable Area (sqm)	15
Expected Useful Life	65	Remaining Life	31
Valuation	\$73,000	Annual Depreciation	\$2,149
Written Down Value	\$34,815	Gross Replacement Cost of Components	\$46,009

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$51,807			\$51,807
Finishes			\$74,124			\$74,124
Services			\$250,269			\$250,269
Substructure		\$32,678				\$32,678
Superstructure				\$290,121		\$290,121
Total	\$	\$32,678	\$376,200	\$290,121	\$	\$698,999

**Scope of Works Required**

**Major Works**

Painting of the interior/exterior of the facility, whilst some sanitary fittings will require replacement. Allowance for upgrading the flooring to non-slip.

**Low priority works**

**Property Quality Standards and Compliance**

Fire hydrants not installed on each level of multi storey building

Multi storey, no lift installed.

Multi storey, no unisex accessible toilet on every level

Air conditioning system is not localised

Hot water system is not energy efficient

No EWIS panel installed in the building

No sharps container present

There is no firm, even, accessible, step free path from the street to the reception area of the building

No ambulant cubicle installed in the male and/or female toilet on each building level

The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**


Male - Soap Dispenser - Missing - Soap dispenser missing

Male - Toilet-S/S Bowl/Cistern - Toilet Seat Damaged/Missing - 2 missing toilet seats

Male - Render - Cracked - Cracked walls

Male - Louvre Windows - Visible Damage - Frame broken

**Recent Works**

<p><b>Arlington Storage Room</b> <b>Description</b> The building is a single brick veneer structure with clay roof tiles.</p>	
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<b>Building information</b>			
Address	Williams Parade Dulwich Hill		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1980	Net Lettable Area (sqm)	10
Expected Useful Life	75	Remaining Life	37
Valuation	\$18,000	Annual Depreciation	\$410
Written Down Value	\$8,733	Gross Replacement Cost of Components	\$23,487

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$158,024		\$158,024
Finishes			\$120,206			\$120,206
Services			\$444,359			\$444,359
Substructure		\$44,571				\$44,571
Superstructure			\$403,840			\$403,840
<b>Total</b>	<b>\$</b>	<b>\$44,571</b>	<b>\$968,405</b>	<b>\$158,024</b>	<b>\$</b>	<b>\$1,171,000</b>

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, doors and fire services. Potential work around the cladding may be required also (allowance made).
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> No ambulant cubicle installed in the male and/or female toilet on each building level The level of natural light is approximately 50%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Interior - Metal Doors - Door Sheeting/Frame - Timber sheeting falling apart
<b>Recent Works</b>

**Ashfield Civic Centre**

**Description**

Ashfield Civic Centre is a revitalisation of the Ashfield Town Centre led by Ashfield Council with the creation of a new Civic Centre and Public Library on the site of the old Ashfield Council Offices. The redevelopment of the site includes the 2 original council buildings, and a new 3 level building which integrates all levels of the facility via new lifts and a 3 storey atrium. Facilities include a new Public Library of approximately 2,00m2, modern customer services facilities housed in a grand public foyer, new public meeting rooms for 200, as well as Youth Centre, Early Childhood Centre, Council Offices, and an upgraded Town Hall with the seating capacity for 300.



**Building information**

Address	260 Liverpool Road Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 April 2018		
Building Importance	High	Use	Administration
Construction Year	1970	Net Lettable Area (sqm)	6734
Expected Useful Life	75	Remaining Life	40
Valuation	\$32,391,000	Annual Depreciation	\$994,774
Written Down Value	\$21,284,849	Gross Replacement Cost of Components	\$8,078,767

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

**Scope of Works Required**

**Major Works**

PRO - Ashfield Civic Centre upgrade works

**Low priority works**

**Property Quality Standards and Compliance**

Appliances are not energy efficient  
 Exterior doors are not auto-lockable (Remote lockable)  
 Hand drying facilities not available in all amenities  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Bathroom ventilated with window  
 Public toilet are not windows obscured or frosted  
 No separate sanitary facilities for staff and public  
 Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 External doors do not front the primary access point of the site  
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
 External windows do not have double glazing  
 Emergency lighting do not light the path to each emergency exit  
 Air conditioning system is not localised  
 Hot water system is not energy efficient  
 No EWIS panel installed in the building  
 No sharps container present  
 There is no firm, even, accessible, step free path from the street to the reception area of the building  
 No ambulant cubicle installed in the male and/or female toilet on each building level

**Hazardous building materials**

Date printed 27 Nov 2018

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

B01-Car Park - Exit Signs(Illuminated) - Non-Compliant - Original old style  
GF-Door 1 Therese Heffernan Room - Paint Finish - Discoloured - Rear left corner  
GF-Men's Disabled Toilet - Gyprock Lining - Cracked - Patch paint  
GF-Stage Auditorium - Aluminium Windows - Broken glass - Cracked glass  
GF-Fire Stairs A - Concrete Stairs - Concrete cracked - Cracking at top level. Keep an eye on it.  
L02-Ladies Toilets - Ceramic Tiles - Missing - Cracking  
L02-Ladies Toilets - Ceramic Tiles - Patch - Tiles - Mini tiles missing  
L04-Foyer and Stairs - Render - Cracked - Patch paint wall  
L04-Main Office - Paint Finish - Chipped/Flaking - Peeling  
L05-Computer Room - Gyprock Lining - Holed - Looks like water ingress, not sure if ongoing. Investigate further.  
L05-Old Records Room - Paint Finish - Discoloured - Touch up  
L05-Plant Room - Render - Chipped/Flaking - Cracking  
L06-Hall - Paint Finish - Chipped/Flaking - Stained in areas  
L06-Hall - Exit Signs(Illuminated) - Non-Compliant - Original old style  
L06-Ladies Toilets - Render - Chipped/Flaking - Stress cracks under basin  
L06-Ladies Toilets - Ceramic Tiles - Visible Damage - Replace 5 skirting tiles  
L06-Ladies Toilets - Render - Cracked - Patch paint crack  
L06-Mens Toilets - Air Diffusers & Grilles - Vents Damaged - Squeaking  
L06-Mens Toilets - Paint Finish - Chipped/Flaking - Peeling in areas  
L06-Rear Male WC - Fluorescent Lights - Diffuser cracked - Cracked

**Recent Works**



**Ashfield Council Depot Administration Office**

**Description**

Recently renovated office spaces at top of depot. The offices are now in good condition with new paint, furnishings and air conditioning.



**Building information**

Address	7 Prospect Road Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	18 April 2018		
Building Importance	Low	Use	Depot
Construction Year	1975	Net Lettable Area (sqm)	80
Expected Useful Life	65	Remaining Life	40
Valuation	\$231,000	Annual Depreciation	\$6,750
Written Down Value	\$221,173	Gross Replacement Cost of Components	\$100,429

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

**Scope of Works Required**

**Major Works**

Replacement of lighting, fire services (smoke detectors, extinguishers), air condition & ventilation, painting and flooring. Allowance has been made for upgrades associated with accessibility & fire upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Not all cisterns are dual flush  
 Energy saving lights can be installed.  
 Handrails are not installed on both sides of each set of stairs  
 Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Bathroom ventilated with window  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 Lack of braille and tactile signage to indicate sanitary facilities  
 No baby change facilities  
 Facility does not have a rainwater collection or harvesting system  
 Area is not free of unpleasant odours  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF- room 2 - Fluorescent Lights - Light fitting missing - Missing cover  
 GF-Female Toilet/Shower - Fire - Heat/Smoke Detectors - Damaged - Covered with a bag  
 GF-Female Toilet/Shower - Toilet-China Bowl/Cistern - Cut off valve - Running  
 GF-Female Toilet/Shower - Skylight - Cracked - Cracked

**Recent Works**

Date printed 27 Nov 2018



**Ashfield Council Depot Lunchroom and Toilet**

**Description**

Brick building separate to Administration Office at top of depot. Newly renovated to increase size of lunchroom and refresh amenities. Large, comfortable lunchroom. Separate toilet and shower for female staff. The building is now in good condition with only basic general maintenance required.



**Building information**

Address	7 Prospect Road Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	18 April 2018		
Building Importance	Medium	Use	Depot
Construction Year	1975	Net Lettable Area (sqm)	250
Expected Useful Life	65	Remaining Life	35
Valuation	\$803,000	Annual Depreciation	\$23,463
Written Down Value	\$504,128	Gross Replacement Cost of Components	\$269,836

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$815,601				\$815,601
Finishes		\$3,029,374				\$3,029,374
Services		\$14,797,327				\$14,797,327
Substructure		\$854,439				\$854,439
Superstructure			\$12,894,259			\$12,894,259
Total	\$	\$19,496,741	\$12,894,259	\$	\$	\$32,391,000

**Scope of Works Required**

**Major Works**

Refurbishment of kitchen and bathroom facilities. Replacement of smoke detectors, extinguishers, switchboards, emergency signs/lights, and internal/external painting. Further allowance has been made for replacing the roof and paving if required, whilst a provisional sum has been included for accessibility upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
Certified emergency exit signs are not displayed clearly in the area  
Stairs do not have contrasting coloured nosing strips installed - 100%  
Facility does not have a rainwater collection or harvesting system  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Lunchroom - Brick Cladding - Brickwork Cracked - Cracked  
Lunchroom- Lunchroom - Vinyl - Torn - Worn out  
Lunchroom- Toilets - Timber Entrance Door - Door Sheeting/Frame - Chipped bottom corner  
Lunchroom- Toilets - Ceramic Tiles - Visible Damage - Visible damage throughout. Cracks etc  
Lunchroom- Toilets - Toilet-China Bowl/Cistern - Rubber Cone - Leaking  
Lunchroom- Toilets - Gyprock Lining - Moisture Damage - Moisture damage  
Lunchroom- Toilets - Gyprock Lining - Cracked - Cracks  
Lunchroom- Toilets - Fluorescent Lights - Diffuser missing - Diffuser missing

Lunchroom- Toilets (change room) - Ceramic Tiles - Visible Damage - Chipped damaged

Lunchroom- Toilets (change room) - Fluorescent Lights - Light fitting loose - Loose

Lunchroom- Toilets (change room) - Gyprock Lining - Holed - Hole in lining

**Recent Works**

**Ashfield Council Depot Mechanics Shed**

**Description**

Open space brick building with three roller shutters, two sunken workshop bays, one level workshop area, a small side office and storage room. Workshop will only be used for very basic mechanical work.

The level workshop area will now be used for recycling receiving / storage.

One end of the building is separated by a brick wall and is used as a records store.

No apparent issues with building other than general maintenance.



**Building information**

Address	7 Prospect Road Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	28 March 2018		
Building Importance	Low	Use	Depot
Construction Year	1975	Net Lettable Area (sqm)	300
Expected Useful Life	65	Remaining Life	30
Valuation	\$672,000	Annual Depreciation	\$16,750
Written Down Value	\$368,912	Gross Replacement Cost of Components	\$414,349

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

**Scope of Works Required**

**Major Works**

Replacement of lighting, hoist, fencing & external doors/windows, fire services (smoke detectors & extinguishers), air condition & heaters, and internal/external painting.

**Low priority works**

**Property Quality Standards and Compliance**

Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways

Bathroom ventilated with window

Stairs do not have contrasting coloured nosing strips installed - 100%

Lack of braille and tactile signage to indicate sanitary facilities

No baby change facilities

Facility does not have a rainwater collection or harvesting system

Area is not free of unpleasant odours

No braille and tactile indicators at the entrance to each ambulant amenity

Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Metal - Gutter Leaks/Clean/Straighten - Clean gutters at rear

External - Downpipes-Metal - Damage/Missing - Rear center missing section

**Recent Works**

**Ashfield Council Depot Stores**

**Description**

Summer Hill Depot is now exclusively used as a Civil Works depot. The Store is a mostly open plan warehouse used for storing tools and materials including dry cement, street hardware and signs. Some secure storage areas are available. No issues with building other than general maintenance.



**Building information**

Address	7 Prospect Road Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	18 April 2018		
Building Importance	Low	Use	Depot
Construction Year	1975	Net Lettable Area (sqm)	850
Expected Useful Life	65	Remaining Life	35
Valuation	\$1,679,000	Annual Depreciation	\$41,850
Written Down Value	\$1,152,973	Gross Replacement Cost of Components	\$593,423

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$2,972				\$2,972
Finishes	\$17,561					\$17,561
Services	\$95,912					\$95,912
Substructure	\$17,832					\$17,832
Superstructure	\$96,723					\$96,723
<b>Total</b>	<b>\$228,028</b>	<b>\$2,972</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$231,000</b>

**Scope of Works Required**

**Major Works**

Replacement of fire services (fire alarm systems, smoke detectors, extinguishers, and hose reels), mechanical services (air conditioning, heating systems, and condensed water systems), security services, lighting, emergency lights/signs, painting, fencing, and some internal fitout. Provision has been made for upgrades associated with accessibility.

**Low priority works**

**Property Quality Standards and Compliance**

Stairs do not have contrasting coloured nosing strips installed - 100%  
Lack of braille and tactile signage to indicate sanitary facilities  
No baby change facilities  
Facility does not have a rainwater collection or harvesting system  
Area is not free of unpleasant odours  
No braille and tactile indicators at the entrance to each ambulant amenity  
Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Office 1 - Fluorescent Lights - Light fitting missing - No cover  
Office 2 - Fluorescent Lights - Light fitting missing - No cover  
Office 2 - Fluorescent Lights - Diffuser missing - Missing  
Timber room - Metal Roller Doors - Visible Damage - Bent  
Plant storeroom - Metal Roller Doors - Visible Damage - Damage to bottom  
Office - Gyprock Lining - Cracked - Cracked  
Office - Gyprock Lining - Holed - Holes from previous installation  
Office - Fluorescent Lights - Light fitting missing - No light covers

**Recent Works**

Date printed 27 Nov 2018





**Ashfield Council Depot Truck Shed**

**Description**

Large steel framed, iron roofed shed covers a large area of yard and provides cover for over twenty vehicles and plant.



**Building information**

Address	7 Prospect Road Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	18 April 2018		
Building Importance	Low	Use	Depot
Construction Year	1975	Net Lettable Area (sqm)	1100
Expected Useful Life	50	Remaining Life	20
Valuation	\$789,000	Annual Depreciation	\$18,923
Written Down Value	\$689,460	Gross Replacement Cost of Components	\$308,782

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$10,331			\$10,331
Finishes			\$61,047			\$61,047
Services		\$333,409				\$333,409
Substructure		\$61,986				\$61,986
Superstructure			\$336,227			\$336,227
<b>Total</b>	<b>\$</b>	<b>\$395,395</b>	<b>\$407,605</b>	<b>\$</b>	<b>\$</b>	<b>\$803,000</b>

**Scope of Works Required**

**Major Works**

Replacement of roofing, fire extinguishers and lighting.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<p><b>Ashfield Council Depot Workshop and Meeting Room</b></p> <p><b>Description</b> Summer Hill Depot is now exclusively used as a Civil Works depot. The Store is a mostly open plan warehouse used for storing tools and materials including dry cement, street hardware and signs. Some secure storage areas are available. No issues with build</p>	
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<b>Building information</b>			
Address	7 Prospect Road Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 February 2018		
Building Importance	Low	Use	Depot
Construction Year	1975	Net Lettable Area (sqm)	125
Expected Useful Life	65	Remaining Life	30
Valuation	\$250,000	Annual Depreciation	\$6,231
Written Down Value	\$137,244	Gross Replacement Cost of Components	\$3,774

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$8,458			\$8,458
Finishes			\$45,364			\$45,364
Services			\$153,776			\$153,776
Substructure		\$116,870				\$116,870
Superstructure			\$347,533			\$347,533
Total	\$	\$116,870	\$555,131	\$	\$	\$672,001

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Handrails are not installed on both sides of each set of stairs Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Certified emergency exit signs are not displayed clearly in the area Stairs do not have contrasting coloured nosing strips installed - 100% Facility does not have a rainwater collection or harvesting system Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) Vandalism is infrequent for the facility
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Carpark - Bitumen Pavement - Cracking - Small holes and cracks
<b>Recent Works</b>

<p><b>Ashfield Park Amenities Block Rotunda</b></p> <p><b>Description</b> The structure is made of large sandstone blocks to contract a tall paler. The base of the structure is concrete covered with terracotta tiles.</p>	
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<b>Building information</b>			
Address	Parramatta Road Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1980	Net Lettable Area (sqm)	16
Expected Useful Life	65	Remaining Life	40
Valuation	\$124,000	Annual Depreciation	\$3,700
Written Down Value	\$108,799	Gross Replacement Cost of Components	\$35,096

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$9,190					\$9,190
Finishes	\$13,149					\$13,149
Services	\$44,397					\$44,397
Substructure	\$5,797					\$5,797
Superstructure		\$51,466				\$51,466
Total	\$72,533	\$51,466	\$	\$	\$	\$123,999

<b>Scope of Works Required</b>
<p><b>Major Works</b> Internal/external painting, replacement of lighting and guttering. Allowance has been made to fix pathway to/from amenities block if required.</p> <p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> External pathways are not well lit External windows do not have double glazing No disabled toilets Main entrance/exit does not cater for disability access Area is not free of unpleasant odours Flooring in all toilets is not non-slip No sharps container present Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) Vandalism is infrequent for the facility</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Guttering-Metal - Gutter Leaks/Clean/Straighten - Remove tree branches Male Toilets - Door Hardware (Handles/Locks) - Damaged - Missing handle from inside Disabled Toilets - Door Hardware (Handles/Locks) - Missing - Door indicator missing</p>
<b>Recent Works</b>

**Ashfield Park Begonia House**

**Description**

The building is constructed by stone block works. The roof is made of terracotta roof tiles which is held up by timber framework supported by twelve pillars. Inside the house, there are steel benches and tables sitting in a concrete footing.



**Building information**

Address	Parramatta Road Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	02 February 2018		
Building Importance	Medium	Use	Park Buildings
Construction Year	1920	Net Lettable Area (sqm)	60
Expected Useful Life	75	Remaining Life	40
Valuation	\$150,000	Annual Depreciation	\$3,413
Written Down Value	\$77,413	Gross Replacement Cost of Components	\$39,664

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes		\$4,325				\$4,325
Services				\$26,990		\$26,990
Substructure		\$27,682				\$27,682
Superstructure			\$91,003			\$91,003
Total	\$	\$32,007	\$91,003	\$26,990	\$	\$150,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

Main entrance/exit does not cater for disability access  
 Area is not free of unpleasant odours  
 Flooring in all toilets is not non-slip  
 No sharps container present  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is infrequent for the facility


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Fluorescent Lights - Light fitting missing - Replace light and fitting


**Recent Works**

<p><b>Ashfield Park Bowling Club</b></p> <p><b>Description</b></p> <p>The clubhouse has sweeping views of two top class greens and the park from the members lounge, bar and bistro. The Bridge view Lounge with its full TAB facilities has commanding views to the harbour and the famous Sydney Harbour Bridge. There are configurations that would suit everything from a meeting for 10 guests to a sit down function for up to 120 guests.</p>	
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<b>Building information</b>			
Address	Parramatta Road Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	03 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1930	Net Lettable Area (sqm)	600
Expected Useful Life	100	Remaining Life	60
Valuation	\$2,029,000	Annual Depreciation	\$63,460
Written Down Value	\$1,612,864	Gross Replacement Cost of Components	\$650,546

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$273,810					\$273,810
Finishes		\$208,283				\$208,283
Services		\$769,943				\$769,943
Substructure	\$77,228					\$77,228
Superstructure		\$699,736				\$699,736
Total	\$351,038	\$1,677,962	\$	\$	\$	\$2,029,000

<b>Scope of Works Required</b>
<p><b>Major Works</b></p> <p>Refurbishment of kitchen and bathroom facilities. Replacement of smoke detectors, extinguishers, lighting, emergency signs/lights, air conditioning/heating, security systems, and internal/external painting. Further allowance has been made for accessibility upgrades.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p> <p>Area is not free of unpleasant odours  Flooring in all toilets is not non-slip  No sharps container present  Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)  Vandalism is infrequent for the facility</p>
<p><b>Hazardous building materials</b></p> <p>Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p> <p>GF-Main Room - Exit Signs(Illuminated) - Non-Compliant - non compliant  B01-Locker Room - Exit Signs(Illuminated) - Non-Compliant -  B01-Womens Office - Gyprock Lining - Holed - Patch paint  B01-Hall 01 - Exit Signs(Illuminated) - Non-Compliant -</p>
<p><b>Recent Works</b></p>

<p><b>Ashfield Park Pavilion Dressing Sheds</b> Description</p>	
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<b>Building information</b>			
Address	Parramatta Road Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	1930	Net Lettable Area (sqm)	248
Expected Useful Life	65	Remaining Life	30
Valuation	\$701,000	Annual Depreciation	\$20,919
Written Down Value	\$543,445	Gross Replacement Cost of Components	\$159,647

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$51,956					\$51,956
Finishes		\$74,336				\$74,336
Services		\$250,985				\$250,985
Substructure		\$32,772				\$32,772
Superstructure		\$290,951				\$290,951
Total	\$51,956	\$649,044	\$	\$	\$	\$701,000

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of lighting, fusebox/switchboard, extinguishers, and hot water unit. Undertaking painting on building and replacing internal bench seating. Provision for any works required to remove trip hazards to/from facility.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

**Balmain Early Childhood Centre**

**Description**

The building is a double storey, brick and render construction and gibrock walls and ceilings for the inside. The building as multi rooms and a top level outdoors area for which the children play in.



**Building information**

Address	530a Darling Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	04 May 2018		
Building Importance	Medium-High	Use	Child Care - Leased out
Construction Year	1950	Net Lettable Area (sqm)	92
Expected Useful Life	75	Remaining Life	35
Valuation	\$278,000	Annual Depreciation	\$8,057
Written Down Value	\$211,572	Gross Replacement Cost of Components	\$170,381

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$23,484				\$23,484
Finishes		\$43,795				\$43,795
Services		\$77,434				\$77,434
Substructure		\$15,868				\$15,868
Superstructure		\$117,420				\$117,420
Total	\$	\$278,001	\$	\$	\$	\$278,001

**Scope of Works Required**

**Major Works**

Replacement of extinguishers, exit signs, air conditioning and strip heaters. Refreshing of the kitchen and amenity areas should take place, whilst internal and external painting will be required. Allowance has been made for gutter and external door replacement. Provision has been made for disability upgrades, installation of smoke detectors and emergency lights/signs, and upgrades to the amenities.

**Low priority works**

**Property Quality Standards and Compliance**

Fall arrest system not installed  
Flooring in all toilets is not non-slip  
Hot water system is not energy efficient  
No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Paths/Ramps - Cracking - Cracking  
Paint Finish - Chipped/Flaking - water damage re paint  
Concrete Slab - Cracking - patch concrete cracking  
Fibrolite - Moisture Damage - moisture damage needs replacing

**Recent Works**



**Balmain East Craft Cottage**

**Description**

The site is an open playground site with a total land area of 766.1 m2. The site contains an open playground with different seating areas and is closed off by a hardwood timber fence.



**Building information**

Address	13 Union Street Balmain East		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	19 February 2018		
Building Importance	Medium	Use	Child Care - Leased out
Construction Year	1970	Net Lettable Area (sqm)	44
Expected Useful Life	65	Remaining Life	40
Valuation	\$116,000	Annual Depreciation	\$3,155
Written Down Value	\$100,350	Gross Replacement Cost of Components	\$83,744

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$2,261					\$2,261
Finishes	\$21,417					\$21,417
Services	\$27,404					\$27,404
Substructure	\$9,445					\$9,445
Superstructure		\$55,472				\$55,472
<b>Total</b>	<b>\$60,527</b>	<b>\$55,472</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$115,999</b>

**Scope of Works Required**

**Major Works**

Replacement of smoke detectors and extinguishers, kitchen appliances, strip heaters, exit signs and lighting. Internal and external painting should be completed, whilst works on the astro turf, play equipment and shade cloths have been included. Provision has been made for disability, accessibility, and fire system upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Appliances are not energy efficient  
 Emergency procedures/signs are not clearly posted  
 Energy saving lights can be installed.  
 Exterior doors are not auto-lockable (Remote lockable)  
 Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Certified emergency exit signs are not displayed clearly in the area  
 No separate sanitary facilities for staff and public  
 Not all external doors can be unlocked from the inside without using a key  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 Emergency and fire doors open inwards  
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
 External windows do not have double glazing  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Evacuation plan is not present  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation



No dedicated space and fittings for cleaning equipment  
No EWIS panel installed in the building  
No mobility parking space at or in close proximity to the building  
No sharps container present  
Instantaneous water boiling unit not installed  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Clean gutters  
GF-Entry Hall - Exit Signs(Illuminated) - Light Not Working -

**Recent Works**

**Balmain East Play Room House**

**Description**

The site has two separate buildings for this child care services. Both buildings are single storey, one building constructed out of single brick veneer and the other fibber board sheeting. Both buildings have colour bond sheet roofs.



**Building information**

Address	13 Union Street Balmain East		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	19 February 2018		
Building Importance	Medium	Use	Child Care - Leased out
Construction Year	1950	Net Lettable Area (sqm)	50
Expected Useful Life	75	Remaining Life	25
Valuation	\$96,000	Annual Depreciation	\$2,595
Written Down Value	\$33,389	Gross Replacement Cost of Components	\$56,322

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$1,872			\$1,872
Finishes				\$17,725		\$17,725
Services			\$22,679			\$22,679
Substructure			\$7,817			\$7,817
Superstructure				\$45,908		\$45,908
Total	\$	\$	\$32,368	\$63,633	\$	\$96,001

**Scope of Works Required**

**Major Works**

Replacement of smoke detectors, extinguishers, exit signs, downlights, switchboard, and vinyl flooring. Internal painitng is also to be completed. Allowance has been made for replacement/works on roofing and external cladding. Provision has been made for disability , accessibility, and fire system upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Energy saving lights can be installed.  
 Exterior doors are not auto-lockable (Remote lockable)  
 Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Certified emergency exit signs are not displayed clearly in the area  
 No separate sanitary facilities for staff and public  
 Not all externall doors can be unlocked from the inside without using a key  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 Emergency and fire doors open inwards  
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
 External windows do not have double glazing  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Evacuation plan is not present  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation

No dedicated space and fittings for cleaning equipment  
No EWIS panel installed in the building  
No mobility parking space at or in close proximity to the building  
No sharps container present  
Instantaneous water boiling unit not installed  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Gutters need cleaning and part of gutter rusted through

GF- - Exit Signs(Illuminated) - Light Not Working - Not illuminated

**Recent Works**

**Fenwick Building**

**Description**

In 2007, the Council acquired the Fenwick's Stone Building at 2-8 Weston Street and, in consultation with the community, developed a comprehensive plan of management for the site, aimed at preserving it for the community.

The stone workshop, built by J Fenwick and Co in the early 1880s, is a rare survivor of maritime industry on the East Balmain foreshore. The design and construction of the stone store is characteristic of late 19th century warehouse architecture, although its use of course rubble in its wall construction is unusual.

Restoration works on the Fenwick's Stone Building commenced in 2011 with the aid of a NSW Heritage grant.



**Building information**

Address	2-8 Weston Street Balmain East		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date			
Building Importance	Medium-Low	Use	Cafés, Restaurants and Commercial Kiosks, and
Construction Year	1875-1885	Net Lettable Area (sqm)	204
Expected Useful Life	100	Remaining Life	80
Valuation	\$1,748,000	Annual Depreciation	\$46,780
Written Down Value	\$1,398,400	Gross Replacement Cost of Components	\$415,019

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$34,078					\$34,078
Finishes	\$322,739					\$322,739
Services	\$412,945					\$412,945
Substructure	\$142,326					\$142,326
Superstructure	\$835,913					\$835,913
Total	\$1,748,001	\$	\$	\$	\$	\$1,748,001

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Balmain Depot Administration/Office/Store**

**Description**

Building Description The Administration building is generally functional but in need of renovation. The records dept. have suggested new compactus units be installed in the downstairs records store as the existing shelving is not compliant. The upstairs office is well worn but only used by two staff.



**Building information**

Address	35 Llewellyn Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 April 2018		
Building Importance	Medium-Low	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	258
Expected Useful Life	75	Remaining Life	45
Valuation	\$1,117,000	Annual Depreciation	\$32,461
Written Down Value	\$1,053,028	Gross Replacement Cost of Components	\$245,269

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$14,371				\$14,371
Finishes		\$84,918				\$84,918
Services	\$463,784					\$463,784
Substructure	\$86,225					\$86,225
Superstructure	\$467,703					\$467,703
<b>Total</b>	<b>\$1,017,712</b>	<b>\$99,289</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$1,117,001</b>

**Scope of Works Required**

**Major Works**

Replacement of air conditioning, fire extinguishers and smoke detectors, lighting and exit signs, and CCTV cameras and card readers. Refurbishment of amenity and kitchen areas, with internal painting. Allowance for roof replacement. Provision for disability access upgrades to facility, hiwlst allowance for fire compliance has also been included.

**Low priority works**

**Property Quality Standards and Compliance**

Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Paint Finish - Chipped/Flaking - Needs repaint on render at front  
 1F-foyer - Fluorescent Lights - Light Not Working - Light not working  
 1F-Kitchen - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage  
 1F-toilets - Ceramic Tiles - Visible Damage - Missing tiles  
 1F-toilets - Doors-Solid - Hardware - Door hardware not operating properly. Loose.

**Recent Works**

**Balmain Depot Amenities Block**

**Description**

Building Description The amenities block is functional but in need of renovation.



**Building information**

Address	35 Llewellyn Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 April 2018		
Building Importance	Medium	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	315
Expected Useful Life	65	Remaining Life	40
Valuation	\$1,211,000	Annual Depreciation	\$36,138
Written Down Value	\$1,044,591	Gross Replacement Cost of Components	\$308,689

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$89,755				\$89,755
Finishes	\$128,418					\$128,418
Services	\$433,585					\$433,585
Substructure	\$56,615					\$56,615
Superstructure		\$502,627				\$502,627
Total	\$618,618	\$592,382	\$	\$	\$	\$1,211,000

**Scope of Works Required**

**Major Works**

Replacement of exit signs and extinguishers, hot water units & strip heaters, and CCTV cameras. Refurbishment of amenity & kitchen space(incl. replacement of fittings/fixtures & appliances), undertake an internal/external paint. Provision for disability upgrades and installation of fire blanket within the kitchen have been included.

**Low priority works**

**Property Quality Standards and Compliance**

Main entrance/exit does not cater for disability access  
Evacuation plan is not present  
No dedicated space and fittings for cleaning equipment  
Inadequate ventilation/exhaust in cooking areas

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF- 01 foyer - Paint Finish - Water Damaged/Mould Issues - signs of dampness  
GF-02 Male change room/showers - Aluminium Windows - Broken glass - glass broken needs replacement  
GF-02 Male change room/showers - Paint Finish - Discoloured - fading  
GF-02 Male change room/showers - Paint Finish - Chipped/Flaking - paint flaking  
GF-02 Male change room/showers - Paint Finish - Water Damaged/Mould Issues - water damage  
GF-04 Male toilet - Toilet-China Bowl/Cistern - Rubber Cone - Leaking  
GF-04 Male toilet - Paint Finish - Chipped/Flaking - Flaking peeling  
Level 1-Staff Room - Fluorescent Lights - Light Not Working - not working

**Recent Works**

**Balmain Depot Carpenters/Painters Workshop**

**Description**

The Carpenters / painters workshop has been vacated and will now be primarily used as dry under cover storage for Parks. The building is safe and secure requiring little work other than general maintenance.



**Building information**

Address	35 Llewellyn Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 April 2018		
Building Importance	Low	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	330
Expected Useful Life	65	Remaining Life	30
Valuation	\$454,000	Annual Depreciation	\$11,316
Written Down Value	\$287,795	Gross Replacement Cost of Components	\$210,548

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$5,714			\$5,714
Finishes				\$30,648		\$30,648
Services	\$103,890					\$103,890
Substructure		\$78,957				\$78,957
Superstructure			\$234,792			\$234,792
<b>Total</b>	\$103,890	\$78,957	\$240,506	\$30,648	\$	\$454,001

**Scope of Works Required**

**Major Works**

Replacement of the sanitary fixtures, extinguishers, air conditioning, and hot water system. Complete internal/external painting, replacement of carpet flooring and lighting. Provision for the installation of smoke detectors and emergency signs have been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Balmain Depot Gardeners Shed/Paper Store**

**Description**

The Gardeners shed is a weatherboard building in poor condition, requiring new cladding in many places where boards are literally falling off.



**Building information**

Address	35 Llewellyn Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 April 2018		
Building Importance	Low	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	50
Expected Useful Life	50	Remaining Life	5
Valuation	\$81,000	Annual Depreciation	\$1,943
Written Down Value	\$18,460	Gross Replacement Cost of Components	\$26,564

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$2,336		\$2,336
Services	\$14,574					\$14,574
Substructure					\$14,948	\$14,948
Superstructure					\$49,142	\$49,142
<b>Total</b>	\$14,574	\$	\$	\$2,336	\$64,090	\$81,000

**Scope of Works Required**

**Major Works**

Replacement of lighting and extinguishers, undertake an external paint. Allowance has also been made for the replacement of roofing and cladding if required.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Balmain Depot Home Maintenance Shed**

**Description**

Basic storage shed to store some tools and equipment.



**Building information**

Address	35 Llewellyn Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	19 March 2018		
Building Importance	Medium	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	54
Expected Useful Life	50	Remaining Life	10
Valuation	\$64,000	Annual Depreciation	\$1,647
Written Down Value	\$20,686	Gross Replacement Cost of Components	\$7,581

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$805			\$805
Finishes				\$4,320		\$4,320
Services			\$14,645			\$14,645
Substructure				\$11,130		\$11,130
Superstructure				\$33,098		\$33,098
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$15,450</b>	<b>\$48,548</b>	<b>\$</b>	<b>\$63,998</b>

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Balmain Depot Open Garage**

**Description**

Structure consists of a steel frame with iron roof and iron cladding at north and south ends. Used as under cover parking for trucks and plant and some secure caged storage for fertilizer, soil etc. Some minor damage to iron cladding and guttering but appears safe and stable.



**Building information**

Address	35 Llewellyn Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 April 2018		
Building Importance	Low	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	380
Expected Useful Life	50	Remaining Life	10
Valuation	\$395,000	Annual Depreciation	\$10,163
Written Down Value	\$126,587	Gross Replacement Cost of Components	\$94,609

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$4,971			\$4,971
Finishes				\$26,665		\$26,665
Services	\$90,389					\$90,389
Substructure				\$68,696		\$68,696
Superstructure					\$204,279	\$204,279
<b>Total</b>	<b>\$90,389</b>	<b>\$</b>	<b>\$4,971</b>	<b>\$95,361</b>	<b>\$204,279</b>	<b>\$395,000</b>

**Scope of Works Required**

**Major Works**

Replacement of lighting, fire extinguishers, and CCTV cameras. Allowance for both the replacement/upgrade of switchboard, roofing & cladding. Allowance has been made for a structural investigation, if required.

**Low priority works**

**Property Quality Standards and Compliance**

No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
Fall arrest system not installed  
Flooring in all toilets is not non-slip  
Hot water system is not energy efficient  
No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Aluminium - Visible Damage - damaged wall

**Recent Works**

**Balmain Depot Partitioned Garage**

**Description**

The partitioned garage at Balmain Depot is primarily used for storage and parking for the Community Bus. It is a corrugated iron over steel frame construction. The building is in need of structural repair with extensive rust and corrosion weakening the steel framework.



**Building information**

Address	35 Llewellyn Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	06 April 2018		
Building Importance	Low	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	160
Expected Useful Life	50	Remaining Life	10
Valuation	\$164,000	Annual Depreciation	\$3,933
Written Down Value	\$57,426	Gross Replacement Cost of Components	\$105,410

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$4,729		\$4,729
Services		\$29,509				\$29,509
Substructure				\$30,265		\$30,265
Superstructure				\$99,497		\$99,497
Total	\$	\$29,509	\$	\$134,491	\$	\$164,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, extinguishers, and taps. Allowance has been made for replacement of doors, cladding and roofing which may be required. Provision for the installation of smoke detectors and emergency signs have been included. Structural assessment prior to works may be required.

**Low priority works**

**Property Quality Standards and Compliance**

Facility does not have a rainwater collection or harvesting system  
Fall arrest system not installed  
Flooring in all toilets is not non-slip  
Hot water system is not energy efficient  
No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Timber Fascia - Water Damaged - Needs painting

**Recent Works**

**Balmain Occasional Care**

**Description**

Balmain-Rozelle Occasional care is a centre-based education and care service approved by Department of Education & Communities to provide flexible care for families with children from birth to five years of age.



**Building information**

Address	370 Darling Street Balmain		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	24 April 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	1960	Net Lettable Area (sqm)	279
Expected Useful Life	75	Remaining Life	42
Valuation	\$1,005,000	Annual Depreciation	\$29,125
Written Down Value	\$880,958	Gross Replacement Cost of Components	\$423,993

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$84,897					\$84,897
Finishes	\$158,322					\$158,322
Services	\$279,932					\$279,932
Substructure	\$57,363					\$57,363
Superstructure		\$424,486				\$424,486
Total	\$580,514	\$424,486	\$	\$	\$	\$1,005,000

**Scope of Works Required**

**Major Works**

Replacement of fire services (detectors/extinguishers), exit signs, air conditioning/ventilation, and CCTV cameras. Refurbishment of amenity and kitchen areas (incl. appliances and fitout), whilst internal/external painting is to be completed. Works for external areas (sandpits, shade cloths, astro turf, and fencing) and roofing replacements have also been allowed for. Provision has been made for disability/access upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
Certified emergency exit signs are not displayed clearly in the area  
No separate sanitary facilities for staff and public  
Not all external doors can be unlocked from the inside without using a key  
Stairs do not have contrasting coloured nosing strips installed - 100%  
Emergency and fire doors open inwards  
Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
External windows do not have double glazing  
No separate male and female toilets  
No baby change facilities  
No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
Main entrance/exit does not cater for disability access  
Installed fire hose reels are not within 4m of a fire door/exit  
Evacuation plan is not present  
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
No dedicated space and fittings for cleaning equipment

No EWIS panel installed in the building  
No mobility parking space at or in close proximity to the building  
No sharps container present  
Instantaneous water boiling unit not installed  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Paving - Trip Hazard - Fire escape route  
Astro Turf - Trip Hazard - Has sunk in a couple of areas  
GF-Open Area - Gyprock Lining - Cracked - By sink  
GF-Open Area - Gyprock Lining - Cracked - Above kitchen sink  
GF-Open Area - Water - Requires Test & Tag -  
GF-Open Area - Exit Signs(Illuminated) - Light Not Working -  
Toilets 2 - Gyprock Lining - Cracked - Near window  
GF-Open Area 2 - Exit Signs(Illuminated) - Light Not Working - Back of area

**Recent Works**

**Balmain Town Hall**

**Description**

Balmain Library is part of the Balmain Town Hall Building complex. Comprising of the Town Hall, the meeting rooms, the library, the archive, the caretaker's residence and courtyard plus gardens.

This is a heritage listed building dating from 1888; when Balmain was a municipality. Some external walls may not be tampered with at all, particularly the front façade and eastern exterior.

In 2009 the entire building was refurbished at a cost of approximately \$4.9 million; increasing the library floor space to 557m<sup>2</sup>. Approximately 12,000 people visit the library per month.



**Building information**

Address	370 Darling Street Balmain		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	29 April 2018		
Building Importance	Medium-High	Use	Community Services
Construction Year	1880	Net Lettable Area (sqm)	1707
Expected Useful Life	120	Remaining Life	70
Valuation	\$10,146,000	Annual Depreciation	\$296,574
Written Down Value	\$9,495,269	Gross Replacement Cost of Components	\$1,788,518

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$182,482				\$182,482
Finishes		\$1,058,396				\$1,058,396
Services	\$4,014,604					\$4,014,604
Substructure	\$377,129					\$377,129
Superstructure	\$4,513,388					\$4,513,388
<b>Total</b>	<b>\$8,905,121</b>	<b>\$1,240,878</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$10,145,999</b>

**Scope of Works Required**

**Major Works**

(2027) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning/ventilation, hot water units, lifts, and security system. Refurbishment of kitchen and amenity areas (incl. equipment), replacement of floor finishes, audio-visual equipment, and internal/external painting. Exterior works/replacements (i.e. bollards, crapark surfacing, bike rack, and fencing) should also be completed, whilst an allowance has been included for roofing potential works. Provision for the installation of a FIP/EWIS panel & installation of braille signage, tactile indicators & stair contrasting strips.

**Low priority works**

**Property Quality Standards and Compliance**

External windows do not have double glazing  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Evacuation plan is not present  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 No dedicated space and fittings for cleaning equipment  
 No EWIS panel installed in the building  
 No mobility parking space at or in close proximity to the building  
 No sharps container present  
 Instantaneous water boiling unit not installed  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet



(>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Stairs - Concrete cracked - First step at rear  
 Brick Paving - Trip Hazard - Tree roots pushing paving up right side path  
 Render - Visible Damage - Visually bad  
 Paint Finish - Water Damaged/Mould Issues - Around entrance arch roof and wall  
 Paint Finish - Chipped/Flaking - Paint coming off patch paint  
 FF-Store - Fibrolite - Cracked - All joins are visible  
 FF-Store - Fibrolite - Holed - Small hole on long wall  
 FF-Female Toilets - Mirror - Crazed/Black - Old like the rest of bathroom  
 FF-Female Toilets - Sink Faucet - Leaking - Middle sink (stainless)  
 FF-Female Toilets - Gyprock Lining - Holed - Above toilet  
 FF-Female Toilets - Fluorescent Lights - Diffuser missing - In main bathroom cover missing  
 FF-Male Toilets - Paint Finish - Chipped/Flaking - Paint coming off patch paint  
 FF-Male Toilets - Ceramic Tiles - Visible Damage - Missing and cracked tiles  
 FF-Accessible Toilet - Render - Cracked - Down both sides of back wall  
 FF-Accessible Toilet - Gyprock Lining - Re-Attach - Back wall corners  
 FF-Main Hall side store - Timber Lining - Holed - Near fire exit  
 FF-Main Hall side store - Paint Finish - Chipped/Flaking - A few areas  
 FF-Main Hall side store - Render - Cracked - Near toilet  
 GF-Entry - Timber Framed Windows - Frame Separating - Over the entrance walkway  
 GF-Balmain Library Meeting Room - Render - Gouged - Around tables  
 GF-Library 1 - Paint Finish - Water Damaged/Mould Issues - Near librarian desk  
 GF-Library 1 - Paint Finish - Chipped/Flaking - Near desks  
 GF-Toilet 2 - Render - Cracked - Near door  
 GF-Meeting Room - Exit Signs(Illuminated) - Light Not Working - Red light on side not working  
 GF-Kitchen - Paint Finish - Chipped/Flaking -  
 GF-Kitchen - Timber Glass Door - Cracked Glass - 1 pane cracked  
 GF-Store - Render - Gouged - Marks on all walls  
 GF-IT Room - Paint Finish - Water Damaged/Mould Issues -  
 GF-IT Room - Paint Finish - Water Damaged/Mould Issues - Water damage  
 GF-IT Room - Gyprock Lining - Moisture Damage - Water problems  
 GF-Stairway - Paint Finish - Chipped/Flaking - Chipping flaking paint needs repainting  
 GF-Stairway - Handrail - Timber - Water Damaged/Mould Issues - On all 4 walls  
 GF-Meeting room Kitchen/ store - Paint Finish - Chipped/Flaking - Near kettle

**Recent Works**

**Balmain Town Hall Glass House**

**Description**

The original glasshouse was built by the then Balmain Council in 1946 for the production of plants to be used in the local parks and reserves. Leichhardt Council in 2005 restored the glasshouse to its former glory to be once again used for propagation of plants by the community for bush care and park improvement projects in the Balmain area.



**Building information**

Address	370 Darling Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	24 April 2018		
Building Importance	Low	Use	Community Services - Leased
Construction Year	1940	Net Lettable Area (sqm)	40
Expected Useful Life	50	Remaining Life	25
Valuation	\$98,000	Annual Depreciation	\$2,350
Written Down Value	\$54,055	Gross Replacement Cost of Components	\$51,873

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$2,826			\$2,826
Services			\$17,633			\$17,633
Substructure		\$18,085				\$18,085
Superstructure			\$59,456			\$59,456
Total	\$	\$18,085	\$79,915	\$	\$	\$98,000

**Scope of Works Required**

**Major Works**

Replacement of ventilation, lighting, and laundry tub/taps. Allowance has been made for roof works/replacement. Provision has been made for disability access.

**Low priority works**

**Property Quality Standards and Compliance**

Stairs do not have contrasting coloured nosing strips installed - 100%  
 External windows do not have double glazing  
 Lack of braille and tactile signage to indicate sanitary facilities  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Main entrance/exit does not cater for disability access  
 No sanitary disposal unit available  
 No sharps container present  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Brick Cladding - Brickwork Cracked - Movement cracks

**Recent Works**



**Balmain Town Hall Toilet Block**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the build.



**Building information**

Address	370 Darling Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	24 April 2018		
Building Importance	Medium	Use	Public Toilets
Construction Year	2009	Net Lettable Area (sqm)	34
Expected Useful Life	65	Remaining Life	60
Valuation	\$180,000	Annual Depreciation	\$5,300
Written Down Value	\$172,854	Gross Replacement Cost of Components	\$69,591

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$5,455					\$5,455
Finishes	\$16,364					\$16,364
Services	\$70,699					\$70,699
Substructure	\$9,021					\$9,021
Superstructure	\$78,462					\$78,462
Total	\$180,001	\$	\$	\$	\$	\$180,001

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

External windows do not have double glazing  
Lack of braille and tactile signage to indicate sanitary facilities  
No separate male and female toilets  
No baby change facilities  
No solar panels installed  
Main entrance/exit does not cater for disability access  
No sanitary disposal unit available  
No sharps container present  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Male Toilet - Gyprock Lining - Cracked - By access panel

**Recent Works**

**Birchgrove Park Amenities/Dressing Shed/Toilets**

**Description**

The structure of the amenities is a single storey complex constructed of timber structure and colour bond roof sheets. The grandstand is constructed of timber framework and reinforced by screws and bolts.



**Building information**

Address	Rose Street Birchgrove		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	27 April 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	170
Expected Useful Life	75	Remaining Life	27
Valuation	\$591,000	Annual Depreciation	\$17,580
Written Down Value	\$292,706	Gross Replacement Cost of Components	\$155,588

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$43,803			\$43,803
Finishes			\$62,672			\$62,672
Services		\$211,601				\$211,601
Substructure			\$27,629			\$27,629
Superstructure				\$245,295		\$245,295
<b>Total</b>	<b>\$</b>	<b>\$211,601</b>	<b>\$134,104</b>	<b>\$245,295</b>	<b>\$</b>	<b>\$591,000</b>

**Scope of Works Required**

**Major Works**

Refurbishment of amenity and kitchen spaces (incl. fitout and equipment). Replacement of lighting, extinguishers, fencing/gates, and hot water system. Allowance for works/replacement of roofing/guttering has also been included. Provision for installation of tactile indicators and braille signage has been included.

**Low priority works**

**Property Quality Standards and Compliance**

No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Changeroom 1 - Ceramic Tiles - Patch - Tiles -  
Canteen - Dry Chemical - Requires Test & Tag - Out of test  
Storeroom - Dry Chemical - Requires Test & Tag - Needs test  
Changeroom 2 - Shower Head - Corroded - All 3

**Recent Works**

**Birchgrove Park Caretakers Residence**

**Description**

The structure of the amenities is a single storey complex constructed of timber structure and colour bond roof sheets. The grandstand is constructed of timber framework and reinforced by screws and bolts.



**Building information**

Address	Rose Street Birchgrove		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 April 2018		
Building Importance	Low	Use	Residential
Construction Year	1980	Net Lettable Area (sqm)	140
Expected Useful Life	80	Remaining Life	50
Valuation	\$695,000	Annual Depreciation	\$18,040
Written Down Value	\$655,665	Gross Replacement Cost of Components	\$241,876

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$56,980				\$56,980
Finishes	\$77,846					\$77,846
Services	\$122,789					\$122,789
Substructure	\$65,808					\$65,808
Superstructure	\$371,576					\$371,576
Total	\$638,019	\$56,980	\$	\$	\$	\$694,999

**Scope of Works Required**

**Major Works**

Replacement of lighting, smoke detectors, ventilation, and domestic appliances. Internal/external painting will be required, along with replacement of carpet and flyscreen doors. Provision has been made for disability & accessibility upgrades, installation of smoke detectors and some functionality upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Exterior doors are not auto-lockable (Remote lockable)  
 Grab rails not provided in all disabled toilets in building  
 Hand drying facilities not available in all amenities  
 Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Bathrooms not ventilated  
 No separate sanitary facilities for staff and public  
 Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 External windows do not have double glazing  
 Lack of braille and tactile signage to indicate sanitary facilities  
 No disabled toilets  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Fall arrest system not installed

Hot water system is not energy efficient  
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
No EWIS panel installed in the building  
Fire blanket not installed in the kitchen area  
No sanitary disposal unit available  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

FF-bedroom 1 - Paint Finish - Chipped/Flaking - Chipped  
GF-Entry hall - Paint Finish - Chipped/Flaking - Paint coming off  
GF-Entry hall - Paint Finish - Water Damaged/Mould Issues - Water damage  
GF-Entry hall - Gyprock Lining - Moisture Damage - Moisture damage

**Recent Works**

**Birchgrove Park Parkview Pavilion**

**Description**

The structure of the amenities is a single storey complex constructed of timber structure and colour bond roof sheets. The grandstand is constructed of timber framework and reinforced by screws and bolts.



**Building information**

Address	Rose & Deloitte Avenue Birchgrove		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date			
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year		Net Lettable Area (sqm)	108
Expected Useful Life	65	Remaining Life	10
Valuation	\$82,000	Annual Depreciation	\$2,447
Written Down Value	\$12,615	Gross Replacement Cost of Components	\$100,269

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$6,078		\$6,078
Finishes				\$8,696		\$8,696
Services				\$29,359		\$29,359
Substructure				\$3,834		\$3,834
Superstructure				\$34,034		\$34,034
Total	\$	\$	\$	\$82,001	\$	\$82,001

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Birchgrove Park Shed**

**Description**

The structure of the amenities is a single storey complex constructed of timber structure and colour bond roof sheets. The grandstand is constructed of timber framework and reinforced by screws and bolts.



**Building information**

Address	Rose Street Birchgrove		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	08 May 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1980	Net Lettable Area (sqm)	10
Expected Useful Life	65	Remaining Life	30
Valuation	\$9,000	Annual Depreciation	\$208
Written Down Value	\$3,194	Gross Replacement Cost of Components	\$8,048

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$260		\$260
Services				\$1,619		\$1,619
Substructure		\$1,661				\$1,661
Superstructure				\$5,460		\$5,460
Total	\$	\$1,661	\$	\$7,339	\$	\$9,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

Energy saving lights can be installed.  
 Exterior doors are not auto-lockable (Remote lockable)  
 Grab rails not provided in all disabled toilets in building  
 Hand drying facilities not available in all amenities  
 Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Bathrooms not ventilated  
 No separate sanitary facilities for staff and public  
 Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 External windows do not have double glazing  
 Lack of braille and tactile signage to indicate sanitary facilities  
 No disabled toilets  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Fall arrest system not installed  
 Hot water system is not energy efficient

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Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
No EWIS panel installed in the building  
Fire blanket not installed in the kitchen area  
No sanitary disposal unit available  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Timber Entrance Door - Visible Damage - Timber splitting

**Recent Works**



**Birchgrove Park Tennis Pavilion**

**Description**

The structure of the amenities is a single storey complex constructed of timber structure and colour bond roof sheets. The grandstand is constructed of timber framework and reinforced by screws and bolts.



**Building information**

Address	Rose Street Birchgrove		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	23 February 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	1980	Net Lettable Area (sqm)	84
Expected Useful Life	75	Remaining Life	65
Valuation	\$226,000	Annual Depreciation	\$7,097
Written Down Value	\$217,115	Gross Replacement Cost of Components	\$149,862

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$30,498					\$30,498
Finishes	\$23,200					\$23,200
Services	\$85,760					\$85,760
Substructure	\$8,602					\$8,602
Superstructure	\$77,940					\$77,940
Total	\$226,000	\$	\$	\$	\$	\$226,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Birchgrove Park Toilet Block/Garden Store**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.



**Building information**

Address	Rose Street Birchgrove		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	02 May 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	2017	Net Lettable Area (sqm)	48
Expected Useful Life	65	Remaining Life	64
Valuation	\$132,000	Annual Depreciation	\$3,886
Written Down Value	\$126,759	Gross Replacement Cost of Components	\$75,229

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$4,000					\$4,000
Finishes	\$12,000					\$12,000
Services	\$51,846					\$51,846
Substructure	\$6,615					\$6,615
Superstructure	\$57,538					\$57,538
<b>Total</b>	<b>\$131,999</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$131,999</b>

**Scope of Works Required**

**Major Works**

Replacement of fire extinguishers & toilet fittings (hand dryers/soap dispensers), irrigation control system, and garage door.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Blackmore Park Amenities Block**

**Description**

The building structure is constructed of timber framework and hardwood timber cladding painted cream. The roof is made of white colour bond sheets and green aluminium gutters.



**Building information**

Address	Canal Road Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 May 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1980	Net Lettable Area (sqm)	149
Expected Useful Life	65	Remaining Life	27
Valuation	\$508,000	Annual Depreciation	\$15,159
Written Down Value	\$251,850	Gross Replacement Cost of Components	\$188,022

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$37,651			\$37,651
Finishes				\$53,870		\$53,870
Services			\$181,884			\$181,884
Substructure		\$23,749				\$23,749
Superstructure			\$210,846			\$210,846
Total	\$	\$23,749	\$430,381	\$53,870	\$	\$508,000

**Scope of Works Required**

**Major Works**

Replacement of hot water systems, lighting, smoke detectors and switchboards. Refurbishment of kitchen and amenity areas, with internal external painting occurring. Allowance has been included for replacement/works for roofing and drainage components. Provision has been made for the installation of tactile indicators, whilst an allowance has been made for functionality upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways

Bathrooms not ventilated

No separate sanitary facilities for staff and public

Water savings taps not installed in amenity and kitchen areas

Not all external doors can be unlocked from the inside without using a key

Stairs do not have contrasting coloured nosing strips installed - 100%

External windows do not have double glazing

Lack of braille and tactile signage to indicate sanitary facilities

No disabled toilets

No separate male and female toilets

No baby change facilities

No solar panels installed

Facility does not have a rainwater collection or harvesting system

Main entrance/exit does not cater for disability access

Installed fire hose reels are not within 4m of a fire door/exit

Fall arrest system not installed

Hot water system is not energy efficient

Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation

## Individual Building Reports

No EWIS panel installed in the building  
Fire blanket not installed in the kitchen area  
No sanitary disposal unit available  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Visitor Changeroom - Gyprock Lining - Cracked - Hole and cracked  
GF-Visitor Changeroom - Timber Lining - Cracked -  
GF-Home changeroom - Timber Framed Windows - Broken Glass - Glass broken  
GF-Home changeroom shower - Ceramic Tiles - Visible Damage - Missing tiles

**Recent Works**

**Blackmore Park SES**

**Description**

Blackmore Oval is situated in Canal Road in Leichhardt. It is home to one of the oldest junior rugby league club in Australia - Leichhardt Wanderers which was formed in 1911.



**Building information**

Address	Canal Road Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	30 April 2018		
Building Importance	Low	Use	Community Services - Leased
Construction Year	1980	Net Lettable Area (sqm)	306
Expected Useful Life	65	Remaining Life	35
Valuation	\$998,000	Annual Depreciation	\$26,177
Written Down Value	\$780,463	Gross Replacement Cost of Components	\$345,003

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$81,822					\$81,822
Finishes			\$111,785			\$111,785
Services	\$176,321					\$176,321
Substructure		\$94,499				\$94,499
Superstructure		\$533,573				\$533,573
<b>Total</b>	<b>\$258,143</b>	<b>\$628,072</b>	<b>\$111,785</b>	<b>\$</b>	<b>\$</b>	<b>\$998,000</b>

**Scope of Works Required**

**Major Works**

Replacement of fire alarm system, extinguishers, air conditioning, floor coverings, and domestic equipment. Refurbishment of amenity, laundry, and kitchen areas is to be completed, whilst repainting of the internal/external areas is to be completed. Allowance has been made to also replace the fencing and water tanks, whilst work/replacement of roofing & guttering/downpipes may be required. Provision has been made for the installation of smoke detectors, roof access system (anchor points or ladder access points), and functionality upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Not all external doors can be unlocked from the inside without using a key  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 External windows do not have double glazing  
 Lack of braille and tactile signage to indicate sanitary facilities  
 No disabled toilets  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Fall arrest system not installed  
 Hot water system is not energy efficient  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 No EWIS panel installed in the building  
 Fire blanket not installed in the kitchen area  
 No sanitary disposal unit available

No separate sink in cooking areas for hand washing purposes  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF- Storage room - Gyprock Lining - Moulding - Mould and water issues  
GF- Storage room - Exit Signs(Illuminated) - Light Not Working - No sign  
GF- Laundry - Paint Finish - Chipped/Flaking - Near door

**Recent Works**

**Bridgewater Park Pump House**

**Description**

This building stands in Bridgewater Park, beside Iron Cove, in the inner west suburb of Rozelle. It was constructed in 1934 as the pump house for the former Balmain Power Station. Cool water was drawn in from the river and pumped up to the station using electronically driven pumps. The water was used to cool the condensers and was then pumped back into the river. The power station was constructed in 1909 and supplied electricity to the local area until it was decommissioned in 1976. The power station was demolished and the land was redeveloped into residential apartments and this park along the foreshore. The building is constructed by brick veneer with colour bond roof sheets and one a single level.



**Building information**

Address	Margaret Street Rozelle		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	08 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1910	Net Lettable Area (sqm)	200
Expected Useful Life	100	Remaining Life	35
Valuation	\$274,000	Annual Depreciation	\$6,066
Written Down Value	\$134,562	Gross Replacement Cost of Components	\$126,845

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes					\$7,901	\$7,901
Services			\$49,301			\$49,301
Substructure			\$50,565			\$50,565
Superstructure			\$166,233			\$166,233
Total	\$	\$	\$266,099	\$	\$7,901	\$274,000

**Scope of Works Required**

**Major Works**

Conduct internal/external painting. Replace wall tiles, fencing, window grills and handrails.

**Low priority works**

**Property Quality Standards and Compliance**

Lack of braille and tactile signage to indicate sanitary facilities  
 No disabled toilets  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Fall arrest system not installed  
 Hot water system is not energy efficient  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 No EWIS panel installed in the building  
 Fire blanket not installed in the kitchen area  
 No sanitary disposal unit available  
 No separate sink in cooking areas for hand washing purposes  
 No sharps container present  
 There is no firm, even, accessible, step free path from the street to the reception area of the building  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

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<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> GF- - Ceramic Tiles - Missing - Patch tiles throughout room
<b>Recent Works</b>



**Brown St Car Park**

**Description**

the building is a underground carpark with access from Brown St Ashfield. The carpark is located below the Esplanade.



**Building information**

Address	17-20 The Esplanade Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	27 April 2018		
Building Importance	Low	Use	Car Park - Leased
Construction Year	2002	Net Lettable Area (sqm)	2800
Expected Useful Life	75	Remaining Life	59
Valuation	\$5,001,000	Annual Depreciation	\$114,498
Written Down Value	\$2,920,270	Gross Replacement Cost of Components	\$530,151

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$99,275					\$99,275
Finishes		\$124,094				\$124,094
Services		\$663,904				\$663,904
Substructure	\$366,078					\$366,078
Superstructure			\$3,747,648			\$3,747,648
Total	\$465,353	\$787,998	\$3,747,648	\$	\$	\$5,000,999

**Scope of Works Required**

**Major Works**

Replacement of exit signs, fire alarm system, hose reels, carpark marking, motorised roller doors, and security cameras. Allowance has also been included for replacing/refurbishing the lift.

**Low priority works**

**Property Quality Standards and Compliance**

- No disabled toilets
- No separate male and female toilets
- No baby change facilities
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- Main entrance/exit does not cater for disability access
- Installed fire hose reels are not within 4m of a fire door/exit
- Fall arrest system not installed
- Hot water system is not energy efficient
- Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
- No EWIS panel installed in the building
- Fire blanket not installed in the kitchen area
- No sanitary disposal unit available
- No separate sink in cooking areas for hand washing purposes
- No sharps container present
- There is no firm, even, accessible, step free path from the street to the reception area of the building
- No ambulant cubicle installed in the male and/or female toilet on each building level
- Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Upper Car Park - Exit Signs(Illuminated) - Light Not Working - Not working near entrance

GF-Upper Car Park - Handrail-Galvanised - Repair - Includes wall between levels

**Recent Works**

**Callan Park Recreational Hall**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide both male and female toilets at a accessible area of the park.



**Building information**

Address	Balmain Road Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	03 February 2018		
Building Importance	Medium-Low	Use	Park Buildings
Construction Year	1970	Net Lettable Area (sqm)	400
Expected Useful Life	75	Remaining Life	40
Valuation	\$1,036,000	Annual Depreciation	\$28,007
Written Down Value	\$879,879	Gross Replacement Cost of Components	\$539,480

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$20,197					\$20,197
Finishes	\$191,280					\$191,280
Services	\$244,743					\$244,743
Substructure		\$84,353				\$84,353
Superstructure		\$495,427				\$495,427
Total	\$456,220	\$579,780	\$	\$	\$	\$1,036,000

**Scope of Works Required**

**Major Works**

Replacement of fire system (system, detectors, and extinguishers), emergency signs/lights, lighting, and air conditioning/ventilation. Refurbishment of amenity areas and replacement of kitchen appliances, along with repainting of internal areas has been allowed for. Provision has been made for upgrade to the sanitary facilities to further meet disability compliance.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Callan Park Storage**

**Description**

The storage room is located inside the building on Callan Park. The building is constructed of sandstone blokes and slides roof tiles.



**Building information**

Address	Balmain Road Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	03 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1970	Net Lettable Area (sqm)	147
Expected Useful Life	75	Remaining Life	27
Valuation	\$265,000	Annual Depreciation	\$6,029
Written Down Value	\$95,400	Gross Replacement Cost of Components	\$150,989

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$7,641		\$7,641
Services				\$47,682		\$47,682
Substructure			\$48,904			\$48,904
Superstructure				\$160,773		\$160,773
Total	\$	\$	\$48,904	\$216,096	\$	\$265,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, fire extinguishers, and ventilation/heating. Refurbishment to amenity areas (incl. fixtures & fittings) and other internal fitout (i.e. work benches), whilst internal/external painting is to occur. Provision has been made to rectify dampness/water ingress.

**Low priority works**

**Property Quality Standards and Compliance**

- No baby change facilities
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- Main entrance/exit does not cater for disability access
- Installed fire hose reels are not within 4m of a fire door/exit
- Fall arrest system not installed
- Hot water system is not energy efficient
- Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
- No EWIS panel installed in the building
- Fire blanket not installed in the kitchen area
- No sanitary disposal unit available
- No separate sink in cooking areas for hand washing purposes
- No sharps container present
- There is no firm, even, accessible, step free path from the street to the reception area of the building
- No ambulant cubicle installed in the male and/or female toilet on each building level
- Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Paint Finish - Discoloured - Repaint fascia  
entrance - Paint Finish - Chipped/Flaking - paint flaking  
kitchen - Metal Framed Windows - Broken Glass - broken glass  
store left - Paint Finish - Chipped/Flaking - paint flaking  
store left - Paint Finish - Water Damaged/Mould Issues - moulds  
store right - Paint Finish - Chipped/Flaking - paint flaking

**Recent Works**

**Callan Park Toilets**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide both male and female toilets at a accessible area of the park.



**Building information**

Address	Balmain Road Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	03 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1980	Net Lettable Area (sqm)	42
Expected Useful Life	65	Remaining Life	37
Valuation	\$150,000	Annual Depreciation	\$4,416
Written Down Value	\$130,059	Gross Replacement Cost of Components	\$67,089

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$4,545				\$4,545
Finishes	\$13,636					\$13,636
Services	\$58,916					\$58,916
Substructure	\$7,517					\$7,517
Superstructure		\$65,385				\$65,385
Total	\$80,069	\$69,930	\$	\$	\$	\$149,999

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Calvert Street Car Park Toilets**

**Description**

The toilet block has fibrolite construction, with a collarbone roof, internal walls are ceramic tiles and fibrolite ceilings. The toilet block consists of two unisex toilets, a disabled toilet and a plant room.



**Building information**

Address	Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	2013	Net Lettable Area (sqm)	20
Expected Useful Life	65	Remaining Life	60
Valuation	\$186,000	Annual Depreciation	\$5,476
Written Down Value	\$178,615	Gross Replacement Cost of Components	\$31,804

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$5,636					\$5,636
Finishes	\$16,909					\$16,909
Services	\$73,056					\$73,056
Substructure	\$9,322					\$9,322
Superstructure	\$81,077					\$81,077
Total	\$186,000	\$	\$	\$	\$	\$186,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Camdenville Park Amenities**

**Description**

Camdenville Park is located in the suburb of St Peters. The open space is a retreat for locals who like to walk, watch sports or play with their dog. Others jog, play on the grass or rest under the shade of the old gum trees.

This building provides public toilets, change rooms and a kiosk.



**Building information**

Address	May & Council Streets St Peters		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	16 March 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1950 (2011)	Net Lettable Area (sqm)	184
Expected Useful Life	65	Remaining Life	30
Valuation	\$838,000	Annual Depreciation	\$25,007
Written Down Value	\$400,547	Gross Replacement Cost of Components	\$212,443

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$62,109		\$62,109
Finishes				\$88,864		\$88,864
Services			\$300,036			\$300,036
Substructure		\$39,177				\$39,177
Superstructure			\$347,813			\$347,813
Total	\$	\$39,177	\$647,849	\$150,973	\$	\$837,999

**Scope of Works Required**

**Major Works**

Refurbishment of kitchen and amenity areas (including replacement of fixtures/fittings). Replacement of lighting and fusebox, Provision has been made for disability modifications that include tactile indicators, braille signage and installation of grab rails within the toilets.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Camdenville OSHC**

**Description**

Centre-based education and care service, approved by Department of Education & Communities children of school age. The building has brick construction, with a tile roof, internal walls and ceilings are hardboard. The building is currently used as a childcare centre. The centre is made up of an office, eating and play areas, storage room, toilet area and kitchen.



**Building information**

Address	Laura Street Newtown		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date			
Building Importance	High	Use	Child Care Council Operated
Construction Year		Net Lettable Area (sqm)	60
Expected Useful Life	75	Remaining Life	45
Valuation	\$66,000	Annual Depreciation	\$1,913
Written Down Value	\$63,429	Gross Replacement Cost of Components	\$148,419

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$5,575					\$5,575
Finishes	\$10,397					\$10,397
Services	\$18,384					\$18,384
Substructure	\$3,767					\$3,767
Superstructure	\$27,877					\$27,877
Total	\$66,000	\$	\$	\$	\$	\$66,000

**Scope of Works Required**

**Major Works**

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<p><b>Camperdown Commons Restaurant</b></p> <p><b>Description</b> Camperdown Commons is a recreational facility located adjacent to Camperdown Park. The facility includes a restaurant, tennis clubhouse and the Chrissie Cotter Gallery. There was also formerly two bowling greens which were removed in a redevelopment of the site in 2016.</p>	
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<b>Building information</b>			
Address	Mallett Street Camperdown		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	30 April 2018		
Building Importance	Medium-Low	Use	Cafés, Restaurants and Kiosks, Commercial
Construction Year	1950	Net Lettable Area (sqm)	640
Expected Useful Life	75	Remaining Life	45
Valuation	\$1,827,000	Annual Depreciation	\$57,374
Written Down Value	\$1,755,170	Gross Replacement Cost of Components	\$2,270,190

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$246,550					\$246,550
Finishes	\$187,547					\$187,547
Services	\$693,291					\$693,291
Substructure	\$69,540					\$69,540
Superstructure	\$630,073					\$630,073
<b>Total</b>	<b>\$1,827,001</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$1,827,001</b>

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of lighting, emergency esigns/lights, fire extinguishers, security system, pumps, cool rooms, and air conditioning/heating system. Refurbishment of kitchen and amenity spaces (incl. appliances and fittings), with conducting internal/external paint throughout the facility. Works/replacements have also been identified for the tennis court surface, fencing, and other grounds components associated with the building/area. Provision to update elements of fire compliance items have been included.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> No sanitary disposal unit available No separate sink in cooking areas for hand washing purposes No sharps container present There is no firm, even, accessible, step free path from the street to the reception area of the building No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Brick Paving - Trip Hazard - Paving dropped Tennis Office - Render - Visible Damage - Holes from previous mountings Tennis Storage - Dry Chemical - Missing - Tennis Storage - Hot Water Unit-Gas (Domestic) - Rust/Corrosion Present - Very old not in use Tennis Storage - Fluorescent Lights - Diffuser missing - Missing Tennis Storage - Louvre Windows - Reglaze - No glass on one window Tennis Storage - Dry Chemical - Requires Test &amp; Tag - Out of date</p>

Tennis Storage - Dry Chemical - Damaged -

**Recent Works**

**Chrissie Cotter Gallery**

**Description**

The building has brick construction, with a aluminium roof, internal walls and ceilings are gyprock. The building is currently used as a public hall. The Hall is made up of the main hall, a kitchen, lobby and foyer areas, a room and toilet areas for male, female and disabled users.



**Building information**

Address	Pidcock Street Camperdown		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	03 February 2018		
Building Importance	Medium	Use	Creative Services
Construction Year	1965	Net Lettable Area (sqm)	240
Expected Useful Life	75	Remaining Life	40
Valuation	\$736,000	Annual Depreciation	\$23,006
Written Down Value	\$538,017	Gross Replacement Cost of Components	\$280,472

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$14,349			\$14,349
Finishes		\$135,890				\$135,890
Services		\$173,872				\$173,872
Substructure		\$59,927				\$59,927
Superstructure			\$351,963			\$351,963
Total	\$	\$369,689	\$366,312	\$	\$	\$736,001

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency signs/lights, fire extinguishers, and air conditioning/heating system. Refurbishment of kitchen and amenity spaces (incl. appliances and fittings), with conducting internal/external paint throughout the facility. Allowance for roofing and external cladding works/replacement. Provision for upgrades to the fire systems/compliance for the facility have been included.

**Low priority works**

**Property Quality Standards and Compliance**

Hot water system is not energy efficient  
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
No EWIS panel installed in the building  
Fire blanket not installed in the kitchen area  
No sanitary disposal unit available  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Brick Cladding - Brickwork Cracked - crack  
Kitchen - Ceramic Tiles - Regrout - regrout  
Foyer - Timber Glass Door - Broken Glass - glass broken needs replacement  
Foyer - Paint Finish (External Door Per Leaf) - Chipped/Flaking - chipped paint

**Recent Works**

Date printed 27 Nov 2018



**Camperdown Park Amenities**

**Description**

The building is contracted from brick veneer structure supported with timber framework. Access to the building is through concrete steps which leads to the main setting area.



**Building information**

Address	Australia Street Camperdown		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	03 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	2016	Net Lettable Area (sqm)	266
Expected Useful Life	65	Remaining Life	63
Valuation	\$1,039,000	Annual Depreciation	\$31,005
Written Down Value	\$997,876	Gross Replacement Cost of Components	\$294,031

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$77,007					\$77,007
Finishes	\$110,179					\$110,179
Services	\$372,002					\$372,002
Substructure	\$48,574					\$48,574
Superstructure	\$431,238					\$431,238
Total	\$1,039,000	\$	\$	\$	\$	\$1,039,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Camperdown Park Electrical Control Room**  
Description



**Building information**

Address	Australia Street Camperdown		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	24 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	2011	Net Lettable Area (sqm)	2
Expected Useful Life	65	Remaining Life	30
Valuation	\$5,000	Annual Depreciation	\$116
Written Down Value	\$2,503	Gross Replacement Cost of Components	\$13,440

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$144		\$144
Services				\$900		\$900
Substructure		\$923				\$923
Superstructure			\$3,033			\$3,033
Total	\$	\$923	\$3,033	\$1,044	\$	\$5,000

**Scope of Works Required**

**Major Works**

Provision to pump replacement/refit, replacement of lighting and external door. Provision for the installation of emergency signs/lights has been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

## Camperdown Park Rotunda

### Description

The structure is made of large sandstone blocks to contract a tall pillar. The base of the structure is concrete covered with terracotta tiles and sitting on top of the pillar is a marble ANZAC soldier.



### Building information

Address	Australia Street Camperdown		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1991	Net Lettable Area (sqm)	64
Expected Useful Life	65	Remaining Life	30
Valuation	\$78,000	Annual Depreciation	\$1,804
Written Down Value	\$37,753	Gross Replacement Cost of Components	\$73,889

### Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$2,249			\$2,249
Services	\$14,035					\$14,035
Substructure		\$14,394				\$14,394
Superstructure				\$47,322		\$47,322
Total	\$14,035	\$14,394	\$2,249	\$47,322	\$	\$78,000

### Scope of Works Required

#### Major Works

Replacement of lighting and extinguishers, and to undertake painting. Allowance has been made for works required to the roofing.

#### Low priority works

#### Property Quality Standards and Compliance

Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
Stairs do not have contrasting coloured nosing strips installed - 100%  
Lack of braille and tactile signage to indicate sanitary facilities  
No solar panels installed  
Evacuation plan is not present  
No sharps container present  
Inadequate directional signage throughout facility

#### Hazardous building materials

Refer to [individual report \(click here\)](#)

#### Defects/Repairs/Renewals

Brick Cladding - Brickwork Cracked - crack

**Recent Works**

**Australia Street Art Camp**

**Description**

Current site is utilised as an Artist Collective. Current site is utilised as an Artist Collective. Refer to Art Camp trim. 113231.17 Art Camp Studio B The White Room trim 113244.17. The Marrickville Artist Residency Review was endorsed shortly before amalgamation, but has never been implemented. Properties have ownership of a copy of this review. The building has brick construction, with a aluminium and colorbond roof, internal walls are fibrolite and render and ceilings are fibrolite. The building is currently used as a community centre. The centre is made up of numerous small rooms, a toilet area, a kitchen area and storage area.

Building is L-SHAPED – need to clarify what “Australia Street Art Camp” represents by way of proportion or whole of property

The Marrickville Artist Residency Review was endorsed shortly before amalgamation, but has never been implemented. Properties have ownership of a copy of this review.

60870.14 Art Camp Studio A

Refer to Art Camp trim

113231.17 Art Camp Studio B

60870.14 Art Camp Studio A

The White Room trim 113244.17

The Hall trim 113292.17

The Marrickville Artist Residency Review was endorsed shortly before amalgamation, but has never been implemented. Properties have ownership of a copy of this review.



**Building information**

Address	24A Australia Street Camperdown		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	12 February 2018		
Building Importance	Medium	Use	Creative Services
Construction Year	1955	Net Lettable Area (sqm)	90
Expected Useful Life	75	Remaining Life	40
Valuation	\$158,000	Annual Depreciation	\$4,271
Written Down Value	\$90,193	Gross Replacement Cost of Components	\$156,734

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$3,080		\$3,080
Finishes		\$29,172				\$29,172
Services			\$37,326			\$37,326
Substructure		\$12,865				\$12,865
Superstructure			\$75,557			\$75,557
Total	\$	\$42,037	\$112,883	\$3,080	\$	\$158,000

**Scope of Works Required**

**Major Works**

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<b>Australia Street Hall Building</b> Description	
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Building information			
Address	24A Australia Street Camperdown		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 March 2018		
Building Importance	Medium-Low	Use	Creative Services
Construction Year	1955	Net Lettable Area (sqm)	125
Expected Useful Life	65	Remaining Life	30
Valuation	\$1,263,000	Annual Depreciation	\$34,354
Written Down Value	\$519,109	Gross Replacement Cost of Components	\$117,814

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$24,623			\$24,623
Finishes			\$233,192			\$233,192
Services			\$298,369			\$298,369
Substructure		\$102,836				\$102,836
Superstructure				\$603,981		\$603,981
Total	\$	\$102,836	\$556,184	\$603,981	\$	\$1,263,001

<b>Scope of Works Required</b>
<b>Major Works</b> Refurbishment of kitchen and amenity areas (including replacement of fixtures/fittings). Replacement of lighting and emergency exit signs, extinguishers, smoke detectors, ventilation fans, hot water unit, and alarm panel & sensors. Floor coverings and painting of the facility should also be covered, whilst an allowance has also been included for roofing and fencing if required. Provision has been made for disability and fire compliance upgrades.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Stairs do not have contrasting coloured nosing strips installed - 100% Lack of braille and tactile signage to indicate sanitary facilities No solar panels installed Evacuation plan is not present No sharps container present Inadequate directional signage throughout facility
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Hall-WC - Render - Cracked - Above door.
<b>Recent Works</b>

**Portuguese Ethnographic Museum**

**Description**

The Portuguese Ethnographic Museum of Australia was opened on the 10th of June 1997. The Museum's area comprises a hall where exhibits are on show, and a stage. Venue hire is available for exhibitions. It is located in the Camperdown Park area. Site is operated exclusively by tenant. A 2012 Community Needs Research Study found potential to reuse the space as a Community Venue. Possibility of relocating should suitable venue for current tenant. The building has brick construction, with a colorbond roof, internal walls and ceilings are plaster. The building is currently being used as a community centre. The centre is made up of two small rooms, a toilet area and kitchen area.



**Building information**

Address	24A Australia Street Camperdown		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	12 February 2018		
Building Importance	Medium-Low	Use	Community Services - Leased
Construction Year	1960	Net Lettable Area (sqm)	225
Expected Useful Life	75	Remaining Life	35
Valuation	\$558,000	Annual Depreciation	\$15,085
Written Down Value	\$424,767	Gross Replacement Cost of Components	\$256,613

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$10,878				\$10,878
Finishes		\$103,025				\$103,025
Services		\$131,821				\$131,821
Substructure		\$45,433				\$45,433
Superstructure		\$266,842				\$266,842
Total	\$	\$557,999	\$	\$	\$	\$557,999

**Scope of Works Required**

**Major Works**

Replacement of extinguishers and smoke detectors, emergency exit signs, and other lighting. Refurbishment/upgrades of the kitchen and amenity area (incl. appliances) should be completed, whilst an allowance has also been included for potential roofing/guttering/downpipe works. Provision has been made for upgrades to both general and disability accessibility modifications.

**Low priority works**

**Property Quality Standards and Compliance**

Stairs do not have contrasting coloured nosing strips installed - 100%  
Lack of braille and tactile signage to indicate sanitary facilities  
No solar panels installed  
Evacuation plan is not present  
No sharps container present  
Inadequate directional signage throughout facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-01 - Handrail-Metal - Non-Compliant - Hand rail on wrong side of stairs leaving more than 1m drop at top  
GF-Toilet - Louvre Windows - Reglaze - Broken glass

**Recent Works**



**Cavendish Street Early Learning Centre**

**Description**

Cavendish Street Early Learning Centre, is a centre-based education and care service, approved by Department of Education & Communities children from birth to five years of age. The building has brick construction, with a timber and fibrolite roof, internal walls are render and ceilings are gyprock. The building is currently used as a childcare centre. The centre is made up of numerous small rooms, toilet areas, a kitchen area, office and storage areas.



**Building information**

Address	142 Cavendish Street Stanmore		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	03 May 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	1890	Net Lettable Area (sqm)	396
Expected Useful Life	75	Remaining Life	42
Valuation	\$1,683,000	Annual Depreciation	\$48,774
Written Down Value	\$1,564,422	Gross Replacement Cost of Components	\$573,340

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$142,171					\$142,171
Finishes	\$265,130					\$265,130
Services	\$468,781					\$468,781
Substructure	\$96,062					\$96,062
Superstructure	\$710,856					\$710,856
Total	\$1,683,000	\$	\$	\$	\$	\$1,683,000

**Scope of Works Required**

**Major Works**

(2026) Replacement of lighting, exit signs, smoke detectors, extinguishers, air conditioning, hot water units, and alarm sensors. Refurbishment of amenity and kitchen areas (incl appliances), replacement of floor coverings, and undertaking exterior replacements (i.e. soft-fall, paving, water tanks, shade cloths, awnings, and fencing). Building will also undergo an internal & external paint.

**Low priority works**

**Property Quality Standards and Compliance**

No solar panels installed  
Evacuation plan is not present  
No sharps container present  
Inadequate directional signage throughout facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

L1-Playroom - Carpet - Re-Stretch - Rippling  
L1-Art Room - Carpet - Patch - Carpet - Stained  
L1-Art Room - Paint Finish - Water Damaged/Mould Issues - Water damage  
L1-Art Room - Gyprock Lining - Cornice/Cover Strips - Cornice cracked  
L1- Staff Bathroom - Paint Finish - Water Damaged/Mould Issues - Water damage  
L1-Hallway - Gyprock Lining - Cornice/Cover Strips - Cracked  
L1-Hallway - Paint Finish - Chipped/Flaking - Chipped in various locations  
Back Room - Fire Hose Reels - Requires Test & Tag - Last test date june 2017  
Back Room - Paint Finish - Chipped/Flaking - Chipped flaking  
Dining Room - Gyprock Lining - Cornice/Cover Strips - Cracked

Laundry - Timber Framed Windows - Catch Broken - Window does not stay open by itself

**Recent Works**

**Cavendish Street Early Learning Centre Garage**  
Description



**Building information**

Address	142 Cavendish Street Stanmore		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date			
Building Importance	High	Use	Child Care Council Operated
Construction Year	1890	Net Lettable Area (sqm)	22
Expected Useful Life	75	Remaining Life	42
Valuation	\$44,000	Annual Depreciation	\$1,001
Written Down Value	\$24,640	Gross Replacement Cost of Components	\$16,495

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes		\$1,269				\$1,269
Services		\$7,917				\$7,917
Substructure	\$8,120					\$8,120
Superstructure	\$26,694					\$26,694
Total	\$34,814	\$9,186	\$	\$	\$	\$44,000

**Scope of Works Required**

**Major Works**

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<b>Centenary Park Groundsmans Shed</b> Description	
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<b>Building information</b>			
Address	Church Street Croydon		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	01 May 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1970	Net Lettable Area (sqm)	30
Expected Useful Life	65	Remaining Life	35
Valuation	\$49,000	Annual Depreciation	\$1,133
Written Down Value	\$30,851	Gross Replacement Cost of Components	\$38,336

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$1,413			\$1,413
Services	\$8,817					\$8,817
Substructure		\$9,043				\$9,043
Superstructure			\$29,728			\$29,728
Total	\$8,817	\$9,043	\$31,141	\$	\$	\$49,001

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" External windows do not have double glazing Lack of braille and tactile signage to indicate sanitary facilities Each room within the building does not have fire detectors installed No baby change facilities No solar panels installed Facility does not have a rainwater collection or harvesting system Hot water system is not energy efficient No sharps container present No braille and tactile indicators at the entrance to each ambulant amenity
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Pumphouse - Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Clean Pumphouse-GF- Storeroom - Fluorescent Lights - Light fitting missing - No cover Pumphouse-GF- Shed - Fluorescent Lights - Diffuser missing - Missing Pumphouse-GF- Shed - Fluorescent Lights - Light fitting missing - No light cover
<b>Recent Works</b>

**Centenary Park Pavilion-Amenities**

**Description**

The pavilion has been recently development, as the structure is made of concrete slabs which has been reinforced by steel bars. The roof is contracted by white colour bond sheeting and is held up have steel framework. Also, the building is a single storey complex.



**Building information**

Address	Church Street Croydon		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	11 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	2017	Net Lettable Area (sqm)	600
Expected Useful Life	65	Remaining Life	64
Valuation	\$1,279,000	Annual Depreciation	\$38,167
Written Down Value	\$1,228,376	Gross Replacement Cost of Components	\$588,231

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$94,795					\$94,795
Finishes	\$135,629					\$135,629
Services	\$457,932					\$457,932
Substructure	\$59,794					\$59,794
Superstructure	\$530,851					\$530,851
Total	\$1,279,001	\$	\$	\$	\$	\$1,279,001

**Scope of Works Required**

**Major Works**

Replacement of extinguishers, smoke detectors, and exit signs should be prioritised. Other replacement works include; RCDs, lighting, TMVs, exhaust hoods, refridgerators, and zip units. Fixtures wihtin the amenity areas will need to be replaced, whilst internal & extrenal painting is required.

**Low priority works**

**Property Quality Standards and Compliance**

No baby change facilities  
No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
Hot water system is not energy efficient  
No sharps container present  
No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Amenities- Kitchen/Canteen - Fire Blanket - Requires Test & Tag - 42917  
Amenities- Kitchen/Canteen - Carbon Dioxide - Requires Test & Tag - 42917  
Amenities- Meeting room - Dry Chemical - Requires Test & Tag - 42917  
Amenities- Meeting room Control room - Carbon Dioxide - Requires Test & Tag - 42917

**Recent Works**

**Clontarf Cottage Community Centre**

**Description**

A historical cottage built in 1844; the cottage was bought by LMC in 1974 and restored for community use in 1988. It is currently available for hire and community use with a capacity of 50 people.

Clontarf Cottage is currently not an accessible venue. A historical cottage built in 1844; the cottage was bought by LMC in 1974 and restored for community use in 1988. It is currently available for hire and community use with a capacity of 50 people. It is mainly utilised for parties and smaller scale venues. There are challenges around parking due to the tightness of roads in the local area together with the facilities and accessibility. Clontarf Cottage has previously operated under the management of local passionate residents and still hosts regular social gatherings. Clontarf Cottage is currently not an accessible venue and needs immediate attention.



**Building information**

Address	4 Wallace Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 February 2018		
Building Importance	Medium	Use	Community Services - Leased
Construction Year	1850	Net Lettable Area (sqm)	144
Expected Useful Life	120	Remaining Life	70
Valuation	\$1,811,000	Annual Depreciation	\$48,221
Written Down Value	\$1,031,986	Gross Replacement Cost of Components	\$269,112

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

**Scope of Works Required**

**Major Works**

Replacement of extinguishers, smoke detectors, emergency signs, and lighting throughout the facility. Refurbishment of the kitchen area (incl. appliances) has been identified, along with an internal/external paint. Allowance has been made for roofing replacement/works that may be required. Provision has been made for disability and fire compliance upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Cohen Park Tennis Courts Amenities & Storage**

**Description**

Multi purpose Courts are provided for Tennis use, netball training and futsal. There are two Courts available.



**Building information**

Address	Hudson Street Annandale		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 January 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	2016	Net Lettable Area (sqm)	36
Expected Useful Life	65	Remaining Life	63
Valuation	\$122,000	Annual Depreciation	\$3,641
Written Down Value	\$107,044	Gross Replacement Cost of Components	\$76,518

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$9,042					\$9,042
Finishes	\$12,937					\$12,937
Services	\$43,681					\$43,681
Substructure	\$5,704					\$5,704
Superstructure		\$50,636				\$50,636
<b>Total</b>	<b>\$71,364</b>	<b>\$50,636</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$122,000</b>

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Haberfield Centre Library**

**Description**

The Haberfield Centre comprising of the library, meeting rooms and part of premise is used by State Emergency Services. The building is a double storey complex, constructed of brick and yellow render.



**Building information**

Address	78-80 Dalhousie Street Haberfield		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	26 April 2018		
Building Importance	Medium-High	Use	Library
Construction Year	1910	Net Lettable Area (sqm)	646
Expected Useful Life	75	Remaining Life	40
Valuation	\$4,603,000	Annual Depreciation	\$137,650
Written Down Value	\$3,228,230	Gross Replacement Cost of Components	\$583,516

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$295,945				\$295,945
Finishes			\$539,042			\$539,042
Services	\$1,706,968					\$1,706,968
Substructure		\$248,382				\$248,382
Superstructure			\$1,812,662			\$1,812,662
<b>Total</b>	<b>\$1,706,968</b>	<b>\$544,327</b>	<b>\$2,351,704</b>	<b>\$</b>	<b>\$</b>	<b>\$4,602,999</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

No sharps container present

No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

- GF-Main Library - Gyprock Lining - Cracked - Cracked
- GF-Main Library - Carpet - Patch - Carpet - Replace
- GF-Main Library - Paint Finish - Chipped/Flaking - Paint flaking in different parts of ceiling
- GF-Main Library - Carpet - Visible Damage - Worn carpet on stairs
- GF-Main Library - Fluorescent Lights - Light Not Working - Light not working
- GF-Main Library - Render - Cracked - Hairline cracks in various locations
- GF-Main Library - Fire Hose Reels - Requires Test & Tag - Last test July 2017
- GF-Office 1 - Gyprock Lining - Moisture Damage - Water damage
- GF-Office 1 - Paint Finish - Water Damaged/Mould Issues - Water stain
- GF-Office 1 - Fluorescent Lights - Light fitting missing - Missing covers
- GF-Office 1 - Carbon Dioxide - Requires Test & Tag - Last test July 2017
- GF-Office 1 - Fluorescent Lights - Diffuser missing - Missing light
- GF-Storeroom - Gyprock Lining - Cracked - Cornice cracked
- GF-Storeroom - Paint Finish - Chipped/Flaking - Paint chipping
- GF-Kitchen - Plaster Board Lining - Cracked - Cracked
- GF-Bathroom - Fluorescent Lights - Light fitting missing - Missing cover

GF-Entry Foyer - Gyprock Lining - Moisture Damage - Water damage  
GF-Entry Foyer - Paint Finish - Water Damaged/Mould Issues - Water damage  
GF-Male Toilets - Ceramic Tiles - Regrout - Edge needs regrout  
GF-Michael Maher Room - Fluorescent Lights - Diffuser missing - Diffuser missing  
L1-Corridor - Gyprock Lining - Cracked - Cracked on edges  
L1-Corridor - Render - Chipped/Flaking - Cracked & chipping

**Recent Works**

**Haberfield Centre SES Headquarters**

**Description**

The Haberfield Centre comprising of the library, meeting rooms and part of premise is used by State Emergency Services. The building is a double storey complex, constructed of brick and yellow render.



**Building information**

Address	78-80 Dalhousie Street Haberfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	26 April 2018		
Building Importance	High	Use	Community Services
Construction Year	1960	Net Lettable Area (sqm)	252
Expected Useful Life	65	Remaining Life	35
Valuation	\$863,000	Annual Depreciation	\$24,851
Written Down Value	\$649,854	Gross Replacement Cost of Components	\$345,389

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$107,382					\$107,382
Finishes			\$104,427			\$104,427
Services		\$215,750				\$215,750
Substructure		\$57,139				\$57,139
Superstructure		\$378,301				\$378,301
Total	\$107,382	\$651,190	\$104,427	\$	\$	\$862,999

**Scope of Works Required**

**Major Works**

(2027) Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning, hot water units, and security systems. Refurbishment of amenity & kitchen areas, with replacement of BMS, fencing, and floor finishes. Facility will also require an internal/external paint job. Allowance for roofing works/replacements has been included.

**Low priority works**

**Property Quality Standards and Compliance**

Hot water system is not energy efficient  
No EWIS panel installed in the building  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Carpark - Asphalt - Cracking - Down middle of drive  
GF-Training room - Fluorescent Lights - Diffuser missing - All missing  
GF-Store Room 01 - Exit Signs(Illuminated) - Light Not Working - Not illuminated  
GF-Store Room 01 - Fluorescent Lights - Diffuser missing - Both missing  
GF-Store Room 01 - Render - Cracked - Couple of cracks  
GF- Hall 01 - Exit Signs(Illuminated) - Non-Compliant - Old design  
GF- Hall 01 - Paint Finish - Water Damaged/Mould Issues - Rising damp  
GF- Office 03 - Paint Finish - Water Damaged/Mould Issues - mould / damp  
GF- Locker Room - Paint Finish - Water Damaged/Mould Issues - Patch paint wall due to rising damp  
GF- Garage - Fluorescent Lights - Diffuser missing - Both missing

GF- Garage - Concrete Slab - Cracking - Long crack down the middle  
GF-officers room - Fluorescent Lights - Diffuser missing - Both missing  
GF-officers room - Fluorescent Lights - Diffuser missing -  
GF-officers room - Paint Finish - Water Damaged/Mould Issues - Damp Mould issues

**Recent Works**

<p><b>Summer Hill Car Park Toilets</b></p> <p><b>Description</b> The toilets are a single storey site constructed of single brick with cream colour render from the outside. It has clay roof tiles.</p>	
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<b>Building information</b>			
Address	Hardie Avenue Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	02 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	2000	Net Lettable Area (sqm)	4
Expected Useful Life	65	Remaining Life	40
Valuation	\$110,000	Annual Depreciation	\$3,239
Written Down Value	\$104,966	Gross Replacement Cost of Components	\$13,210

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$3,333				\$3,333
Finishes	\$10,000					\$10,000
Services	\$43,205					\$43,205
Substructure	\$5,513					\$5,513
Superstructure	\$47,949					\$47,949
Total	\$106,667	\$3,333	\$	\$	\$	\$110,000

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Summer Hill Community Centre**

**Description**

Site is currently operated and driven by community through Summer Hill Community Centre Incorporated. The property is maintained by Council, and in addition to provision of the site on a peppercorn agreement, an Annual Grant of \$44000 is provided to support the facility.

Venue is mixed use for Support Groups (AA et al), Children Services and Recreational Activities. A sub-lease arrangement is also in place in coordination with a local partner providing Case Work and Case Management.

Site is currently operated and driven by community through Summer Hill Community Centre Incorporated. The property is maintained by Council, and in addition to provision of the site on a peppercorn agreement, an Annual Grant of \$44000 is provided to support the facility. Venue is mixed use for Support Groups (AA et al), Children Services and Recreational Activities. A sub-lease arrangement is also in place in coordination with a local partner providing Case Work and Case Management.

Summer Hill Community Centre has also put in place Venue Hire. Members of the public need become a member of SHCC and then have rights to utilise venue and attend AGM.



**Building information**

Address	131 Smith Street Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 February 2018		
Building Importance	Medium-High	Use	Community Services
Construction Year	2000	Net Lettable Area (sqm)	308
Expected Useful Life	75	Remaining Life	57
Valuation	\$1,660,000	Annual Depreciation	\$48,107
Written Down Value	\$1,595,343	Gross Replacement Cost of Components	\$562,679

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$140,228					\$140,228
Finishes	\$261,507					\$261,507
Services	\$462,374					\$462,374
Substructure	\$94,749					\$94,749
Superstructure	\$701,142					\$701,142
Total	\$1,660,000	\$	\$	\$	\$	\$1,660,000

**Scope of Works Required**

**Major Works**

(2026) Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning, heaters, and security systems. Refurbishment of amenity area, with replacement of kitchen appliances , audio-visual equipment, and floor finishes. Facility will also require an internal/external paint job.

**Low priority works**

**Property Quality Standards and Compliance**

Main entrance/exit does not cater for disability access

Hot water system is not energy efficient

No sharps container present

There is no firm, even, accessible, step free path from the street to the reception area of the building

Inadequate directional signage throughout facility

No ambulant cubicle installed in the male and/or female toilet on each building level

No braille and tactile indicators at the entrance to each ambulant amenity

Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

Date printed 27 Nov 2018

## Inner West Council

Individual Building Reports



Vandalism is rare for the facility

### **Hazardous building materials**

Refer to [individual report \(click here\)](#)

### **Defects/Repairs/Renewals**

Guttering-Metal - Gutter Leaks/Clean/Straighten - Clean

main hall - Accordion/Folding - Visible Damage - Fix 1 panel

### **Recent Works**



**Summer Hill SHARE building**

**Description**

Erected on the land is a single storey purpose built Community Hall, which is estimated to be about 40-50 years old. A more recent extension has been added to the front of the building. The property is located on Smith Street, Summer Hill, and is within 300 metres of the Summer Hill Railway Station, and it is located on the western edge of the Summer Hill Town Centre. The rear of the property backs onto and is part of a large local reserve known as Darrell Jackson Gardens. Not in CFS portfolio.



**Building information**

Address	135 Smith Street Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	02 February 2018		
Building Importance	Medium	Use	Child Care
Construction Year	1990	Net Lettable Area (sqm)	311
Expected Useful Life	75	Remaining Life	47
Valuation	\$1,236,000	Annual Depreciation	\$33,414
Written Down Value	\$1,065,048	Gross Replacement Cost of Components	\$446,008

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$24,096				\$24,096
Finishes	\$228,206					\$228,206
Services	\$291,991					\$291,991
Substructure	\$100,638					\$100,638
Superstructure		\$591,069				\$591,069
<b>Total</b>	<b>\$620,835</b>	<b>\$615,165</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$1,236,000</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Each room within the building does not have fire detectors installed  
 Emergency lighting do not light the path to each emergency exit  
 No disabled toilets  
 Main entrance/exit does not cater for disability access  
 Hot water system is not energy efficient  
 No sharps container present  
 There is no firm, even, accessible, step free path from the street to the reception area of the building  
 Inadequate directional signage throughout facility  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Hallway - Fluorescent Lights - Light fitting missing - No light covers  
 First Aid room - Fluorescent Lights - Light fitting missing - No cover  
 Back play room - Exit Signs(Illuminated) - Non-Compliant -

**Recent Works**

**Dawn Fraser Pool Northern Pavilion**

**Description**

The complex is made up of different structures. The main amenities block is constructed of brick work and covered in yellow render. On either side of the main block, there is a timber structured rooms and storage facilities. Finally, the entire beach front is a sandstone seawall with cement mortar.



**Building information**

Address	48 Fitzroy Avenue Balmain		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date			
Building Importance	High	Use	Aquatic Services
Construction Year	1850-1880	Net Lettable Area (sqm)	469
Expected Useful Life	60	Remaining Life	45
Valuation	\$361,000	Annual Depreciation	\$10,794
Written Down Value	\$270,750	Gross Replacement Cost of Components	\$503,150

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$750			\$750
Services			\$4,678			\$4,678
Substructure			\$4,798			\$4,798
Superstructure			\$15,774			\$15,774
Total	\$	\$	\$26,000	\$	\$	\$26,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Dawn Fraser Pool Open Shed**

**Description**

The complex is made up of different structures. The main amenities block is constructed of brick work and covered in yellow render. On either side of the main block, there is a timber structured rooms and storage facilities. Finally, the entire beach front is a sandstone seawall with cement mortar.



**Building information**

Address	48 Fitzroy Avenue Balmain		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date			
Building Importance	High	Use	Aquatic Services
Construction Year	1850-1880	Net Lettable Area (sqm)	493
Expected Useful Life	60	Remaining Life	15
Valuation	\$26,000	Annual Depreciation	\$608
Written Down Value	\$6,500	Gross Replacement Cost of Components	\$186,786

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$26,756					\$26,756
Finishes	\$38,282					\$38,282
Services	\$129,252					\$129,252
Substructure	\$16,877					\$16,877
Superstructure	\$149,834					\$149,834
Total	\$361,001	\$	\$	\$	\$	\$361,001

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Dawn Fraser Pool Southern Pavilion**

**Description**

The complex is made up of different structures. The main amenities block is constructed of brick work and covered in yellow render. On either side of the main block, there is a timber structured rooms and storage facilities. Finally, the entire beach front is a sandstone seawall with cement mortar.



**Building information**

Address	48 Fitzroy Avenue Balmain		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date			
Building Importance		Use	Aquatic Services
Construction Year	1850-1880	Net Lettable Area (sqm)	
Expected Useful Life		Remaining Life	
Valuation		Annual Depreciation	\$
Written Down Value		Gross Replacement Cost of Components	

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Deborah Little Early Learning Centre main building**  
**Description**  
 Centre-based education and care service, approved by Department of Education & Communities children from birth to five years of age.



<b>Building information</b>			
Address	1 Macarthur Parade Dulwich Hill		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	09 February 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	1996	Net Lettable Area (sqm)	350
Expected Useful Life	75	Remaining Life	53
Valuation	\$1,290,000	Annual Depreciation	\$37,384
Written Down Value	\$1,239,755	Gross Replacement Cost of Components	\$417,439

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$108,973					\$108,973
Finishes	\$203,219					\$203,219
Services	\$359,315					\$359,315
Substructure	\$73,630					\$73,630
Superstructure	\$544,863					\$544,863
<b>Total</b>	<b>\$1,290,000</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$1,290,000</b>

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> No sharps container present There is no firm, even, accessible, step free path from the street to the reception area of the building Inadequate directional signage throughout facility No ambulant cubicle installed in the male and/or female toilet on each building level No braille and tactile indicators at the entrance to each ambulant amenity Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) Vandalism is rare for the facility
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Metal Gate - Gate latch broken - Rust on gate to AC units Foyer - Carpet - Patch - Carpet - One patch worn through Play Room 2 - Carpet - Re-Stretch - Minor stretching required
<b>Recent Works</b>

**Deborah Little Early Learning Centre rear building**

**Description**

The building has brick construction, with a tile roof, internal walls and ceilings are gyprock. The building is currently being used as a childcare centre. The centre is made up of play rooms, a storage area, toilet areas for staff and children, office and a kitchen.



**Building information**

Address	1 Macarthur Parade Dulwich Hill		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	09 February 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	1986	Net Lettable Area (sqm)	270
Expected Useful Life	75	Remaining Life	43
Valuation	\$1,037,000	Annual Depreciation	\$30,052
Written Down Value	\$996,609	Gross Replacement Cost of Components	\$356,482

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$87,600					\$87,600
Finishes	\$163,363					\$163,363
Services	\$288,845					\$288,845
Substructure	\$59,189					\$59,189
Superstructure	\$438,002					\$438,002
Total	\$1,036,999	\$	\$	\$	\$	\$1,036,999

**Scope of Works Required**

**Major Works**

Replacement of lighting, smoke detectors & extinguishers, air conditioning and hot water systems. Works should also be completed to the kitchen (incl. appliances) and amenity areas, whilst floor coverings and painting is done through the building. External replacements include; softfall, fencing, and covered areas (incl. shade cloths). Provision has been made for disability accessibility modifications and amenity upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

No ambulant cubicle installed in the male and/or female toilet on each building level  
No braille and tactile indicators at the entrance to each ambulant amenity  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Metal Gate - Gate latch missing - Button to lift to open gate missing  
Storage - Incandescent Lights - Light Not Working - Not switching on  
Bathroom - Ceramic Tiles - Missing - Tiles missing around shower dividing wall  
Toilet - Paint Finish (Per Leaf) - Missing - Looks to be a missing push panel

**Recent Works**



<b>Denison Road Community Garden Shed</b> Description	
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<b>Building information</b>			
Address	194 Denison Road Dulwich Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	09 February 2018		
Building Importance	Low	Use	Community Services - Leased
Construction Year		Net Lettable Area (sqm)	4
Expected Useful Life	50	Remaining Life	45
Valuation	\$2,000	Annual Depreciation	\$48
Written Down Value	\$1,920	Gross Replacement Cost of Components	\$1,492

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$58					\$58
Services	\$360					\$360
Substructure	\$369					\$369
Superstructure	\$1,213					\$1,213
Total	\$2,000	\$	\$	\$	\$	\$2,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>



**Dulwich Hill Language School**

**Description**

Current Lease. Tenants undertook DA approved upgrade works upon coming to site. Space is located behind former Dulwich Hill Library. Separate offices at back of building lie less than 10km from city centre. Placement sits amongst residential and commercial dwellings, close to Dulwich Hill Station. Space is located behind former Dulwich Hill Library. Separate offices exist at back of building less than 10km from city centre. Placement sits amongst residential and commercial dwellings, close to Dulwich Hill Station. The building has brick construction, with a collarbone roof, internal walls are render and ceilings are gyprock. This is a home converted into a childcare centre. The Centre is old however still functional. The building is made up of several library areas, toilet areas, staff areas and a storage area.

Annexure – The area is zoned B2 Local Centre.



**Building information**

Address	12A Seaview Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	24 January 2018		
Building Importance	Medium-Low	Use	Community Services - Leased
Construction Year	1956	Net Lettable Area (sqm)	130
Expected Useful Life	65	Remaining Life	35
Valuation	\$301,000	Annual Depreciation	\$8,187
Written Down Value	\$201,261	Gross Replacement Cost of Components	\$162,983

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$5,868			\$5,868
Finishes	\$55,575					\$55,575
Services		\$71,108				\$71,108
Substructure		\$24,508				\$24,508
Superstructure			\$143,942			\$143,942
<b>Total</b>	<b>\$55,575</b>	<b>\$95,616</b>	<b>\$149,810</b>	<b>\$</b>	<b>\$</b>	<b>\$301,001</b>

**Scope of Works Required**

**Major Works**

Replacement of air conditioning, fire extinguishers and smoke detectors, lighting and exit signs, and security system. Refurbishment of amenity and kitchen areas, with internal/external painting required. Allowance for roof and fencing works/replacement. Provision has been made for disability and fire compliance upgrades. Allowance for structural investigation has also been included.

**Low priority works**

**Property Quality Standards and Compliance**

Exterior doors are not auto-lockable (Remote lockable)  
External doors do not front the primary access point of the site  
Evacuation plan is present but not clearly visible  
Inadequate directional signage throughout facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Paths/Ramps - Trip Hazard - Cracked and not level where trucks park. Barrier required  
GF-WC 2 - Toilet-China Bowl/Cistern - Toilet Seat - Missing

**Recent Works**

**Dulwich Hill Library**

**Description**

The building has brick construction, with a tile roof, internal walls are render and ceilings are gyprock. The building is currently used as a childcare centre. The centre is made up of several rooms, toilet areas and a kitchen area.



**Building information**

Address	12-14 Seaview Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	24 April 2018		
Building Importance	Medium-Low	Use	Community Services - Leased
Construction Year	1930	Net Lettable Area (sqm)	212
Expected Useful Life	100	Remaining Life	65
Valuation	\$916,000	Annual Depreciation	\$27,228
Written Down Value	\$701,871	Gross Replacement Cost of Components	\$338,373

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$58,893				\$58,893
Finishes	\$107,270					\$107,270
Services	\$339,688					\$339,688
Substructure	\$49,428					\$49,428
Superstructure			\$360,721			\$360,721
Total	\$496,386	\$58,893	\$360,721	\$	\$	\$916,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, smoke detectors, emergency lights/signs, extinguishers, hot water unit, and air conditioning. Kitchen facilities will need an upgrade, with painting of the building to occur. Floor coverings in areas will be replaced, with some updates of the amenity areas. Allowance has been included for roofing/guttering works/replacement. Provision has been made for disability and fire compliance upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Evacuation plan is present but not clearly visible  
Inadequate directional signage throughout facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Library-Middle Office Area (North Side) - Smoke Detectors - Loose - Hanging from ceiling. Wires exposed.  
Front Office Area (North Side) - Render - Cracked - Crack in render  
Front Office Area (North Side) - Paint Finish - Chipped/Flaking - Flaking  
GF-Kitchen - Paint Finish - Missing - Missing from previous mountings  
GF-Kitchen - Fluorescent Lights - Light Not Working - Light not working  
GF-Kitchen - Fibrolite - Cracked - Dropping  
Storage Area - Int Window-Timber - Broken Glass - Two louvre panels missing

**Recent Works**

**Emanuel Tsardoulias Library Centre**

**Description**

The Dulwich Hill Library was renamed in honour of Emanuel Tsardoulias who passed away in 2014 at the age of 38. The new Library was officially opened on 10 September 2016 to a newer bigger space. This facility replaces the original Dulwich Hill Library on Seaview St. It will host regular activities for the community, as well as housing thousands of new books and DVDs.



**Building information**

Address	362/372 New Canterbury Road Dulwich Hill		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	09 February 2018		
Building Importance	Medium-High	Use	Library
Construction Year	2016	Net Lettable Area (sqm)	309
Expected Useful Life	75	Remaining Life	73
Valuation	\$1,430,000	Annual Depreciation	\$42,763
Written Down Value	\$1,373,916	Gross Replacement Cost of Components	\$283,257

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$91,940					\$91,940
Finishes	\$167,463					\$167,463
Services	\$530,299					\$530,299
Substructure	\$77,164					\$77,164
Superstructure	\$563,134					\$563,134
Total	\$1,430,000	\$	\$	\$	\$	\$1,430,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, smoke detectors, extinguishers & hose reels, and equipment/appliances (i.e. audio visual & kitchen). Internal painting will be required, with also replacement of some of the amenity fixtures/fittings. Provision has been made for fire compliance upgrades and amenity upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Seaview Street Hall**

**Description**

Venue hire facility undergoing building upgrade works January 2018. This property is adjacent to the Old Dulwich Hill Library, and the nearby Leased Site (tenant is the NSW Federation of Language Schools).

Seaview Street Hall is a Venue hire facility undergoing building upgrade works January 2018.

The property houses a number of regular hirers including Support and Playgroups. The building has brick construction, with a collarbone roof, internal walls are render and ceilings are gyprock. The building is currently used as a public hall. The hall is made up of numerous small rooms, toilet areas and a kitchen area.



**Building information**

Address	12-14 Seaview Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	09 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1956	Net Lettable Area (sqm)	152
Expected Useful Life	75	Remaining Life	50
Valuation	\$590,000	Annual Depreciation	\$15,950
Written Down Value	\$567,126	Gross Replacement Cost of Components	\$244,255

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$11,502					\$11,502
Finishes	\$108,933					\$108,933
Services	\$139,381					\$139,381
Substructure	\$48,039					\$48,039
Superstructure	\$282,144					\$282,144
Total	\$589,999	\$	\$	\$	\$	\$589,999

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Easton Park Amenities/Dressing Shed/Toilets**

**Description**

Easton park provides different amenities such as dressing sheds and toilets that are constructed of brick veneer and colourbond sheet roofing. Also, the wall from outside is covered with colourful artwork.



**Building information**

Address	Lilyfield Road Rozelle		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	08 February 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	118
Expected Useful Life	65	Remaining Life	35
Valuation	\$414,000	Annual Depreciation	\$12,354
Written Down Value	\$262,773	Gross Replacement Cost of Components	\$139,467

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$30,684			\$30,684
Finishes		\$43,902				\$43,902
Services		\$148,228				\$148,228
Substructure		\$19,355				\$19,355
Superstructure			\$171,831			\$171,831
Total	\$	\$211,485	\$202,515	\$	\$	\$414,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

- Grab rails not provided in all disabled toilets in building
- Bathroom ventilated with window
- No separate sanitary facilities for staff and public
- Water savings taps not installed in amenity and kitchen areas
- External windows do not have double glazing
- Lack of braille and tactile signage to indicate sanitary facilities
- No disabled toilets
- No separate male and female toilets
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- No dedicated space and fittings for cleaning equipment
- No mobility parking space at or in close proximity to the building
- No separate sink in cooking areas for hand washing purposes
- No sharps container present
- Instantaneous water boiling unit not installed
- No ambulant cubicle installed in the male and/or female toilet on each building level

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Change room 1 - Paint Finish (Per Leaf) - Missing - Repaint patch

Change room 1 - Gyprock Lining - Missing - Corner chipping away

**Recent Works**



**Elkington Park Bandstand**

**Description**

The bandstand is constructed of brick work and concrete staircases. The roof of the complex is made of colourbond sheets and timber framework. Finally, the stand is a double storey complex.



**Building information**

Address	White Street Balmain		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year		Net Lettable Area (sqm)	65
Expected Useful Life	75	Remaining Life	35
Valuation	\$132,000	Annual Depreciation	\$3,003
Written Down Value	\$72,809	Gross Replacement Cost of Components	\$36,474

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$3,806			\$3,806
Services			\$23,751			\$23,751
Substructure		\$24,360				\$24,360
Superstructure			\$80,083			\$80,083
Total	\$	\$24,360	\$107,640	\$	\$	\$132,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Elkington Park Caretakers Cottage**  
Description



**Building information**

Address	Fitzroy Avenue / Glassop Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 February 2018		
Building Importance	Low	Use	Residential
Construction Year	1950	Net Lettable Area (sqm)	104
Expected Useful Life	100	Remaining Life	32
Valuation	\$407,000	Annual Depreciation	\$10,468
Written Down Value	\$190,804	Gross Replacement Cost of Components	\$242,076

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$33,368				\$33,368
Finishes		\$45,588				\$45,588
Services		\$71,906				\$71,906
Substructure			\$38,538			\$38,538
Superstructure				\$217,599		\$217,599
<b>Total</b>	<b>\$</b>	<b>\$150,862</b>	<b>\$38,538</b>	<b>\$217,599</b>	<b>\$</b>	<b>\$406,999</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

External windows do not have double glazing  
Lack of braille and tactile signage to indicate sanitary facilities  
No disabled toilets  
No separate male and female toilets  
No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
No dedicated space and fittings for cleaning equipment  
No mobility parking space at or in close proximity to the building  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Entry hall - Paint Finish - Water Damaged/Mould Issues - Mould  
GF-Entry hall - Paint Finish - Water Damaged/Mould Issues - Mould issues  
GF-Lounge - Paint Finish - Chipped/Flaking - Cracking paint  
GF-dining - Paint Finish - Chipped/Flaking - Paint cracking  
GF-kitchen - Fibrolite - Moisture Damage - Mould  
GF-Bed 2 - Paint Finish - Chipped/Flaking - Repaint  
GF-Bed 3 - Paint Finish - Water Damaged/Mould Issues - Repaint

GF-Bed 3 - Paint Finish - Discoloured - Repaint

**Recent Works**

**Elkington Park Toilet Block**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area.



**Building information**

Address	White Street Balmain		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1970	Net Lettable Area (sqm)	32
Expected Useful Life	65	Remaining Life	35
Valuation	\$112,000	Annual Depreciation	\$3,298
Written Down Value	\$69,745	Gross Replacement Cost of Components	\$47,701

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$3,394				\$3,394
Finishes			\$10,182			\$10,182
Services		\$43,991				\$43,991
Substructure		\$5,613				\$5,613
Superstructure			\$48,821			\$48,821
Total	\$	\$52,998	\$59,003	\$	\$	\$112,001

**Scope of Works Required**

**Major Works**

Undertake internal painting, replacement of; mirrors, soap dispensers, toilet roll holders, and taps/faucets. Provision for the installation of tactile indicators and braille signage has been included.

**Low priority works**

**Property Quality Standards and Compliance**

- No separate sanitary facilities for staff and public
- Water savings taps not installed in amenity and kitchen areas
- External windows do not have double glazing
- Lack of braille and tactile signage to indicate sanitary facilities
- No disabled toilets
- No separate male and female toilets
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- No dedicated space and fittings for cleaning equipment
- No mobility parking space at or in close proximity to the building
- No separate sink in cooking areas for hand washing purposes
- No sharps container present
- Instantaneous water boiling unit not installed
- No ambulant cubicle installed in the male and/or female toilet on each building level

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

- GF-Male - Ceramic Tiles - Visible Damage - Cracked tiles
- GF-female - Ceramic Tiles - Visible Damage - Cracked tiles on wall and under basin

**Recent Works**

Date printed 27 Nov 2018



**Enmore Children Centre**

**Description**

Centre-based education and care service, approved by Department of Education & Communities children from birth to five years of age. The building has brick construction, with a colorbond roof, internal walls and ceilings are gyprock. The building is currently being used as a childcare centre. The centre is made up of numerous small rooms, playrooms, staff areas, toilet areas, storage areas, a laundry and a kitchens.



**Building information**

Address	303-305 Enmore Road Marrickville		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	24 April 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	1980	Net Lettable Area (sqm)	500
Expected Useful Life	75	Remaining Life	37
Valuation	\$1,632,000	Annual Depreciation	\$47,296
Written Down Value	\$1,522,231	Gross Replacement Cost of Components	\$510,266

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$137,863				\$137,863
Finishes	\$257,096					\$257,096
Services	\$454,575					\$454,575
Substructure		\$93,151				\$93,151
Superstructure	\$689,315					\$689,315
Total	\$1,400,986	\$231,014	\$	\$	\$	\$1,632,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, extinguishers, air conditioning and security system. Refurbishment works will be completed for amenity, laundry and kitchen areas (incl. all appliances/equipment), whilst floor coverings and painting should occur through the facility. Exterior works should be conducted to replace the soft-fall and play equipment. Provision for accessibility and fire compliance upgrades has been included.

**Low priority works**

**Property Quality Standards and Compliance**

No separate sink in cooking areas for hand washing purposes  
No sharps container present  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Water Tank-Metal - Repair - Does not have a pump. Staff inform that it is usable without one  
Baby Sleep - Gyprock Lining - Cracked - Cracks along cornice edge  
Nursery - Paint Finish - Missing - Missing from previous mountings  
Playroom 2 - Gyprock Lining - Moisture Damage - Bubbling from moisture damage  
Cleaners Store - Gyprock Lining - Cracked - Cracked  
Staff Room - Vinyl - Lifting - Trip hazard. Vinyl lifting  
Staff Room - Gyprock Lining - Cracked - Cracked above door to cleaners store  
Staff Room - Gyprock Lining - Cracked - Cracked  
Toilet 2 - Gyprock Lining - Cracked - Cracked along edge

**Inner West Council**

Individual Building Reports



Laundry - Gyprock Lining - Cracked - Cracked  
Laundry - Gyprock Lining - Moisture Damage - Cracked  
Kitchen - Gyprock Lining - Moisture Damage - Moisture damage  
Kitchen - Gyprock Lining - Cracked - Cracked

**Recent Works**

**Annette Kellerman Aquatic Centre**

**Description**

The Annette Kellerman Aquatic Centre – opened in 2010 after extensive redevelopment. The building has metal, fibrolite and terracotta construction, with a colorbond roof, internal walls and ceilings are gyprock. The centre is currently used for recreation. The centre is made up of a pool area, offices, storage areas, change rooms, toilet areas for male, female and disabled users and shower areas and a café.



**Building information**

Address	Black Street Marrickville		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	20 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2010	Net Lettable Area (sqm)	3423
Expected Useful Life	75	Remaining Life	67
Valuation	\$23,444,000	Annual Depreciation	\$736,219
Written Down Value	\$20,943,307	Gross Replacement Cost of Components	\$4,526,153

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$3,163,723					\$3,163,723
Finishes		\$2,406,593				\$2,406,593
Services	\$8,896,281					\$8,896,281
Substructure	\$892,332					\$892,332
Superstructure	\$8,085,070					\$8,085,070
Total	\$21,037,406	\$2,406,593	\$	\$	\$	\$23,443,999

**Scope of Works Required**

**Major Works**

(2028) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning/ventilation, hot water units, other plant equipment (incl. generator), and security system. Kitchen and amenity areas will require replacement of fixtures/fittings (incl. appliances), whilst floor coverings & pool plant equipment will also require works. The facility will also need to be repainted (internal & external). Provision for the installation of a fall arrest system, a structural investigation (if required), and upgrades to fire system.

**Low priority works**

**Property Quality Standards and Compliance**

Not all external doors can be unlocked from the inside without using a key

Stairs do not have contrasting coloured nosing strips installed - 100%

Emergency and fire doors open inwards

External windows do not have double glazing

Lack of braille and tactile signage to indicate sanitary facilities

Each room within the building does not have fire detectors installed

No separate male and female toilets

No solar panels installed

Facility does not have a rainwater collection or harvesting system

Evacuation plan is not present

No dedicated space and fittings for cleaning equipment

No EWIS panel installed in the building

Fire blanket not installed in the kitchen area

No mobility parking space at or in close proximity to the building

No sanitary disposal unit available

No sharps container present

There is no firm, even, accessible, step free path from the street to the reception area of the building

Inadequate directional signage throughout facility

Instantaneous water boiling unit not installed  
No braille and tactile indicators at the entrance to each ambulant amenity  
No secured storage areas to hold high-valued equipment  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Metal Cladding - Visible Damage - 2 panels hanging/fallen dangerous  
Metal Cladding - Missing - Panels missing  
Level 1-Admin Office - Gyprock Lining - Cracked - Cracked  
Level 1-Staff Room - Ceramic Tiles - Visible Damage - Holes from previous mountings  
Level 1-Staff Room - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage  
Level 1-Hallway - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage  
Level 1-Room 12-Disabled Toilet - Gyprock Lining - Holed - Hole from toilet lid  
Level Ground-Room 02-Foyer - Fluorescent Lights - Light Not Working - 2 not working  
Level Ground-Wellness centre toilet - Gyprock Lining - Missing - Hole  
Level Ground-Room 05-Swim Office - Fluorescent Lights - Light Not Working - Both tubes not lit  
Level Ground-Male Change Room - Toilet Partitions - Damaged - Leg missing  
Level Ground-Male Change Room - Gyprock Lining - Cracked - Cracked  
Level Ground-Baby Change Room - Gyprock Lining - Moisture Damage - Moisture damage  
Level Ground-Room 16-Hallway - Gyprock Lining - Cracked - Around access panel

**Recent Works**



**Enmore Resource Centre**

**Description**

Not a licensed service. Used for community use. Including FDC. Does not generate income. The building has brick construction, with a colorbond roof, internal walls are render and ceilings are gyprock. The building is currently used as a community centre. The centre is made up of storage rooms, kitchen area, hall and toilet area.



**Building information**

Address	Enmore & Victoria Roads Marrickville		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	25 January 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	1970	Net Lettable Area (sqm)	150
Expected Useful Life	75	Remaining Life	35
Valuation	\$481,000	Annual Depreciation	\$13,939
Written Down Value	\$400,987	Gross Replacement Cost of Components	\$144,040

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$40,632					\$40,632
Finishes		\$75,774				\$75,774
Services	\$133,977					\$133,977
Substructure		\$27,454				\$27,454
Superstructure		\$203,162				\$203,162
Total	\$174,609	\$306,390	\$	\$	\$	\$480,999

**Scope of Works Required**

**Major Works**

Replacement of emergency lights/signs, extinguishers, bathroom fixtures, kitchen appliances, and floor coverings. Painting for the facility is required, whilst an allowance for roofing works/replacement has been included if necessary. Provision for the update of the amenity facilities has been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Federation Plaza Amenities Block**

**Description**

The structure of the amenities is a single storey complex constructed of brick veneer and terracotta roof tiles.



**Building information**

Address	Ramsay Street Haberfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1990	Net Lettable Area (sqm)	30
Expected Useful Life	65	Remaining Life	55
Valuation	\$67,000	Annual Depreciation	\$1,973
Written Down Value	\$58,499	Gross Replacement Cost of Components	\$24,232

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$2,030					\$2,030
Finishes	\$6,091					\$6,091
Services	\$26,316					\$26,316
Substructure	\$3,358					\$3,358
Superstructure		\$29,205				\$29,205
Total	\$37,795	\$29,205	\$	\$	\$	\$67,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Federation Plaza Rotunda**

**Description**

The entire structure of the rotunda is constructed of hardwood timber and reinforced by screws and bolts. The base of the structure is a concrete slab covered with terracotta tiles. The roof is constructed from slate tiles.



**Building information**

Address	Ramsay Street Haberfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	23 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1980	Net Lettable Area (sqm)	40
Expected Useful Life	65	Remaining Life	40
Valuation	\$66,000	Annual Depreciation	\$1,527
Written Down Value	\$39,273	Gross Replacement Cost of Components	\$10,813

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes		\$1,903				\$1,903
Services			\$11,875			\$11,875
Substructure	\$12,180					\$12,180
Superstructure			\$40,042			\$40,042
<b>Total</b>	\$12,180	\$1,903	\$51,917	\$	\$	\$66,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<p><b>Ferncourt OSHC</b> <b>Description</b> Centre-based education and care service, approved by Department of Education &amp; Communities children of school age. Building belongs to NSW Education. The building has brick construction, with a tile roof, internal walls and ceilings are finished with paint. The centre is currently used for childcare. The centre is made up of an office and main room.</p>	
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<b>Building information</b>			
Address	74 Premier Street Marrickville		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	16 February 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	1970	Net Lettable Area (sqm)	72
Expected Useful Life	65	Remaining Life	35
Valuation	\$110,000	Annual Depreciation	\$3,201
Written Down Value	\$64,746	Gross Replacement Cost of Components	\$122,619

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$9,292			\$9,292
Finishes			\$17,329			\$17,329
Services		\$30,639				\$30,639
Substructure		\$6,279				\$6,279
Superstructure			\$46,461			\$46,461
<b>Total</b>	<b>\$</b>	<b>\$36,918</b>	<b>\$73,082</b>	<b>\$</b>	<b>\$</b>	<b>\$110,000</b>

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of lighting (incl. emergency lights), fire extinguishers, alarm sensors and ceiling fans. Internal &amp; external painting is to be completed, whilst replacing the kitchen benchtop and internal doors may be required also. Provision for the installation of tactile indicators and braille signage, smoke detectors and emergency signs/lights has been included.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

**Frontyard Gallery**

**Description**

Current Artist Residence site, Lease in hold over. Sits with artist residency policy. Current Artist Residence site. Previously tenant was to be there for 3 months.

Lease in hold over. The building has brick construction, with a tile roof, internal walls are render and ceilings are gyprock. The building is currently used as a community centre. The centre is made up of numerous small rooms, toilet areas, a kitchen area and a reception area.



**Building information**

Address	228-230 Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 February 2018		
Building Importance	Medium	Use	Creative Services
Construction Year	1950	Net Lettable Area (sqm)	140
Expected Useful Life	75	Remaining Life	40
Valuation	\$424,000	Annual Depreciation	\$11,462
Written Down Value	\$266,076	Gross Replacement Cost of Components	\$136,858

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$8,266		\$8,266
Finishes		\$78,284				\$78,284
Services		\$100,165				\$100,165
Substructure		\$34,523				\$34,523
Superstructure			\$202,761			\$202,761
Total	\$	\$212,972	\$202,761	\$8,266	\$	\$423,999

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

No sanitary disposal unit available  
 No sharps container present  
 There is no firm, even, accessible, step free path from the street to the reception area of the building  
 Inadequate directional signage throughout facility  
 Instantaneous water boiling unit not installed  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 No secured storage areas to hold high-valued equipment  
 Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

2 hall - Gyprock Lining - Cornice/Cover Strips - Damaged and cracked

**Recent Works**

**Gladstone Park Bowling Clubhouse**

**Description**

Gladstone Park is a popular park for all sorts of passive and active activities in Balmain. In the centre of the Park is the Gladstone Park Bowling Club (Lawn Bowls). The building is single storey, mostly constructed of brick and has a metal single pitch roof. The park also has a public toilets, playground, basketball court and established gardens.



**Building information**

Address	Darvall Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 February 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	300
Expected Useful Life	75	Remaining Life	35
Valuation	\$1,085,000	Annual Depreciation	\$31,515
Written Down Value	\$712,537	Gross Replacement Cost of Components	\$456,198

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$96,390				\$96,390
Finishes			\$142,113			\$142,113
Services			\$316,355			\$316,355
Substructure		\$55,609				\$55,609
Superstructure		\$474,533				\$474,533
Total	\$	\$626,532	\$458,468	\$	\$	\$1,085,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, exit signs, extinguishers, air conditioning, cool rooms, and security systems. Refurbishment of amenity and kitchen areas (incl appliances) and replacement of floor coverings. Building will also undergo an internal & external paint. Provision for disability accessibility upgrades has been included. Allowance for structural investigation has also been included.

**Low priority works**

**Property Quality Standards and Compliance**

Instantaneous water boiling unit not installed  
No braille and tactile indicators at the entrance to each ambulant amenity  
No secured storage areas to hold high-valued equipment  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-male toilets - Ceramic Tiles - Patch - Tiles - Cracked  
GF-male toilets - Ceramic Tiles - Visible Damage - Cracked  
GF-Female toilets - Ceramic Tiles - Patch - Tiles - Cracked or missing  
GF-bowls room - Carpet - Patch - Carpet - Patch  
GF-bowls room - Paint Finish - Chipped/Flaking - Patch paint  
GF-Bowls toilets - Ceramic Tiles - Visible Damage - Cracked or missing tiles  
GF-Shed - Fibrolite Sheeting - Cracked - Broken asbestos

**Recent Works**



**Gladstone Park Toilet Block**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.



**Building information**

Address	Darling Street Balmain		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	13 April 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1960	Net Lettable Area (sqm)	18
Expected Useful Life	65	Remaining Life	30
Valuation	\$90,000	Annual Depreciation	\$2,650
Written Down Value	\$27,098	Gross Replacement Cost of Components	\$37,123

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$2,727			\$2,727
Finishes				\$8,182		\$8,182
Services				\$35,350		\$35,350
Substructure		\$4,510				\$4,510
Superstructure				\$39,231		\$39,231
<b>Total</b>	<b>\$</b>	<b>\$4,510</b>	<b>\$2,727</b>	<b>\$82,763</b>	<b>\$</b>	<b>\$90,000</b>

**Scope of Works Required**

**Major Works**

Refurbishment of internal amenity areas, whilst allowance has been made for roofing works (if required). Provision for the installation of tactile indicators, braille signages, and grab rails has been included.

**Low priority works**

**Property Quality Standards and Compliance**

No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
Inadequate directional signage throughout facility  
Instantaneous water boiling unit not installed  
No braille and tactile indicators at the entrance to each ambulant amenity  
No secured storage areas to hold high-valued equipment  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Timber Fascia - Cracked - Rotting  
GF-Male - Louvre Windows - Reglaze - Glass panels missing  
GF-Female - Louvre Windows - Reglaze - Glass panel missing

**Recent Works**

**Yeo Park Café**

**Description**

Built in 1951 and originally was occupied by the Baby Health Care Centre. The building is surrounded by mature trees and is located at the western end of Yeo Park. Following 230 Victoria Street is currently being offered for lease by EOI. Council has recently significantly renovated the premises following DA approval for the change of use to a café/restaurant. The lettable area is approximately 123 sq. m and has good natural light throughout the main open plan dining areas. Accommodation comprises a commercial kitchen, open plan dining spaces, three accessible bathrooms, storage facilities, and service entry.



**Building information**

Address	230 Victoria Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	24 January 2018		
Building Importance	Medium-Low	Use	Cafés, Restaurants and Commercial Kiosks, and
Construction Year	1950	Net Lettable Area (sqm)	110
Expected Useful Life	75	Remaining Life	45
Valuation	\$376,000	Annual Depreciation	\$10,165
Written Down Value	\$325,461	Gross Replacement Cost of Components	\$184,629

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$7,330					\$7,330
Finishes	\$69,422					\$69,422
Services	\$88,826					\$88,826
Substructure	\$30,615					\$30,615
Superstructure		\$179,807				\$179,807
Total	\$196,193	\$179,807	\$	\$	\$	\$376,000

**Scope of Works Required**

**Major Works**

Replacement of smoke detectors, extinguishers, exit signs, lighting, hot water system, and air conditioning. Internal painting and wall/floor tiles replacement within wet areas is required. Provision for fire compliance upgrades has been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Hammond Park Amenities Block**

**Description**

The amenities block is a single storey structure that is constructed of brick work and covered with yellow render. The roof is made of red colourbond sheets.



**Building information**

Address	Henry Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	06 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1990	Net Lettable Area (sqm)	27
Expected Useful Life	65	Remaining Life	37
Valuation	\$184,000	Annual Depreciation	\$5,491
Written Down Value	\$176,717	Gross Replacement Cost of Components	\$78,680

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$13,637					\$13,637
Finishes	\$19,512					\$19,512
Services	\$65,879					\$65,879
Substructure	\$8,602					\$8,602
Superstructure	\$76,369					\$76,369
Total	\$183,999	\$	\$	\$	\$	\$183,999

**Scope of Works Required**

**Major Works**

Replacement of hot water unit, guttering, and amenity fixtures/fittings. Provision for upgrading the amenities to consist of both male and female bathrooms have been included.

**Low priority works**

**Property Quality Standards and Compliance**

Grab rails not provided in all disabled toilets in building  
 Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 External pathways are not well lit  
 Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 Emergency and fire doors open inwards  
 External doors do not front the primary access point of the site  
 External windows do not have double glazing  
 No disabled toilets  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Evacuation plan is not present  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 No EWIS panel installed in the building  
 No mobility parking space at or in close proximity to the building  
 No sharps container present  
 There is no firm, even, accessible, step free path from the street to the reception area of the building  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 No secured storage areas to hold high-valued equipment

Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Metal - Gutter Leaks/Clean/Straighten - Clean  
GF-Store Room - Gyprock Lining - Missing - Repkace manhole

**Recent Works**

**Hannaford Community Centre**

**Description**

Historic sandstone building built in 1880 with stained glass windows. Site was originally a Methodist Church. Property was purchased from Harry Hannaford by LMC in 1975. Site was renovated in 2010 with the rear of the building modernised. Ongoing building issues related to water entering the building have taken place since this renovation. Subsequent new work was undertaken in 2015/2016 to rectify these issues. The Community Centre is available for community use and hire with 2 full-time staff providing ongoing activities and programs to meet community needs. Heffernan Hall has a maximum capacity of 80 persons, the Activity Room has a maximum of 30, Meeting Room and Lounge, 15 and 8 respectively and Therapy Room of 4. Heffernan Hall Size is 7.3m x 13.7m  
Heffernan Hall Size is 7.3m x 13.7m



**Building information**

Address	608 Darling Street Rozelle		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	07 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1880	Net Lettable Area (sqm)	355
Expected Useful Life	100	Remaining Life	60
Valuation	\$2,678,000	Annual Depreciation	\$71,669
Written Down Value	\$2,571,996	Gross Replacement Cost of Components	\$746,751

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$52,209					\$52,209
Finishes	\$494,447					\$494,447
Services	\$632,647					\$632,647
Substructure	\$218,048					\$218,048
Superstructure	\$1,280,649					\$1,280,649
Total	\$2,678,000	\$	\$	\$	\$	\$2,678,000

**Scope of Works Required**

**Major Works**

Replacement of smoke detectors, break glass points, extinguishers, exit signs, lighting, motion sensors and duct heaters. Updates/replacement of kitchen and office equipment is included, whilst painting of the entire facility will be required. Provision for upgrading fire systems has been included.

**Low priority works**

**Property Quality Standards and Compliance**

Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
External pathways are not well lit  
Water savings taps not installed in amenity and kitchen areas  
Not all external doors can be unlocked from the inside without using a key  
Emergency and fire doors open inwards  
External doors do not front the primary access point of the site  
External windows do not have double glazing  
No disabled toilets  
No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
Main entrance/exit does not cater for disability access  
Evacuation plan is not present  
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation

## Individual Building Reports

No EWIS panel installed in the building  
No mobility parking space at or in close proximity to the building  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
No secured storage areas to hold high-valued equipment  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is rare for the facility


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Foyer Area - Gyprock Lining - Moisture Damage - Ceiling dropping in corner  
GF-Store Area - Paint Finish - Missing - Paint where gyprock has been patched  
GF-Stairwell - Gyprock Lining - Cracked - Cracking along stairs  
L1-Balcony - Gyprock Lining - Moisture Damage - Water damage  
L1-Balcony - Paint Finish - Water Damaged/Mould Issues - Water damage

**Recent Works**

<p><b>Hawthorne Canal Café building</b></p> <p><b>Description</b> The Hawthorne Canal reserve is one of the largest off leash dog parks in Sydney. Café Bones is a leased premises providing restaurant services to the local community and users.</p>	
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<b>Building information</b>			
Address	1 Canal Road Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	06 February 2018		
Building Importance	Medium-Low	Use	Cafés, Restaurants, Kiosks, and Commercial
Construction Year	2000	Net Lettable Area (sqm)	120
Expected Useful Life	65	Remaining Life	27
Valuation	\$375,000	Annual Depreciation	\$10,200
Written Down Value	\$215,632	Gross Replacement Cost of Components	\$141,024

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$7,311			\$7,311
Finishes		\$69,237				\$69,237
Services			\$88,589			\$88,589
Substructure		\$30,533				\$30,533
Superstructure			\$179,329			\$179,329
<b>Total</b>	<b>\$</b>	<b>\$99,770</b>	<b>\$275,229</b>	<b>\$</b>	<b>\$</b>	<b>\$374,999</b>

<b>Scope of Works Required</b>
<p><b>Major Works</b> PRO - Café Bones Hawthorne Canal Reserve renewal works</p> <p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> External doors do not front the primary access point of the site External windows do not have double glazing No disabled toilets No solar panels installed Facility does not have a rainwater collection or harvesting system Main entrance/exit does not cater for disability access Evacuation plan is not present Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation No EWIS panel installed in the building No mobility parking space at or in close proximity to the building No sharps container present There is no firm, even, accessible, step free path from the street to the reception area of the building Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level No secured storage areas to hold high-valued equipment Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) Vandalism is rare for the facility</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>

Guttering-Metal - Gutter Leaks/Clean/Straighten - Straighten back and front

**Recent Works**

## Henson Park Charlie Meader Gates

### Description

The gate is constructed of brick veneer and green steel railings



### Building information

Address	Centennial Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Medium-High	Use	Park Buildings
Construction Year	1936	Net Lettable Area (sqm)	10
Expected Useful Life	75	Remaining Life	30
Valuation	\$47,000	Annual Depreciation	\$1,069
Written Down Value	\$16,735	Gross Replacement Cost of Components	\$19,838

### Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$1,355		\$1,355
Services				\$8,457		\$8,457
Substructure		\$8,674				\$8,674
Superstructure				\$28,514		\$28,514
Total	\$	\$8,674	\$	\$38,326	\$	\$47,000

### Scope of Works Required

#### Major Works

Undertake painting works, whilst provision has been made for door, lighting and roofing replacement.

#### Low priority works

### Property Quality Standards and Compliance

#### Hazardous building materials

Refer to [individual report \(click here\)](#)

#### Defects/Repairs/Renewals

#### Recent Works



**Henson Park Electrical Room**

**Description**

The amenities block is a single storey structure that is constructed of brick work and covered with yellow render. The roof is made of red colourbond sheets.



**Building information**

Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Medium-High	Use	Park Buildings
Construction Year	1984	Net Lettable Area (sqm)	20
Expected Useful Life	65	Remaining Life	35
Valuation	\$23,000	Annual Depreciation	\$532
Written Down Value	\$21,209	Gross Replacement Cost of Components	\$42,833

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$663					\$663
Services	\$4,138					\$4,138
Substructure		\$4,245				\$4,245
Superstructure	\$13,954					\$13,954
<b>Total</b>	<b>\$18,755</b>	<b>\$4,245</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$23,000</b>

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Henson Park Grandstand & Changerooms**

**Description**

The grandstand structure is entirely constructed of concrete slabs which has been reinforced by steel bars. The roof of the stand is made of colourbond sheets and the benches aluminium.



**Building information**

Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	Medium-High	Use	Recreational Services and Sporting Fields
Construction Year	1937	Net Lettable Area (sqm)	300
Expected Useful Life	75	Remaining Life	30
Valuation	\$2,095,000	Annual Depreciation	\$65,790
Written Down Value	\$1,752,631	Gross Replacement Cost of Components	\$729,380

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$282,716				\$282,716
Finishes		\$215,058				\$215,058
Services	\$794,988					\$794,988
Substructure		\$79,740				\$79,740
Superstructure		\$722,497				\$722,497
Total	\$794,988	\$1,300,011	\$	\$	\$	\$2,094,999

**Scope of Works Required**

**Major Works**

Replacement of lighting, exit signs, FIP, smoke detectors, extinguishers, hot water units, and pumps. Minor refurbishment of kiosk and amenity areas, whilst floor coverings are replaced. Entire grandstand is to be repainted. Provision for the installation of tactile indicators, braille signage, upgrading stairs to compliance, installation of further smoke detectors, and disability upgrades to the amenity areas has been included.

**Low priority works**

**Property Quality Standards and Compliance**

- External windows do not have double glazing
- No disabled toilets
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- Main entrance/exit does not cater for disability access
- Evacuation plan is not present
- Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
- No EWIS panel installed in the building
- No mobility parking space at or in close proximity to the building
- No sharps container present
- There is no firm, even, accessible, step free path from the street to the reception area of the building
- Instantaneous water boiling unit not installed
- No ambulant cubicle installed in the male and/or female toilet on each building level
- No secured storage areas to hold high-valued equipment

Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Away Team - Aluminium Windows - Broken glass - Broken glass  
Change Room 2 - Metal Framed Windows - Broken Glass -  
Away Team Amenities - Metal Framed Windows - Broken Glass - Broken

**Recent Works**

**Henson Park Male Toilets on Hill**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.



**Building information**

Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	Medium	Use	Public Toilets
Construction Year	1970	Net Lettable Area (sqm)	15
Expected Useful Life	65	Remaining Life	17
Valuation	\$63,000	Annual Depreciation	\$1,855
Written Down Value	\$17,733	Gross Replacement Cost of Components	\$19,854

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$1,909		\$1,909
Finishes				\$5,727		\$5,727
Services				\$24,745		\$24,745
Substructure			\$3,157			\$3,157
Superstructure				\$27,462		\$27,462
Total	\$	\$	\$3,157	\$59,843	\$	\$63,000

**Scope of Works Required**

**Major Works**

Refurbishment of internal amenity areas required. Works may also include removal of potential ACM material.

**Low priority works**

**Property Quality Standards and Compliance**

No mobility parking space at or in close proximity to the building

No sharps container present

There is no firm, even, accessible, step free path from the street to the reception area of the building

Instantaneous water boiling unit not installed

No ambulant cubicle installed in the male and/or female toilet on each building level

No secured storage areas to hold high-valued equipment

Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Brick Cladding - Brickwork Cracked - Cracked

**Recent Works**

**Henson Park Media Building/Toilets/Kiosk**

**Description**

The building is a double storey complex constructed of brick veneer and colourbond sheet roof. The scoreboard is an digital laser board displaying numbers and writing.



**Building information**

Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	11 May 2018		
Building Importance	Medium-High	Use	Recreational Services and Sporting Fields
Construction Year	1976	Net Lettable Area (sqm)	152
Expected Useful Life	65	Remaining Life	23
Valuation	\$643,000	Annual Depreciation	\$19,188
Written Down Value	\$357,642	Gross Replacement Cost of Components	\$298,677

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$47,657					\$47,657
Finishes		\$68,186				\$68,186
Services		\$230,219				\$230,219
Substructure			\$30,060			\$30,060
Superstructure				\$266,878		\$266,878
Total	\$47,657	\$298,405	\$30,060	\$266,878	\$	\$643,000

**Scope of Works Required**

**Major Works**

Refurbishment of kitchen and amenity areas (incl. equipment & fitout), whilst lighting, exit signs, and extinguishers will need replacement. Allowance for roofing works have been included. Provision for the installation of tactile indicators, braille signage, installation fo further smoke detectors, and disability upgrades to the amenity areas has been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Henson Park Scoreboard Building/Toilets/Kiosk**

**Description**

Building is "condemned".  
The building is a double storey complex constructed of brick veneer and colourbond sheet roof. The scoreboard is an digital laser board displaying numbers and writing.



**Building information**

Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	20 February 2018		
Building Importance	Medium-High	Use	Recreational Services and Sporting Fields
Construction Year	1976	Net Lettable Area (sqm)	112
Expected Useful Life	65	Remaining Life	30
Valuation	\$470,000	Annual Depreciation	\$14,025
Written Down Value	\$447,003	Gross Replacement Cost of Components	\$231,215

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$34,835					\$34,835
Finishes	\$49,840					\$49,840
Services	\$168,278					\$168,278
Substructure		\$21,973				\$21,973
Superstructure	\$195,074					\$195,074
Total	\$448,027	\$21,973	\$	\$	\$	\$470,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, extinguishers, hot water system and RCDs. Refurbishment of kiosk and amenity areas, with further replacement of carpet flooring and painting throughout the facility. Allowance for roofing works (if required). Provision for the installation of tactile indicators, braille signage, installation fo further smoke detectors, and disability upgrades to the amenity areas has been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Henson Park Tennis Building**

**Description**

The building is a double storey complex, the bottom storey is constructed of brick veneer and colourbond sheet. The second storey is constructed of fibre board sheets and colourbond roof.



**Building information**

Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	04 May 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	1961	Net Lettable Area (sqm)	942
Expected Useful Life	75	Remaining Life	35
Valuation	\$3,043,000	Annual Depreciation	\$95,560
Written Down Value	\$1,958,611	Gross Replacement Cost of Components	\$1,353,221

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$410,647				\$410,647
Finishes			\$312,373			\$312,373
Services		\$1,154,725				\$1,154,725
Substructure		\$115,824				\$115,824
Superstructure			\$1,049,431			\$1,049,431
Total	\$	\$1,681,196	\$1,361,804	\$	\$	\$3,043,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, extinguishers, air conditioning/ventilation, hot water units, and security system. Minor updates to amenity areas, whilst floor finishes and internal/external painting would be completed. Replacement of tennis court surface and fencing, whilst an allowance for roofing upgrades. Provision for the installation of tactile indicators, braille signage, installation of further smoke detectors, and disability upgrades to the amenity areas has been included.

**Low priority works**

**Property Quality Standards and Compliance**

Facility does not have a rainwater collection or harvesting system  
Main entrance/exit does not cater for disability access  
Evacuation plan is not present  
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
No EWIS panel installed in the building  
No mobility parking space at or in close proximity to the building  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
No secured storage areas to hold high-valued equipment  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Male Toilet - Paint Finish - Chipped/Flaking - Peeling



Function Area - Particle Board - Moisture Damage - Moisture damage Disabled Toilet - Gyprock Lining - Moisture Damage - Moisture damage Tennis Coach Staff Room - Paint Finish - Missing - Missing patch of paint
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<b>Recent Works</b>
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<p><b>Henson Park Tennis Court Shelter One</b></p> <p><b>Description</b></p> <p>The building is a double storey complex, the bottom storey is constructed of brick veneer and colourbond sheet. The second storey is constructed of fibre board sheets and colourbond roof.</p>	
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<b>Building information</b>			
Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	15 March 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1961	Net Lettable Area (sqm)	45
Expected Useful Life	65	Remaining Life	20
Valuation	\$63,000	Annual Depreciation	\$1,457
Written Down Value	\$19,499	Gross Replacement Cost of Components	\$29,519

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$1,817		\$1,817
Services				\$11,336		\$11,336
Substructure			\$11,626			\$11,626
Superstructure				\$38,221		\$38,221
Total	\$	\$	\$11,626	\$51,374	\$	\$63,000

<b>Scope of Works Required</b>
<p><b>Major Works</b></p> <p>Replacement of lighting and amenity fixtures. External and internal painting is to be completed, whilst bench seating is to be replaced. Allowance has also been included for works associated with cladding and roofing (if required). Provision has been made for correcting any dampness/water ingress, but also for ensuring that travel paths are free of trip hazards.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p> <p>No EWIS panel installed in the building</p> <p>No mobility parking space at or in close proximity to the building</p> <p>No sharps container present</p> <p>There is no firm, even, accessible, step free path from the street to the reception area of the building</p> <p>Instantaneous water boiling unit not installed</p> <p>No ambulant cubicle installed in the male and/or female toilet on each building level</p> <p>No secured storage areas to hold high-valued equipment</p> <p>Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)</p> <p>Vandalism is rare for the facility</p>
<p><b>Hazardous building materials</b></p> <p>Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p> <p>Paint Finish - Chipped/Flaking - Repaint fascia</p>
<p><b>Recent Works</b></p>

<p><b>Henson Park Tennis Court Shelter Three</b></p> <p><b>Description</b> The building is a double storey complex, the bottom storey is constructed of brick veneer and colourbond sheet. The second storey is constructed of fibre board sheets and colourbond roof.</p>	
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<b>Building information</b>			
Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	25 January 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1961	Net Lettable Area (sqm)	23
Expected Useful Life	65	Remaining Life	25
Valuation	\$16,000	Annual Depreciation	\$370
Written Down Value	\$9,621	Gross Replacement Cost of Components	\$14,370

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes		\$461				\$461
Services		\$2,879				\$2,879
Substructure		\$2,953				\$2,953
Superstructure			\$9,707			\$9,707
Total	\$	\$6,293	\$9,707	\$	\$	\$16,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<p><b>Henson Park Tennis Court Shelter Two</b></p> <p><b>Description</b> The building is a double storey complex, the bottom storey is constructed of brick veneer and colourbond sheet. The second storey is constructed of fibre board sheets and colourbond roof.</p>	
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<b>Building information</b>			
Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	25 January 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1961	Net Lettable Area (sqm)	23
Expected Useful Life	65	Remaining Life	25
Valuation	\$16,000	Annual Depreciation	\$370
Written Down Value	\$8,807	Gross Replacement Cost of Components	\$14,511

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$461			\$461
Services			\$2,879			\$2,879
Substructure		\$2,953				\$2,953
Superstructure			\$9,707			\$9,707
Total	\$	\$2,953	\$13,047	\$	\$	\$16,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<p><b>Henson Park Woodland St Turnstyle Gates/Female Toilets</b></p> <p><b>Description</b> The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.</p>	
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<b>Building information</b>			
Address	Sydenham Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	Medium	Use	Public Toilets
Construction Year	1936	Net Lettable Area (sqm)	40
Expected Useful Life	75	Remaining Life	30
Valuation	\$144,000	Annual Depreciation	\$3,276
Written Down Value	\$79,428	Gross Replacement Cost of Components	\$28,048

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$4,152			\$4,152
Services			\$25,910			\$25,910
Substructure		\$26,574				\$26,574
Superstructure			\$87,363			\$87,363
Total	\$	\$26,574	\$117,425	\$	\$	\$143,999

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of switchboard, lighting, and installation of new doors. Allowance for roofing works.</p> <p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> No sharps container present There is no firm, even, accessible, step free path from the street to the reception area of the building Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level No secured storage areas to hold high-valued equipment Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) Vandalism is rare for the facility</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Doors-Solid - Door Jamb/Wall Frame - Damaged Brick Cladding - Brickwork Cracked - Cracked</p>
<b>Recent Works</b>

**Henson Street Kindergarten**

**Description**

The building is a single storey complex which is constructed of brick veneer and clay roof tiles. The kindergarden has a outdoor play ground and resting area.



**Building information**

Address	1 Henson Street Summer Hill		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	02 May 2018		
Building Importance	Medium-High	Use	Child Care
Construction Year	1990	Net Lettable Area (sqm)	209
Expected Useful Life	75	Remaining Life	47
Valuation	\$652,000	Annual Depreciation	\$18,895
Written Down Value	\$405,610	Gross Replacement Cost of Components	\$319,459

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$55,078		\$55,078
Finishes		\$102,712				\$102,712
Services		\$181,607				\$181,607
Substructure	\$37,215					\$37,215
Superstructure			\$275,388			\$275,388
Total	\$37,215	\$284,319	\$275,388	\$55,078	\$	\$652,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning, and heaters. Refurbishment of amenity and kitchen areas, with replacement of floor finishes, astro turf, brick paving, sand pits, water tanks, fencing/gates, and shade cloths. Facility is to be repainted, whilst an allowance for roofing works/replacement have been included. Provision for disability and accessibility upgrades, upgrades to the amenity areas, and also fire compliance upgrades. An allowance has also been made for structural investigation of the facility.

**Low priority works**

**Property Quality Standards and Compliance**

Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
No secured storage areas to hold high-valued equipment  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Paths/Ramps - Cracking - Behind garage  
Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Clean  
Paint Finish (External Door Per Leaf) - Chipped/Flaking - Flaking in rear and front of property  
Paint Finish - Chipped/Flaking - Flaking at front and rear of property  
GF- Entry hall - Paint Finish - Chipped/Flaking - Around cornice  
GF- Office - Paint Finish - Water Damaged/Mould Issues - Water damage  
GF- Adult toilet - Paint Finish - Chipped/Flaking - Flaking over toilet  
GF- Kids toilet - Render - Cracked - Near window  
GF- Kids toilet - Paint Finish - Chipped/Flaking -

GF- Kitchen - Gyprock Lining - Cracked -  
GF- Playroom 2 - Paint Finish - Discoloured - Discoloured  
GF- Playroom 2 - Paint Finish - Chipped/Flaking - All over  
GF- Playroom 2 - Paint Finish - Water Damaged/Mould Issues - In reading area  
GF- Hallway of back entrance - Paint Finish - Chipped/Flaking -  
GF- Exterior garage - Render - Cracked - Around window / exterior wall  
GF- Exterior storeroom - Render - Cracked - Same rear wall as garage

**Recent Works**



**Herb Greedy Hall**

**Description**

Current hire venue composed of small hall (16m x 6m) appropriate for up to 100 people. Suitable for meeting or dinner and dance.  
Air conditioned, full kitchen, close to public transport, with parking available  
Wheelchair accessible ramp at rear of hall via Fletcher Street. The building has brick construction, with a clay tile and colorbond roof, internal walls are render and ceilings are gyprock. The building is currently used as a public hall. The building is made up of two halls, toilet areas for male, female and disabled users, a kitchen area, dining area and storage area.



**Building information**

Address	79 Petersham Road Marrickville		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	24 April 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1961	Net Lettable Area (sqm)	302
Expected Useful Life	65	Remaining Life	35
Valuation	\$711,000	Annual Depreciation	\$19,340
Written Down Value	\$539,466	Gross Replacement Cost of Components	\$257,879

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$13,861				\$13,861
Finishes			\$131,274			\$131,274
Services	\$167,966					\$167,966
Substructure		\$57,891				\$57,891
Superstructure		\$340,008				\$340,008
<b>Total</b>	<b>\$167,966</b>	<b>\$411,760</b>	<b>\$131,274</b>	<b>\$</b>	<b>\$</b>	<b>\$711,000</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Exterior doors are not auto-lockable (Remote lockable)  
External windows do not have double glazing  
No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
No EWIS panel installed in the building  
FIP installed but not visible from building entry  
No sharps container present  
Vandalism is rare for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Stairs - Tread Non-Slip Surface Failure - Nosing missing/cracked  
Store (adj to main hall) - Gyprock Lining - Moisture Damage - Moisture damage. Leaks when it rains  
Store (adj to main hall) - Paint Finish - Water Damaged/Mould Issues - Moisture damage  
Main Hall - Fluorescent Lights - Light Not Working - Light not working  
Main Hall - Downlights - Light Not Working - Light not working  
Kitchen - Render - Cracked - Large cracks in render  
Disable Toilet - Toilet-China Bowl/Cistern - Rubber Cone - Leaking

Dining Area (infront of toilets) - Paint Finish - Chipped/Flaking - Bubbling flaking

Dining Area (infront of toilets) - Timber Framed Windows - Broken Glass - Broken window pane

**Recent Works**

**HJ Mahoney Amenities**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.



**Building information**

Address	Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1990	Net Lettable Area (sqm)	242
Expected Useful Life	65	Remaining Life	37
Valuation	\$783,000	Annual Depreciation	\$23,366
Written Down Value	\$529,840	Gross Replacement Cost of Components	\$311,214

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$58,033					\$58,033
Finishes		\$83,032				\$83,032
Services		\$280,344				\$280,344
Substructure	\$36,605					\$36,605
Superstructure			\$324,985			\$324,985
Total	\$94,638	\$363,376	\$324,985	\$	\$	\$782,999

**Scope of Works Required**

**Major Works**

Replacement of lighting, swithboard, smoke detectors, extinguisherss, and water pump. Refurbishment of amenity areas (incl. fixtures), whilst replacement of external/internal doors, roller ddoors, and fencing. Building will also require internal/external painting. Provision for installing grab rails has been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Hoskins Park Toilets**

**Description**

The Amenities facility while closed as a toilet are being used by community groups for storage of equipment. Any new Amenities at this location should be designed to accommodate the storage function.

There is a need for a facility in this location particularly with the proximity and high level of use associated with the adjacent children's playground and the walking distance to Johnson Park. The toilets require a serious renovation to meet community expectations. Upgrades will require the addition of equal access toilet and baby change facilities.



**Building information**

Address	531-565 Pigott Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1961	Net Lettable Area (sqm)	35
Expected Useful Life	65	Remaining Life	10
Valuation	\$106,000	Annual Depreciation	\$3,121
Written Down Value	\$28,529	Gross Replacement Cost of Components	\$48,393

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$3,212		\$3,212
Finishes				\$9,636		\$9,636
Services				\$41,634		\$41,634
Substructure				\$5,312		\$5,312
Superstructure				\$46,205		\$46,205
Total	\$	\$	\$	\$105,999	\$	\$105,999

**Scope of Works Required**

**Major Works**

Replacement of lighting , replacing external doors & gates, and painting the building. Allowance for roof works also included. Provision for the installation of tactile indicators has been made for.

**Low priority works**

**Property Quality Standards and Compliance**

Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 External windows do not have double glazing  
 Main entrance/exit does not cater for disability access  
 Evacuation plan is not present  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Timber Fascia - Missing -  
 Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Missing gutter, also need cleaning  
 Paint Finish - Chipped/Flaking - Flaking paint  
 Paint Finish - Discoloured - Graffiti

**Recent Works**

**Innari Housing**

**Description**

Current leased space to Innari Housing Incorporated. Site lies behind SDN Children's Services.

Space is small admin site. Lease in hold over Structural issues identified with tree roots impacting front yard. Brick fence cracked and shifting. The building has brick construction, with a steel roof, internal walls and ceilings are gyprock. The house is made up of three rooms, toilet areas, a kitchen and offices.



**Building information**

Address	100A Silver Street Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	27 April 2018		
Building Importance	Medium-Low	Use	Community Services
Construction Year	1970	Net Lettable Area (sqm)	100
Expected Useful Life	75	Remaining Life	40
Valuation	\$233,000	Annual Depreciation	\$6,299
Written Down Value	\$219,264	Gross Replacement Cost of Components	\$121,552

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$4,542				\$4,542
Finishes	\$43,019					\$43,019
Services	\$55,044					\$55,044
Substructure		\$18,971				\$18,971
Superstructure	\$111,423					\$111,423
Total	\$209,486	\$23,513	\$	\$	\$	\$232,999

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Evacuation plan is not present

Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Retaining Walls (Concrete) - Leaning - Leaning from tree roots

WC - Toilet-China Bowl/Cistern - Cistern - Leaking. Reported by tenant.

Kitchen - Vinyl - Holed - Damaged and missing chunks

Large Office - Fluorescent Lights - Diffuser missing - Diffuser missing

**Recent Works**

<b>Italian Forum Complex</b> <b>Description</b> Leased to NSW Health	
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<b>Building information</b>			
Address	23 Norton Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	15 February 2018		
Building Importance	Medium-High	Use	Child Care
Construction Year	2000	Net Lettable Area (sqm)	180
Expected Useful Life	75	Remaining Life	62
Valuation	\$2,250,000	Annual Depreciation	\$65,205
Written Down Value	\$1,860,000	Gross Replacement Cost of Components	\$183,691

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$190,068					\$190,068
Finishes	\$354,452					\$354,452
Services	\$626,712					\$626,712
Substructure	\$128,425					\$128,425
Superstructure	\$950,342					\$950,342
Total	\$2,249,999	\$	\$	\$	\$	\$2,249,999

<b>Scope of Works Required</b>
<b>Major Works</b> (2027) Replacement of smoke detectors and extinguishers, exit signs, and lighting, security system, and RCDs. Internal fixtures (such as; change table, hand dryer, zip, and lockers) will also need replacement, along with kitchen appliances.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<p><b>Italian Forum Complex</b></p> <p><b>Description</b></p> <p>The Leichhardt Library is part of the The Italian Forum comprising of 2 strata's covering residences, shops, businesses, carpark, loading dock, Baby Health Service and Leichhardt Library. Council's strata covers and is responsible for both the Library and Baby Health services. Built in 2003 the library floor area is 1,350 m2. The Internal was due to be painted in 2013, not done. The carpet was replaced in 2011. Approximately 14,000 people vist the library each month. Subject to The Italian Forum Building Strata</p>	
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<b>Building information</b>			
Address	23 Norton Street Leichhardt		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	10 May 2018		
Building Importance	Medium-High	Use	Library
Construction Year	2000	Net Lettable Area (sqm)	2125
Expected Useful Life	75	Remaining Life	62
Valuation	\$2,250,000	Annual Depreciation	\$132,490
Written Down Value	\$4,005,046	Gross Replacement Cost of Components	\$705,889

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$144,661			\$144,661
Finishes		\$263,490				\$263,490
Services	\$834,386					\$834,386
Substructure	\$121,412					\$121,412
Superstructure		\$886,051				\$886,051
Total	\$955,798	\$1,149,541	\$144,661	\$	\$	\$2,250,000

<b>Scope of Works Required</b>
<p><b>Major Works</b></p> <p>(2027) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning, hot water units, and security system. Refurbishment of amenity and kitchen areas (incl appliances), whilst audio-visual equipment and floor coverings will also be replaced. Interior of building will be repainted. Provision for accessibility and fire compliance upgrades.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p> <p>Not all external doors can be unlocked from the inside without using a key          External windows do not have double glazing          No baby change facilities          No sharps container present          The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b></p> <p>Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p> <p>Door Hardware (Handles/Locks) - Missing - 2 missing handles          Fire Doors-Hinged, Single - Visible Damage - Graffiti on doors. Clean          GF-Reading area - Exit Signs(Illuminated) - Light Not Working - Red light is on          GF-Reading area - Suspended Panel (Incl Frame) - Moisture Damage - Not all in one spot          GF-Local studies - Paint Finish - Chipped/Flaking - Small Areas all over room          GF-Meeting room - Gyprock Lining - Holed - Where chairs scuff the walls          GF-Staff Room office 2 - Paint Finish (Per Leaf) - Chipped/Flaking - On close edge</p>



**Recent Works**

**Jack Shanahan Reserve Toilets**

**Description**

This complex is a double storey facility. The bottom level hold the public bathrooms which is constructed of brick work. All the brick work has colourful artwork on it.



**Building information**

Address	Hercules Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	28 March 2018		
Building Importance	Medium	Use	Public Toilets
Construction Year	1969	Net Lettable Area (sqm)	50
Expected Useful Life	65	Remaining Life	30
Valuation	\$244,000	Annual Depreciation	\$7,184
Written Down Value	\$162,296	Gross Replacement Cost of Components	\$135,876

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$7,394				\$7,394
Finishes	\$22,182					\$22,182
Services		\$95,837				\$95,837
Substructure		\$12,228				\$12,228
Superstructure			\$106,359			\$106,359
Total	\$22,182	\$115,459	\$106,359	\$	\$	\$244,000

**Scope of Works Required**

**Major Works**

Replacement of lighting and alarm sensors, switchboard, and interior benches. Facility is to be repainted and new sinks installed. Provision for installing tactile indicators, contrasting strips for stairs and frosting the windows.

**Low priority works**

**Property Quality Standards and Compliance**

- Energy saving lights can be installed.
- Exterior doors are not auto-lockable (Remote lockable)
- Grab rails not provided in all disabled toilets in building
- Hand drying facilities not available in all amenities
- Portable extinguishers are not provided within the building
- Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways
- Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways
- Bathrooms not ventilated
- External pathways are not well lit
- Certified emergency exit signs are not displayed clearly in the area
- No separate sanitary facilities for staff and public
- Water savings taps not installed in amenity and kitchen areas
- Stairs do not have contrasting coloured nosing strips installed - 100%
- External windows do not have double glazing
- Lack of braille and tactile signage to indicate sanitary facilities
- Each room within the building does not have fire detectors installed
- Emergency lighting do not light the path to each emergency exit
- No disabled toilets
- No baby change facilities

No solar panels installed  
Structural investigation for building needed.  
Facility does not have a rainwater collection or harvesting system  
Installed fire hose reels are not within 4m of a fire door/exit  
Multi storey, no lift installed.  
Area is not free of unpleasant odours  
Evacuation plan is not present  
Flooring in all toilets is not non-slip  
No dedicated space and fittings for cleaning equipment  
Fire blanket not installed in the kitchen area  
No sanitary disposal unit available  
No sharps container present  
Inadequate directional signage throughout facility  
Inadequate internal lighting within the facility  
Inadequate ventilation/exhaust in cooking areas  
No braille and tactile indicators at the entrance to each ambulant amenity  
No secured storage areas to hold high-valued equipment  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is frequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Male Toilet - Paint Finish - Discoloured - Graffiti

**Recent Works**

**Jarvie Park Youth Facility**

**Description**

Building sits within Jarvie Park Leased site run by Marrickville Youth Resource Centre. Lot 1 in DP 947168. Roofing upgrade recently completed Issues with toilets and drainage  
Kitchen upgraded. The building has brick construction, with a colorbond roof, internal walls and ceilings are gyprock. The building is currently used as a community centre. The facility is made up of numerous small rooms, toilet areas for male, female and disabled users, a kitchen area, offices and storage areas.



**Building information**

Address	Malakoff Street Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	16 February 2018		
Building Importance	Medium-Low	Use	Community Services
Construction Year	1965	Net Lettable Area (sqm)	558
Expected Useful Life	65	Remaining Life	30
Valuation	\$1,538,000	Annual Depreciation	\$41,835
Written Down Value	\$792,005	Gross Replacement Cost of Components	\$556,537

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$29,984			\$29,984
Finishes			\$283,966			\$283,966
Services	\$363,335					\$363,335
Substructure		\$125,227				\$125,227
Superstructure				\$735,489		\$735,489
Total	\$363,335	\$125,227	\$313,950	\$735,489	\$	\$1,538,001

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Emergency lighting do not light the path to each emergency exit  
 No disabled toilets  
 No baby change facilities  
 No solar panels installed  
 Structural investigation for building needed.  
 Facility does not have a rainwater collection or harvesting system  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Multi storey, no lift installed.  
 Area is not free of unpleasant odours  
 Evacuation plan is not present  
 Flooring in all toilets is not non-slip  
 No dedicated space and fittings for cleaning equipment  
 Fire blanket not installed in the kitchen area  
 No sanitary disposal unit available  
 No sharps container present  
 Inadequate directional signage throughout facility  
 Inadequate internal lighting within the facility  
 Inadequate ventilation/exhaust in cooking areas  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 No secured storage areas to hold high-valued equipment  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

Date printed 27 Nov 2018

Vandalism is frequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

MZ-Staff Bathroom - Gyprock Lining - Moisture Damage - Water damage evident

**Recent Works**

**Marrickville Crusader Kindergarten**

**Description**

The building has fibrolite and shiplap construction, with a tile roof, internal walls and ceilings are plaster. The building is currently used as a childcare centre. The centre is made up of several small rooms, toilet areas for children and staff, a kitchen area, office and storage area.



**Building information**

Address	53 Malakoff Street Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	14 February 2018		
Building Importance	Medium-High	Use	Child Care
Construction Year	1944	Net Lettable Area (sqm)	380
Expected Useful Life	75	Remaining Life	40
Valuation	\$1,309,000	Annual Depreciation	\$37,935
Written Down Value	\$683,430	Gross Replacement Cost of Components	\$320,943

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$110,578			\$110,578
Finishes			\$206,212			\$206,212
Services			\$364,607			\$364,607
Substructure		\$74,715				\$74,715
Superstructure			\$552,888			\$552,888
Total	\$	\$74,715	\$1,234,285	\$	\$	\$1,309,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning, hot water units, heaters, and security systems. Refurbishment of amenity and kitchen areas, with replacement of fencing, sun screens, and floor finishes. Facility will also require an internal/external paint job. Provision for upgrading disability accessibility and amenity areas.

**Low priority works**

**Property Quality Standards and Compliance**

No disabled toilets  
 No baby change facilities  
 No solar panels installed  
 Structural investigation for building needed.  
 Facility does not have a rainwater collection or harvesting system  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Multi storey, no lift installed.  
 Area is not free of unpleasant odours  
 Evacuation plan is not present  
 Flooring in all toilets is not non-slip  
 No dedicated space and fittings for cleaning equipment  
 Fire blanket not installed in the kitchen area  
 No sanitary disposal unit available  
 No sharps container present  
 Inadequate directional signage throughout facility  
 Inadequate internal lighting within the facility  
 Inadequate ventilation/exhaust in cooking areas  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 No secured storage areas to hold high-valued equipment  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet

(>1.5m diameter turning area)  
Vandalism is frequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Class Room 2 - Fluorescent Lights - Light fitting missing - No fitting  
Children's Toilet - Plasterboard Lining Wall - Cracked - Crack  
Class Room 1 - Plasterboard Lining Wall - Cracked - Crack  
Office - Paint Finish - Chipped/Flaking - Flaking  
Store Room - Paint Finish - Water Damaged/Mould Issues - Moulds  
Front Verandah - Concrete Slab - Cracking - Various cracks  
Hallway near Kitchen - Plaster Finish - Cracked - Cracks

**Recent Works**



<b>Marrickville Crusader Kindergarten Shed</b> Description	
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<b>Building information</b>			
Address	53 Malakoff Street Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date			
Building Importance	Medium-High	Use	Child Care
Construction Year	2000	Net Lettable Area (sqm)	20
Expected Useful Life	50	Remaining Life	35
Valuation	\$12,000	Annual Depreciation	\$288
Written Down Value	\$8,400	Gross Replacement Cost of Components	\$13,854

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$346					\$346
Services	\$2,159					\$2,159
Substructure	\$2,215					\$2,215
Superstructure	\$7,280					\$7,280
Total	\$12,000	\$	\$	\$	\$	\$12,000

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Plumtree**

**Description**

The building has colorbond construction, with a colorbond roof, internal walls and ceilings are gyprock. The centre is currently used as a child care centre. The centre is made up of numerous small rooms, playrooms, toilet areas for male, female and disabled users, kitchen areas, offices and storage areas.



**Building information**

Address	Malakoff Street Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	08 May 2018		
Building Importance	Medium-High	Use	Child Care
Construction Year	1994	Net Lettable Area (sqm)	350
Expected Useful Life	50	Remaining Life	30
Valuation	\$1,600,000	Annual Depreciation	\$46,977
Written Down Value	\$1,510,648	Gross Replacement Cost of Components	\$922,592

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$135,160				\$135,160
Finishes	\$252,055					\$252,055
Services	\$445,662					\$445,662
Substructure	\$91,324					\$91,324
Superstructure	\$675,799					\$675,799
<b>Total</b>	<b>\$1,464,840</b>	<b>\$135,160</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$1,600,000</b>

**Scope of Works Required**

**Major Works**

(2026) Replacement of lighting, exit signs, smoke detectors, extinguishers, air conditioning, hot water units, and motion sensors. Refurbishment of amenity and kitchen areas (incl appliances), replacement of floor coverings, and undertaking exterior replacements (i.e. soft-fall, paving, wtare tanks, shade cloths, awnings, and fencing). Building will also undergo an internal & external paint.

**Low priority works**

**Property Quality Standards and Compliance**

- Exterior doors are not auto-lockable (Remote lockable)
- Grab rails not provided in all disabled toilets in building
- Hand drying facilities not available in all amenities
- Portable extinguishers are not provided within the building
- Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways
- Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways
- Bathrooms not ventilated
- External pathways are not well lit
- Certified emergency exit signs are not displayed clearly in the area
- No separate sanitary facilities for staff and public
- Water savings taps not installed in amenity and kitchen areas
- Stairs do not have contrasting coloured nosing strips installed - 100%
- External windows do not have double glazing
- Lack of braille and tactile signage to indicate sanitary facilities
- Each room within the building does not have fire detectors installed
- Emergency lighting do not light the path to each emergency exit
- No disabled toilets
- No baby change facilities

No solar panels installed  
 Structural investigation for building needed.  
 Facility does not have a rainwater collection or harvesting system  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Multi storey, no lift installed.  
 Area is not free of unpleasant odours  
 Evacuation plan is not present  
 Flooring in all toilets is not non-slip  
 No dedicated space and fittings for cleaning equipment  
 Fire blanket not installed in the kitchen area  
 No sanitary disposal unit available  
 No sharps container present  
 Inadequate directional signage throughout facility  
 Inadequate internal lighting within the facility  
 Inadequate ventilation/exhaust in cooking areas  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 No secured storage areas to hold high-valued equipment  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is frequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Timber Paling Fence - Leaning - Places all over  
 L1-Hall - Gyprock Lining - Cracked - Near lift  
 LG-L1-Kitchen - Paint Finish - Chipped/Flaking - Near table  
 LG-Reception - Paint Finish - Worn - Along bottom skirt  
 LG-Hall Way - Paint Finish - Worn - Corners and edges  
 LG-Sensory Room - Paint Finish - Chipped/Flaking - Near cupboard  
 LG-Store Room (under stairs) - Paint Finish (Per Leaf) - Chipped/Flaking - Back of door  
 LG-Childrens WC inc. nappy change - Paint Finish - Worn - On entry wall  
 LG-Small Play Room - Gyprock Lining - Moisture Damage - Near corner window  
 LG-Small Play Room - Paint Finish - Water Damaged/Mould Issues - Near corner window  
 LG-Small Play Room - Paint Finish - Water Damaged/Mould Issues - Near corner window  
 LG-Large Play Room - Paint Finish - Worn - Around play areas  
 LG-Lobby - Gyprock Lining - Cracked - By door and the lift  
 LG-Stairs - Paint Finish - Water Damaged/Mould Issues - Near skylight  
 LG-Stairs - Paint Finish - Chipped/Flaking - Corner stairs

**Recent Works**

**Jimmy Little Community Centre**

**Description**

A former truck factory previously, the site was renovated by Council in 1978 after receiving a Federal Government Grant, and re-opened as a Community Centre. The building was originally bricked around the outside, with new floors and windows added. Over the following 2 years, add-on extensions were added to the front of the building. The Community Centre is staffed part-time and provides a venue for hire and community use. The site has had different names previously, including Cecily Street and Lilyfield Community Centre. It is now named after Australian Aboriginal Musician, Actor and Teacher, Jimmy Little. Capacity in the Main Hall is 100 people standing with 80 people in concert seating. The Meeting Room allows for 30 people standing, or 20 people in a meeting style. The existing toilet was converted to allow for disabled access in 2016/2017, together with inclusion of a toddler toilet with baby change area.

The Site has had ongoing water problems. This exists in the Toy/Storage Cupboard, where the roof has had extensive repair over the last 2 years.

Additionally, there is continual pooling of water on the astro-turf in the front yard section after heavy rain.

Retaining walls and boundary fences have cracks throughout.



**Building information**

Address	19 Cecily Street Lilyfield		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	02 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1978	Net Lettable Area (sqm)	234
Expected Useful Life	75	Remaining Life	40
Valuation	\$880,000	Annual Depreciation	\$23,790
Written Down Value	\$747,388	Gross Replacement Cost of Components	\$331,128

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$17,156					\$17,156
Finishes	\$162,477					\$162,477
Services	\$207,890					\$207,890
Substructure		\$71,651				\$71,651
Superstructure		\$420,826				\$420,826
Total	\$387,523	\$492,477	\$	\$	\$	\$880,000

**Scope of Works Required**

**Major Works**

Replacement of smoke detectors, extinguishers & hose reels, hot water unit, strip heaters, lighting, emergency lights/signs, and alarm sensors. Replacement of amenity fixtures/fittings, kitchen appliances, floor coverings, and external painting. Replacement of play equipment, bench seating, sandpits, shade cloths, and fencing. Provision for installing tactile indicators and upgrading the amenities for both male and female use.

**Low priority works**

**Property Quality Standards and Compliance**

Appliances are not energy efficient

Emergency procedures/signs are not clearly posted

Exterior doors are not auto-lockable (Remote lockable)

Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways

Bathroom ventilated with window

Certified emergency exit signs are not displayed clearly in the area

Date printed 27 Nov 2018

No separate sanitary facilities for staff and public  
Water savings taps not installed in amenity and kitchen areas  
Not all external doors can be unlocked from the inside without using a key  
External windows do not have double glazing  
Emergency lighting do not light the path to each emergency exit  
No separate male and female toilets  
No baby change facilities  
No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
Evacuation plan is not present  
Hot water system is not energy efficient  
No EWIS panel installed in the building  
No sharps container present  
Inadequate ventilation/exhaust in cooking areas  
Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Eaves-Fibro - Lifting - lifting needs fixing  
Timber Fascia - Water Damaged - water damage

**Recent Works**

**Johnson Park Toilets**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. The building houses the toilets as well as an internal control room to house electrical equipment that regulates the various lighting elements within the park. There are both male, female and equal access toilets provided.



**Building information**

Address	Constitution Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	11 May 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1984	Net Lettable Area (sqm)	50
Expected Useful Life	65	Remaining Life	35
Valuation	\$190,000	Annual Depreciation	\$5,594
Written Down Value	\$159,382	Gross Replacement Cost of Components	\$88,004

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$5,758				\$5,758
Finishes		\$17,273				\$17,273
Services	\$74,627					\$74,627
Substructure		\$9,522				\$9,522
Superstructure		\$82,821				\$82,821
Total	\$74,627	\$115,374	\$	\$	\$	\$190,001

**Scope of Works Required**

**Major Works**

Replacing lighting and fusebox, toilet fittings (i.e. change table, paper towel and sharps container), whilst also doing an internal and external paint. Provision for addressing any trip hazards to/from facility & addressing dampness/water ingress.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Kendrick Park Toilets**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.



**Building information**

Address	Princes Highway & Bay Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	21 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1984	Net Lettable Area (sqm)	22
Expected Useful Life	65	Remaining Life	35
Valuation	\$78,000	Annual Depreciation	\$2,297
Written Down Value	\$56,292	Gross Replacement Cost of Components	\$70,039

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$2,364			\$2,364
Finishes			\$7,091			\$7,091
Services			\$30,636			\$30,636
Substructure		\$3,909				\$3,909
Superstructure	\$34,000					\$34,000
<b>Total</b>	<b>\$34,000</b>	<b>\$3,909</b>	<b>\$40,091</b>	<b>\$</b>	<b>\$</b>	<b>\$78,000</b>

**Scope of Works Required**

**Major Works**

Replacement of fixtures and fitting within the toilets, including painting and replacing of lighting.

**Low priority works**

**Property Quality Standards and Compliance**

Area is not free of unpleasant odours  
Evacuation plan is not present  
Flooring in all toilets is not non-slip  
No dedicated space and fittings for cleaning equipment  
Fire blanket not installed in the kitchen area  
No sanitary disposal unit available  
No sharps container present  
Inadequate directional signage throughout facility  
Inadequate internal lighting within the facility  
Inadequate ventilation/exhaust in cooking areas  
No braille and tactile indicators at the entrance to each ambulant amenity  
No secured storage areas to hold high-valued equipment  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is frequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Male - Ceramic Tiles - Patch - Tiles - Tiles missing  
Female - Ceramic Tiles - Patch - Tiles - Missing tiles

**Recent Works**

Date printed 27 Nov 2018





**King George Park Amenities Block**

**Description**

The amenity is a single level complex that is constructed of brick veneer and terracotta roof tiles and supported by timber framework.



**Building information**

Address	Manning Street Rozelle		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	08 February 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	2017	Net Lettable Area (sqm)	113
Expected Useful Life	75	Remaining Life	74
Valuation	\$590,000	Annual Depreciation	\$17,550
Written Down Value	\$566,817	Gross Replacement Cost of Components	\$239,256

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$43,729					\$43,729
Finishes	\$62,566					\$62,566
Services	\$211,243					\$211,243
Substructure	\$27,583					\$27,583
Superstructure	\$244,880					\$244,880
Total	\$590,001	\$	\$	\$	\$	\$590,001

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Flooring in all toilets is not non-slip  
 No dedicated space and fittings for cleaning equipment  
 Fire blanket not installed in the kitchen area  
 No sanitary disposal unit available  
 No sharps container present  
 Inadequate directional signage throughout facility  
 Inadequate internal lighting within the facility  
 Inadequate ventilation/exhaust in cooking areas  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 No secured storage areas to hold high-valued equipment  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is frequent for the facility


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-canteen - Door Hardware (Handles/Locks) - Damaged - Visible damage  
 GF-canteen - Paint Finish (Per Leaf) - Chipped/Flaking - Visible damage

**Recent Works**

<b>Lambert Park Kiosk</b> Description	
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Building information			
Address	Marion Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	05 April 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	1990	Net Lettable Area (sqm)	18
Expected Useful Life	65	Remaining Life	37
Valuation	\$43,000	Annual Depreciation	\$1,170
Written Down Value	\$16,521	Gross Replacement Cost of Components	\$100,075

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$838			\$838
Finishes				\$7,939		\$7,939
Services			\$10,158			\$10,158
Substructure	\$3,501					\$3,501
Superstructure				\$20,563		\$20,563
Total	\$3,501	\$	\$10,996	\$28,502	\$	\$42,999

Scope of Works Required
<p><b>Major Works</b> Replacement of switchboard &amp; RCDs, lighting, extinguishers, security cameras, external doors, and brick fencing. Internal and external painting of the building is required. Allowance for roof replacement/repairs has been included. Provision for the installation of tactile indicators and braille signage, smoke detectors and emergency signs/lights has been included. Upgrade of the main entrance for disabled access has been included too.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> No sanitary disposal unit available No sharps container present Inadequate directional signage throughout facility Inadequate internal lighting within the facility Inadequate ventilation/exhaust in cooking areas No braille and tactile indicators at the entrance to each ambulant amenity No secured storage areas to hold high-valued equipment Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) Vandalism is frequent for the facility</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> GF-Internal - Metal/Mini Orb - Missing - Possibly missing under plastic cover GF-Internal Store 1 - Brick Wall - Brickwork Cracked - Below window</p>
<p><b>Recent Works</b></p>

**Lambert Park Pavilion/Amenities Block**

**Description**

Lambert Park is a purpose-built football (soccer) stadium. It is the home ground of the APIA Leichhardt Tigers FC and it has been their home ground since their inception. The sporting ground itself runs east to west, rather than the usual north to south. There are two main stands on either side of the playing surface. In the southern of these stands there are dressing room facilities, a social club with views of the game, press facilities and media facilities.



**Building information**

Address	Marion Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	05 April 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1990	Net Lettable Area (sqm)	470
Expected Useful Life	75	Remaining Life	55
Valuation	\$1,940,000	Annual Depreciation	\$60,922
Written Down Value	\$1,863,728	Gross Replacement Cost of Components	\$746,646

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$261,799					\$261,799
Finishes	\$199,146					\$199,146
Services	\$736,171					\$736,171
Substructure	\$73,841					\$73,841
Superstructure	\$669,043					\$669,043
Total	\$1,940,000	\$	\$	\$	\$	\$1,940,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

Inadequate directional signage throughout facility  
 Inadequate internal lighting within the facility  
 Inadequate ventilation/exhaust in cooking areas  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 No secured storage areas to hold high-valued equipment  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is frequent for the facility

**Hazardous building materials**


Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF- Cleaners storage - Incandescent Lights - Light fitting missing - No light  
 GF- Female toilets - Ceramic Tiles - Visible Damage - Cracking tiles  
 GF- Referee change room 1 - Paint Finish - Chipped/Flaking - Chipped paint  
 GF- Referee change room 1 - Render - Chipped/Flaking - Chipped  
 GF-Locker Room Away 2 - Paint Finish - Water Damaged/Mould Issues - Water damage repaint  
 GF-Locker Room Away 2 - Aluminium Windows - Broken glass - Broken glass  
 GF-Locker Room Away 2 - Paint Finish - Chipped/Flaking - Flaking repaint  
 GF-Locker Room Away 2 - Fluorescent Lights - Light Not Working - 1 diffuser not working  
 GF-Locker Room Away 2 - Fluorescent Lights - Light fitting missing - No light cover  
 GF-Locker Room Away 2 - Exit Signs(Illuminated) - Non-Compliant -  
 GF-Locker Room Home 2 - Exit Signs(Illuminated) - Non-Compliant -

GF-Clubhouse entry hall way - Exit Signs(Illuminated) - Non-Compliant -  
GF-Clubhouse entry hall way - Suspended Panel (Incl Frame) - Panels Missing - Missing panel  
GF-Clubhouse entry hall way - Gyprock Lining - Holed - visual damage  
GF-Clubhouse - Exit Signs(Illuminated) - Damaged -  
GF-Clubhouse - Suspended Panel (Incl Frame) - Panels Missing - Missing panels  
GF-Clubhouse - Exit Signs(Illuminated) - Non-Compliant -  
GF-Clubhouse bathroom hallway - Fluorescent Lights - Light fitting missing - No cover  
GF-Clubhouse bathroom hallway - Exit Signs(Illuminated) - Non-Compliant - non compliant  
GF-Clubhouse ladies bathroom - Suspended Panel (Incl Frame) - Panels Missing - Missing panel

**Recent Works**

<b>Lambert Park Spectator Shed</b> Description	
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<b>Building information</b>			
Address	Marion Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	07 February 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	2000	Net Lettable Area (sqm)	700
Expected Useful Life	50	Remaining Life	32
Valuation	\$936,000	Annual Depreciation	\$22,448
Written Down Value	\$408,241	Gross Replacement Cost of Components	\$291,043

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$26,990		\$26,990
Services			\$168,415			\$168,415
Substructure	\$172,734					\$172,734
Superstructure				\$567,862		\$567,862
Total	\$172,734	\$	\$168,415	\$594,852	\$	\$936,001

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of seating, paving, roofing, handrails, and lighting/CCTV cameras. Provision for installing tactile indicators and stair nosing.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Fire blanket not installed in the kitchen area No sanitary disposal unit available No sharps container present Inadequate directional signage throughout facility Inadequate internal lighting within the facility Inadequate ventilation/exhaust in cooking areas No braille and tactile indicators at the entrance to each ambulant amenity No secured storage areas to hold high-valued equipment Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) Vandalism is frequent for the facility
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Fluorescent Lights - Light fitting missing - No cover
<b>Recent Works</b>

**Lambert Park Toilet Block**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.



**Building information**

Address	Marion Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	05 April 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1980	Net Lettable Area (sqm)	36
Expected Useful Life	65	Remaining Life	37
Valuation	\$113,000	Annual Depreciation	\$3,327
Written Down Value	\$85,171	Gross Replacement Cost of Components	\$70,947

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$3,424				\$3,424
Finishes	\$10,273					\$10,273
Services	\$44,383					\$44,383
Substructure	\$5,663					\$5,663
Superstructure			\$49,256			\$49,256
Total	\$60,319	\$3,424	\$49,256	\$	\$	\$112,999

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

Emergency procedures/signs are not clearly posted  
 Energy saving lights can be installed.  
 Hand drying facilities not available in all amenities  
 Bathroom ventilated with window  
 Mirrors are not present in the amenity areas  
 No separate sanitary facilities for staff and public  
 Not all external doors can be unlocked from the inside without using a key  
 External windows do not have double glazing  
 Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use  
 Each room within the building does not have fire detectors installed  
 Emergency lighting do not light the path to each emergency exit  
 No disabled toilets  
 No baby change facilities  
 No sharps container present  
 Inadequate ventilation/exhaust in cooking areas  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is rare for the facility  
 The level of natural light is approximately 50%

**Hazardous building materials**



**Inner West Council**

Individual Building Reports




Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Female - Ceramic Tiles - Visible Damage - Cracked

**Recent Works**

<b>Lambert Park Turnstile Building</b> Description	
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<b>Building information</b>			
Address	Marion Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	05 April 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1980	Net Lettable Area (sqm)	50
Expected Useful Life	75	Remaining Life	37
Valuation	\$76,000	Annual Depreciation	\$1,729
Written Down Value	\$35,392	Gross Replacement Cost of Components	\$78,530

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$2,191		\$2,191
Services					\$13,675	\$13,675
Substructure		\$14,025				\$14,025
Superstructure			\$46,108			\$46,108
<b>Total</b>	\$	\$14,025	\$46,108	\$2,191	\$13,675	\$75,999

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, hot water unit, and CCTC camera/monitor. Building to get both an internal and external paint, whilst external doors are to also be replaced.
<b>Low priority works</b>

<b>Property Quality Standards and Compliance</b>
Energy saving lights can be installed.
Hand drying facilities not available in all amenities
Bathroom ventilated with window
Mirrors are not present in the amenity areas
No separate sanitary facilities for staff and public
Not all external doors can be unlocked from the inside without using a key
External windows do not have double glazing
Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use
Each room within the building does not have fire detectors installed
Emergency lighting do not light the path to each emergency exit
No disabled toilets
No baby change facilities
No sharps container present
Inadequate ventilation/exhaust in cooking areas
No ambulant cubicle installed in the male and/or female toilet on each building level
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)
Vandalism is rare for the facility
The level of natural light is approximately 50%

<b>Hazardous building materials</b>
Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
GF-Store Room - Paint Finish - Chipped/Flaking - Bubbling in areas
<b>Recent Works</b>

**Leichhardt Family Day Care**

**Description**

Leichhardt Family Daycare Co-ordination Unit - A Co-ordination Unit for family day-care education and care service, approved by department of education & communities children from birth to five years of age. Other uses: Venue hire, training venue, community play-session. Leichhardt Children's Centre  
Centre-based education and care service, approved by Department of Education & Communities children from birth to five years of age.



**Building information**

Address	22 Foster Street Leichhardt		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	09 February 2018		
Building Importance	High	Use	Child Care
Construction Year	1900	Net Lettable Area (sqm)	236
Expected Useful Life	75	Remaining Life	45
Valuation	\$886,000	Annual Depreciation	\$25,676
Written Down Value	\$761,677	Gross Replacement Cost of Components	\$480,396

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$74,845				\$74,845
Finishes	\$139,575					\$139,575
Services	\$246,785					\$246,785
Substructure	\$50,571					\$50,571
Superstructure		\$374,224				\$374,224
Total	\$436,931	\$449,069	\$	\$	\$	\$886,000

**Scope of Works Required**

**Major Works**


Replacement of fire alarm system, extinguishers, exit signs, lighting, air conditioning, hot water units, kitchen & domestic appliances, and security systems. Painting of the exterior building, with replacement of shade cloth, fencing, covered way are also included, whilst allowance for roofing works/replacements are included also. Provision for upgrades around accessibility and fire services have been included.

**Low priority works**

**Property Quality Standards and Compliance**

Hand drying facilities not available in all amenities  
Bathroom ventilated with window  
Mirrors are not present in the amenity areas  
No separate sanitary facilities for staff and public  
Not all external doors can be unlocked from the inside without using a key  
External windows do not have double glazing  
Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use  
Each room within the building does not have fire detectors installed  
Emergency lighting do not light the path to each emergency exit  
No disabled toilets  
No baby change facilities  
No sharps container present  
Inadequate ventilation/exhaust in cooking areas  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is rare for the facility  
The level of natural light is approximately 50%

<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Concrete Paths/Ramps - Cracking - Cracking Guttering-Metal - Gutter Leaks/Clean/Straighten - Cleaning
<b>Recent Works</b>

<p><b>Leichhardt Family Day Care Store/Garage</b> Description Storage</p>	
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Building information			
Address	22 Foster Street Leichhardt		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	09 February 2018		
Building Importance	Low	Use	Child Care
Construction Year	1900	Net Lettable Area (sqm)	32
Expected Useful Life	65	Remaining Life	35
Valuation	\$31,000	Annual Depreciation	\$902
Written Down Value	\$22,881	Gross Replacement Cost of Components	\$34,929

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$2,619				\$2,619
Finishes	\$4,884					\$4,884
Services	\$8,635					\$8,635
Substructure		\$1,769				\$1,769
Superstructure			\$13,094			\$13,094
Total	\$13,519	\$4,388	\$13,094	\$	\$	\$31,001

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Leichhardt Depot Amenities Block**

**Description**

The amenities block at Leichhardt depot has recently been refurbished with new showers, wash basins and toilets. The locker room is quite small and confined. Despite the small area, the block is adequate as the site operates different shifts, with waste starting and finishing earlier than streetscapes. Cleaning seems to be an issue. There is a separate ladies facility with only one key available to the one female employee on site.



**Building information**

Address	229 Catherine Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	21 February 2018		
Building Importance	Medium	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	215
Expected Useful Life	65	Remaining Life	35
Valuation	\$733,000	Annual Depreciation	\$21,874
Written Down Value	\$625,422	Gross Replacement Cost of Components	\$363,591

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$54,327				\$54,327
Finishes	\$77,730					\$77,730
Services	\$262,442					\$262,442
Substructure		\$34,268				\$34,268
Superstructure		\$304,233				\$304,233
Total	\$340,172	\$392,828	\$	\$	\$	\$733,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, extinguishers, hot water systems, strip heaters, and irrigation system. Replacing fixtures/equipment in kitchen and amenities, completing internal/external painting. Allowance for roofing works/replacement if required. Provision for the installation of tactile indicators has been included.

**Low priority works**

**Property Quality Standards and Compliance**

Mirrors are not present in the amenity areas  
 No separate sanitary facilities for staff and public  
 Not all external doors can be unlocked from the inside without using a key  
 External windows do not have double glazing  
 Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use  
 Each room within the building does not have fire detectors installed  
 Emergency lighting do not light the path to each emergency exit  
 No disabled toilets  
 No baby change facilities  
 No sharps container present  
 Inadequate ventilation/exhaust in cooking areas  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is rare for the facility  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)


**Defects/Repairs/Renewals**

Date printed 27 Nov 2018



GF-Locker room - Fluorescent Lights - Light fitting missing - No light covers  
GF-Male toilets - Fluorescent Lights - Light fitting missing - No light covers  
GF-Showers - Fluorescent Lights - Light fitting missing - No light covers  
GF-Locker room storage - Fluorescent Lights - Light fitting missing - No light covers  
GF-Kitchen/lunchroom - Fluorescent Lights - Light fitting missing - No light covers

**Recent Works**

<p><b>Leichhardt Depot Improvements</b> Description</p>	
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<b>Building information</b>			
Address	229 Catherine Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 February 2018		
Building Importance	Medium	Use	Depot
Construction Year		Net Lettable Area (sqm)	270
Expected Useful Life	75	Remaining Life	10
Valuation		Annual Depreciation	\$
Written Down Value		Gross Replacement Cost of Components	\$296,165

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
<b>Total</b>	\$	\$	\$	\$	\$	\$

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, extinguishers, and fencing. Works associated with brick cladding also identified.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Leichhardt Depot Mechanical Workshop**

**Description**

Large concrete block, open plan workshop with a small office and small separate storage area. Two mechanical hoists. Would benefit from added storage.



**Building information**

Address	229 Catherine Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 February 2018		
Building Importance	Medium	Use	Depot
Construction Year	1998	Net Lettable Area (sqm)	500
Expected Useful Life	65	Remaining Life	45
Valuation	\$969,000	Annual Depreciation	\$24,153
Written Down Value	\$565,662	Gross Replacement Cost of Components	\$624,982

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$12,196			\$12,196
Finishes			\$65,413			\$65,413
Services			\$221,739			\$221,739
Substructure	\$168,522					\$168,522
Superstructure			\$501,130			\$501,130
<b>Total</b>	<b>\$168,522</b>	<b>\$</b>	<b>\$800,478</b>	<b>\$</b>	<b>\$</b>	<b>\$969,000</b>

**Scope of Works Required**

**Major Works**

Replacement of lighting, exit signs, switchboards, solar system, fire alarm system, smoke detectors, extinguishers, air conditioning, hoists, and security system. Some internal fitout replacements (i.e. lockers, sinks) whilst carpet flooring & external doors will need to be replaced. Allowance for roofing works/replacement included. Provision for accessibility and fire compliance upgrades. Allowance for amenity upgrades has been included.

**Low priority works**

**Property Quality Standards and Compliance**

Each room within the building does not have fire detectors installed  
 Emergency lighting do not light the path to each emergency exit  
 No disabled toilets  
 No baby change facilities  
 No sharps container present  
 Inadequate ventilation/exhaust in cooking areas  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is rare for the facility  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Paths/Ramps - Cracking - Cracking

**Recent Works**

**Leichhardt Depot Office**

**Description**

Demountable building in only fair condition. Small space. Should be re-located to improve parking and accessibility. Additional space required to accommodate operations.



**Building information**

Address	229 Catherine Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 May 2018		
Building Importance	Low	Use	Depot
Construction Year	1980	Net Lettable Area (sqm)	56
Expected Useful Life	50	Remaining Life	35
Valuation	\$93,000	Annual Depreciation	\$2,750
Written Down Value	\$50,599	Gross Replacement Cost of Components	\$84,013

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$1,196			\$1,196
Finishes			\$7,070			\$7,070
Services			\$38,614			\$38,614
Substructure	\$7,179					\$7,179
Superstructure			\$38,940			\$38,940
<b>Total</b>	<b>\$7,179</b>	<b>\$</b>	<b>\$85,820</b>	<b>\$</b>	<b>\$</b>	<b>\$92,999</b>

**Scope of Works Required**

**Major Works**

Replacement of fusebox & RCDs, lighting, smoke detectors, extinguishers, and air conditioning. Kitchen area is to be upgraded (including appliances), whilst painting is to occur. Allowance for roofing/guttering works has been included. Provision for accessibility & fire compliance upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Emergency lighting do not light the path to each emergency exit  
 No disabled toilets  
 No baby change facilities  
 No sharps container present  
 Inadequate ventilation/exhaust in cooking areas  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 Vandalism is rare for the facility  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Metal - Gutter Leaks/Clean/Straighten - Clean

**Recent Works**

<p><b>Leichhardt Depot Recycling Facility</b></p> <p><b>Description</b> Building is no longer used as a transfer station after demolition of upper structure. The basement is currently used as storage for Streetscapes plant and Waste new bins. The section used by Streetscapes is lockable and plans have been made to extend the mesh cage storage within.</p>	
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<b>Building information</b>			
Address	229 Catherine Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	28 March 2018		
Building Importance	Medium	Use	Depot
Construction Year	2012	Net Lettable Area (sqm)	288
Expected Useful Life	65	Remaining Life	57
Valuation	\$317,000	Annual Depreciation	\$7,333
Written Down Value	\$252,321	Gross Replacement Cost of Components	\$129,929

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes		\$9,141				\$9,141
Services		\$57,038				\$57,038
Substructure	\$58,501					\$58,501
Superstructure		\$192,321				\$192,321
Total	\$58,501	\$258,500	\$	\$	\$	\$317,001

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of extinguishers, air conditioning/ventilation, lighting, and CCTV cameras. Refurbishment of amenity and kitchen spaces, whilst work to external paving, linemarking, and covered ways required. Allowance for roofing works included also.</p>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Leichhardt Depot Shed**

**Description**

Shed appears to be an old converted coolroom. Divided into two separate ends, the shed provides storage for waste and streetscape pamphlets, banners, PPE etc.



**Building information**

Address	229 Catherine Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	27 February 2018		
Building Importance	Low	Use	Depot
Construction Year	1980	Net Lettable Area (sqm)	18
Expected Useful Life	50	Remaining Life	15
Valuation	\$30,000	Annual Depreciation	\$720
Written Down Value	\$9,242	Gross Replacement Cost of Components	\$16,449

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$865		\$865
Services				\$5,398		\$5,398
Substructure			\$5,536			\$5,536
Superstructure				\$18,201		\$18,201
<b>Total</b>	\$	\$	\$5,536	\$24,464	\$	\$30,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, extinguishers, shelving/work benches, and external doors. Allowance has been made works/replacement to the cladding and/or roof. Provision for disability access to the facility and upgrades to the fire systems/assets.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Leichhardt Depot Wash Bay**

**Description**

Steel framed structure with iron roof. High pressure water spray. Filtered drainage and sump pump with external waste water storage which is cleared by contractors on a monthly schedule.



**Building information**

Address	229 Catherine Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	19 March 2018		
Building Importance	Low	Use	Depot
Construction Year	1980	Net Lettable Area (sqm)	48
Expected Useful Life	50	Remaining Life	20
Valuation	\$29,000	Annual Depreciation	\$696
Written Down Value	\$11,578	Gross Replacement Cost of Components	\$16,734

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$836		\$836
Services			\$5,218			\$5,218
Substructure		\$5,352				\$5,352
Superstructure				\$17,594		\$17,594
Total	\$	\$5,352	\$5,218	\$18,430	\$	\$29,000

**Scope of Works Required**

**Major Works**

Replacement of roofing & guttering, whilst fencing and lighting may also require renewal.

**Low priority works**

**Property Quality Standards and Compliance**


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



<b>Leichhardt Long Day Child Care Centre</b> Description	
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<b>Building information</b>			
Address	19 Leichhardt Street Leichhardt		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	13 April 2018		
Building Importance	High	Use	Child Care
Construction Year	1880	Net Lettable Area (sqm)	487
Expected Useful Life	100	Remaining Life	65
Valuation	\$1,798,000	Annual Depreciation	\$51,764
Written Down Value	\$838,040	Gross Replacement Cost of Components	\$785,824

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$151,886			\$151,886
Finishes			\$283,247			\$283,247
Services				\$500,813		\$500,813
Substructure	\$102,626					\$102,626
Superstructure			\$759,429			\$759,429
<b>Total</b>	\$102,626	\$	\$1,194,562	\$500,813	\$	\$1,798,001

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning, hot water units, and security system. Refurbishment of amenity and kitchen areas (incl appliances), replacement of floor coverings, and undertaking exterior replacements (i.e. astro turf, awnings, and fencing). Building will also undergo an internal & external paint. Allowance for roofing works/replacements have also been included. Provision for accessibility upgrades, inclusive of amenity areas. Further allowance for the installation of further smoke detectors within the facility.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> No disabled toilets No baby change facilities No sharps container present Inadequate ventilation/exhaust in cooking areas No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) Vandalism is rare for the facility The level of natural light is approximately 50%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> GF- Entry hall bathroom - Paint Finish - Chipped/Flaking - Flaking GF- Chemical storage - Incandescent Lights - Light fitting missing - No cover GF- Storage room - Render - Visible Damage - Hole in wall GF- Upstairs storeroom - Render - Cracked - Cracking GF- Upstairs office 1 - Paint Finish - Water Damaged/Mould Issues - Water damage repair



GF- Upstairs office 2 - Paint Finish - Water Damaged/Mould Issues - Water damage repair

**Recent Works**

<p><b>Leichhardt Long Day Child Care Centre Shed</b></p> <p><b>Description</b> Leichhardt Children's Centre</p>	
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<b>Building information</b>			
Address	19 Leichhardt Street Leichhardt		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	09 February 2018		
Building Importance	Low	Use	Child Care
Construction Year	2000	Net Lettable Area (sqm)	12
Expected Useful Life	50	Remaining Life	32
Valuation	\$8,000	Annual Depreciation	\$235
Written Down Value	\$4,268	Gross Replacement Cost of Components	\$25,581

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$676			\$676
Finishes			\$1,260			\$1,260
Services			\$2,228			\$2,228
Substructure	\$457					\$457
Superstructure			\$3,379			\$3,379
Total	\$457	\$	\$7,543	\$	\$	\$8,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Leichhardt MarketPlace Community Room**

**Description**

A small meeting room located in the MarketPlace Shopping Centre in Leichhardt.

Maximum Capacity of 15 People



**Building information**

Address	122-138 Flood Street Leichhardt		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	12 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1975	Net Lettable Area (sqm)	28
Expected Useful Life	75	Remaining Life	50
Valuation	\$33,000	Annual Depreciation	\$892
Written Down Value	\$30,502	Gross Replacement Cost of Components	\$33,292

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$643					\$643
Finishes		\$6,093				\$6,093
Services	\$7,796					\$7,796
Substructure	\$2,687					\$2,687
Superstructure	\$15,781					\$15,781
<b>Total</b>	<b>\$26,907</b>	<b>\$6,093</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$33,000</b>

**Scope of Works Required**

**Major Works**

Replacement of smoke detectors, exit signs, CCTV cameras, zip unit, and other kitchen appliances. Some internal painting to occur also. Provision for upgrades associated with fire compliance have been included.

**Low priority works**

**Property Quality Standards and Compliance**

Vandalism is rare for the facility

The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Meeting Room - Suspended Panel (Incl Frame) - Panels Holed - Hole in panel

GF-Meeting Room - Exit Signs(Illuminated) - Non-Compliant - Non compliant sign

**Recent Works**

**Leichhardt Oval No. 1 Amenities (females)**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsman's storage, and scoreboard and kiosk.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	08 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	72
Expected Useful Life	75	Remaining Life	17
Valuation	\$246,000	Annual Depreciation	\$7,317
Written Down Value	\$97,785	Gross Replacement Cost of Components	\$100,451

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$18,233			\$18,233
Finishes			\$26,087			\$26,087
Services			\$88,078			\$88,078
Substructure				\$11,501		\$11,501
Superstructure				\$102,103		\$102,103
<b>Total</b>	\$	\$	\$132,398	\$113,604	\$	\$246,002

**Scope of Works Required**

**Major Works**

Refurbishment of amenity areas (i.e. replacement of fixtures/fitout), painting of entire facility. Allowance for roofing/cladding works if required. Provision for installation of braille signage.

**Low priority works**

**Property Quality Standards and Compliance**

Facility does not have a rainwater collection or harvesting system  
No sharps container present

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Interior - Toilet-China Bowl/Cistern - Visible Damage - damaged  
Interior - Toilet-China Bowl/Cistern - Toilet Seat - missing

**Recent Works**

**Leichhardt Oval No. 1 Amenities (males)**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsmans storage, and scoreboard and kiosk.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 January 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	40
Expected Useful Life	75	Remaining Life	30
Valuation	\$102,000	Annual Depreciation	\$3,034
Written Down Value	\$41,833	Gross Replacement Cost of Components	\$41,947

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$7,560			\$7,560
Finishes				\$10,816		\$10,816
Services				\$36,520		\$36,520
Substructure		\$4,769				\$4,769
Superstructure			\$42,335			\$42,335
<b>Total</b>	<b>\$</b>	<b>\$4,769</b>	<b>\$49,895</b>	<b>\$47,336</b>	<b>\$</b>	<b>\$102,000</b>

**Scope of Works Required**

**Major Works**

Refurbishment of the internal amenities area, inclusive of replacing fixtures/fittings. External gates and painting is to also be completed. Provision for installation of braille signage.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Leichhardt Oval No. 1 Entrance Structure (Mary St)**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsman's storage, and scoreboard and kiosk.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 January 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	18
Expected Useful Life	65	Remaining Life	60
Valuation	\$25,000	Annual Depreciation	\$578
Written Down Value	\$23,976	Gross Replacement Cost of Components	\$10,839

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$721					\$721
Services	\$4,498					\$4,498
Substructure	\$4,614					\$4,614
Superstructure	\$15,167					\$15,167
Total	\$25,000	\$	\$	\$	\$	\$25,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Leichhardt Oval No. 1 Grandstand/Amenities (west)**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	25 January 2018		
Building Importance	Medium-High	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	320
Expected Useful Life	75	Remaining Life	45
Valuation	\$1,626,000	Annual Depreciation	\$51,062
Written Down Value	\$1,416,539	Gross Replacement Cost of Components	\$282,952

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$219,426					\$219,426
Finishes		\$166,913				\$166,913
Services	\$617,017					\$617,017
Substructure	\$61,889					\$61,889
Superstructure		\$560,754				\$560,754
<b>Total</b>	<b>\$898,332</b>	<b>\$727,667</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$1,625,999</b>

**Scope of Works Required**

**Major Works**

Replacement of smoke detectors, extinguishers and hose reels, lighting, and emergency lights/signs. The facility is also to be repainted. Provision for upgrade of the amenities to allow for both male and female amenity facilities.

**Low priority works**

**Property Quality Standards and Compliance**

Adequate toilet paper dispensers are not installed and operational  
Each room within the building does not have fire detectors installed  
No disabled toilets  
No separate male and female toilets  
No baby change facilities  
Main entrance/exit does not cater for disability access  
No mobility parking space at or in close proximity to the building  
No sanitary disposal unit available  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Ticket office - Paint Finish - Chipped/Flaking - paint flaking  
Entry - Paint Finish - Chipped/Flaking - paint flaking

**Recent Works**

**Leichhardt Oval No. 1 Groundsmans Office/Store Room**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsmans storage, and scoreboard and kiosk.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	29 January 2018		
Building Importance	Medium	Use	Park Buildings
Construction Year	1960	Net Lettable Area (sqm)	27
Expected Useful Life	60	Remaining Life	52
Valuation	\$32,000	Annual Depreciation	\$748
Written Down Value	\$30,667	Gross Replacement Cost of Components	\$40,332

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$923					\$923
Services	\$5,758					\$5,758
Substructure	\$5,905					\$5,905
Superstructure	\$19,414					\$19,414
<b>Total</b>	<b>\$32,000</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$32,000</b>

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Leichhardt Oval No. 1 Main Grandstand/Clubrooms**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsman's storage, and scoreboard and kiosk.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	02 May 2018		
Building Importance	Medium-High	Use	Recreational Services and Sporting Fields
Construction Year	1934	Net Lettable Area (sqm)	1479
Expected Useful Life	100	Remaining Life	65
Valuation	\$8,948,000	Annual Depreciation	\$279,862
Written Down Value	\$7,055,022	Gross Replacement Cost of Components	\$2,620,657

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$1,207,516				\$1,207,516
Finishes	\$918,537					\$918,537
Services		\$3,395,493				\$3,395,493
Substructure	\$340,581					\$340,581
Superstructure		\$3,085,873				\$3,085,873
<b>Total</b>	<b>\$1,259,118</b>	<b>\$7,688,882</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$8,948,000</b>

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning/ventilation, hot water units, and the lift. Refurbishment of kitchen and amenity areas, whilst flooring and painting on the internal & external of the facility will need to be completed. Works will also need to be completed on the spectator stand, fencing, and an allowance for roofing works has been included. Provision for installation of additional handrails and upgrade of amenities for accessibility.

**Low priority works**

**Property Quality Standards and Compliance**

Bathroom ventilated with opening  
No baby change facilities  
Facility does not have a rainwater collection or harvesting system  
No sharps container present

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-away Change rooms - Dry Chemical - Requires Test & Tag -

**Recent Works**

**Leichhardt Oval No. 1 Pump House (east)**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsmans storage, and scoreboard and kiosk.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	21 February 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	2000	Net Lettable Area (sqm)	6
Expected Useful Life	50	Remaining Life	32
Valuation	\$2,000	Annual Depreciation	\$48
Written Down Value	\$1,920	Gross Replacement Cost of Components	\$3,678

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$58					\$58
Services	\$360					\$360
Substructure	\$369					\$369
Superstructure	\$1,213					\$1,213
Total	\$2,000	\$	\$	\$	\$	\$2,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Leichhardt Oval No. 1 Pump Room (south)**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsman's storage, and scoreboard and kiosk.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 January 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	2007	Net Lettable Area (sqm)	18
Expected Useful Life	50	Remaining Life	39
Valuation	\$21,000	Annual Depreciation	\$504
Written Down Value	\$20,164	Gross Replacement Cost of Components	\$21,762

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$606					\$606
Services	\$3,779					\$3,779
Substructure	\$3,875					\$3,875
Superstructure	\$12,740					\$12,740
Total	\$21,000	\$	\$	\$	\$	\$21,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

## Leichhardt Oval No. 1 Scoreboard/Kiosk

### Description

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsmans storage, and scoreboard and kiosk.



### Building information

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 February 2018		
Building Importance	Medium-High	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	60
Expected Useful Life	65	Remaining Life	30
Valuation	\$239,000	Annual Depreciation	\$7,524
Written Down Value	\$118,544	Gross Replacement Cost of Components	\$123,175

### Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$32,253			\$32,253
Finishes				\$24,534		\$24,534
Services			\$90,693			\$90,693
Substructure		\$9,097				\$9,097
Superstructure			\$82,423			\$82,423
Total	\$	\$9,097	\$205,369	\$24,534	\$	\$239,000

### Scope of Works Required

#### Major Works

Replacement of lighting, extinguishers, hot water unit, and internal work benches. Internal and external painting will be required, whilst an allowance has been made for replacement of the scoreboard and roofing works. Provision for installing smoke detectors and barriers in areas where required.

#### Low priority works

#### Property Quality Standards and Compliance

- No disabled toilets
- No separate male and female toilets
- No baby change facilities
- Main entrance/exit does not cater for disability access
- No mobility parking space at or in close proximity to the building
- No sanitary disposal unit available
- No separate sink in cooking areas for hand washing purposes
- No sharps container present
- Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

#### Hazardous building materials

Refer to [individual report \(click here\)](#)

#### Defects/Repairs/Renewals

Brick Cladding - Brickwork Cracked - crack

[Back - Fluorescent Lights - Light Not Working - not working, rusted fitting](#)

**Recent Works**

**Leichhardt Oval No. 1 Turnstiles (Glover St)**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsmans storage, and scoreboard and kiosk.



**Building information**

Address	Glover Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	21 February 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	35
Expected Useful Life	65	Remaining Life	30
Valuation	\$38,000	Annual Depreciation	\$879
Written Down Value	\$15,384	Gross Replacement Cost of Components	\$35,983

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$1,096			\$1,096
Services			\$6,837			\$6,837
Substructure		\$7,013				\$7,013
Superstructure				\$23,054		\$23,054
Total	\$	\$7,013	\$7,933	\$23,054	\$	\$38,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, extinguishers, and metal roller doors. Internal painting is required, whilst an allowance has been made for metal roof works/replacement. Provision has been made for the installation of tactile indicators.

**Low priority works**

**Property Quality Standards and Compliance**

No baby change facilities  
Facility does not have a rainwater collection or harvesting system  
No sharps container present

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

- Fluorescent Lights - Light fitting missing - No covers

**Recent Works**

**Leichhardt Oval No. 1 Underground Toilets**

**Description**

Leichhardt Oval is an iconic venue popular amongst both players and supporters of many codes and is available for use throughout the year. It is also regarded as a boutique training venue for visiting and local high level teams and it is one of the home grounds for the West Tigers rugby league club. Leichhardt Oval and its facilities are available for filming, commercials, and other promotional clips.

There are several buildings at the site including multiple Amenities buildings, caretakers house, grandstand, main grandstand, pump house, security office and groundsman's storage, and scoreboard and kiosk.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	03 February 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	18
Expected Useful Life	65	Remaining Life	25
Valuation	\$130,000	Annual Depreciation	\$3,828
Written Down Value	\$51,796	Gross Replacement Cost of Components	\$33,873

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$3,939		\$3,939
Finishes				\$11,818		\$11,818
Services				\$51,061		\$51,061
Substructure		\$6,515				\$6,515
Superstructure			\$56,667			\$56,667
Total	\$	\$6,515	\$56,667	\$66,818	\$	\$130,000

**Scope of Works Required**

**Major Works**

Replacing toilet partitions/doors, urinals & toilets, and painting the internal and external walls & ceiling. Provision for installation of braille signage.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Leichhardt Oval No. 2 Toilet Block/Change Rooms**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.



**Building information**

Address	Glover Street Lilyfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	65
Expected Useful Life	65	Remaining Life	35
Valuation	\$280,000	Annual Depreciation	\$8,356
Written Down Value	\$129,601	Gross Replacement Cost of Components	\$60,590

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$20,753			\$20,753
Finishes		\$29,692				\$29,692
Services				\$100,251		\$100,251
Substructure		\$13,090				\$13,090
Superstructure			\$116,214			\$116,214
Total	\$	\$42,782	\$136,967	\$100,251	\$	\$280,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Hand drying facilities not available in all amenities  
Bathroom ventilated with opening  
No baby change facilities  
Facility does not have a rainwater collection or harvesting system  
No sharps container present

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Eaves-Fibro - Separation Strip Missing - loose re-attach required

**Recent Works**



<p><b>Leichhardt Oval No. 3 Amenities</b></p> <p><b>Description</b></p> <p>This is a new toilet block constructed in 2016 adjacent to the Leichhardt Park No 3 sporting ground. It supports local sports club players, parents and children and users of the popular Bay Run pathway. The building includes:</p> <ul style="list-style-type: none"> <li>• One unisex accessible toilet;</li> <li>• One female ambulant toilet with baby change table;</li> <li>• One unisex ambulant toilet;</li> <li>• Field storage (football goal nets, plastic cones etc.)</li> <li>• Sustainable and environmental initiatives with solar panels, water tanks;</li> <li>• Use of recyclable materials and water sensitive devices.</li> </ul>	
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<b>Building information</b>			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	28 March 2018		
Building Importance	Medium	Use	Public Toilets
Construction Year	2016	Net Lettable Area (sqm)	80
Expected Useful Life	65	Remaining Life	40
Valuation	\$422,000	Annual Depreciation	\$12,593
Written Down Value	\$375,078	Gross Replacement Cost of Components	\$69,756

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$31,277					\$31,277
Finishes	\$44,750					\$44,750
Services		\$151,092				\$151,092
Substructure	\$19,729					\$19,729
Superstructure	\$175,152					\$175,152
Total	\$270,908	\$151,092	\$	\$	\$	\$422,000

<b>Scope of Works Required</b>
<b>Major Works</b>
Replacement of solar power conversion equipment, lighting, and undertaking painting works.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
Hand drying facilities not available in all amenities
Portable extinguishers are not provided within the building
Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways
Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways
Bathroom ventilated with window
Certified emergency exit signs are not displayed clearly in the area
Not all external doors can be unlocked from the inside without using a key
External windows do not have double glazing
Each room within the building does not have fire detectors installed
Emergency lighting do not light the path to each emergency exit
No separate male and female toilets
No baby change facilities
Facility does not have a rainwater collection or harvesting system
Installed fire extinguishers do not they have proper signage
Hot water system is not energy efficient
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
No ambulant cubicle installed in the male and/or female toilet on each building level
The level of natural light is approximately 50%
<b>Hazardous building materials</b>

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Unisex ambulant - Door Hardware (Handles/Locks) - Loose - loosely fitted needs fixing

**Recent Works**

**Leichhardt Park Caretakers Cottage**

**Description**

This premises is the caretakers residence attached to the Leichhardt Town Hall building.



**Building information**

Address	66 Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	07 May 2018		
Building Importance	Low	Use	Residential
Construction Year	1950	Net Lettable Area (sqm)	120
Expected Useful Life	75	Remaining Life	10
Valuation	\$267,000	Annual Depreciation	\$6,951
Written Down Value	\$22,488	Gross Replacement Cost of Components	\$123,606

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings					\$21,890	\$21,890
Finishes					\$29,906	\$29,906
Services					\$47,172	\$47,172
Substructure				\$25,282		\$25,282
Superstructure					\$142,749	\$142,749
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$25,282</b>	<b>\$241,717</b>	<b>\$266,999</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

No baby change facilities  
Main entrance/exit does not cater for disability access  
No mobility parking space at or in close proximity to the building  
No sanitary disposal unit available  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Timber Fascia - Cracked - Timber rotting  
Paint Finish - Chipped/Flaking - Repaint fascia  
Render - Missing - Render has come off on column  
Front room - Render - Cracked -  
Bedroom 2 - Render - Missing - All room  
Kitchen - Gyprock Lining - Cornice/Cover Strips - Mould issues  
Kitchen - Gyprock Lining - Cracked -  
Laundry - Render - Cracked - Cracked render

**Recent Works**

**Leichhardt Park Child Care Centre**

**Description**

The building comprises the library, community rooms and the town hall. there are a number of kitchens within the facility. Centre-based education and care service, approved by Department of Education & Communities children from birth to five years of age.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date			
Building Importance	High	Use	Child Care
Construction Year	2017	Net Lettable Area (sqm)	685
Expected Useful Life	75	Remaining Life	74
Valuation	\$2,986,000	Annual Depreciation	\$85,204
Written Down Value	\$2,940,087	Gross Replacement Cost of Components	\$1,667,305

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$252,242					\$252,242
Finishes	\$470,397					\$470,397
Services	\$831,717					\$831,717
Substructure	\$170,434					\$170,434
Superstructure	\$1,261,210					\$1,261,210
Total	\$2,986,000	\$	\$	\$	\$	\$2,986,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<b>LPAC Cogen</b> Description	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2012	Net Lettable Area (sqm)	60
Expected Useful Life	60	Remaining Life	54
Valuation	\$182,000	Annual Depreciation	\$4,577
Written Down Value	\$163,800	Gross Replacement Cost of Components	\$79,876

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$2,291					\$2,291
Finishes	\$12,286					\$12,286
Services	\$41,648					\$41,648
Substructure	\$31,652					\$31,652
Superstructure	\$94,124					\$94,124
Total	\$182,001	\$	\$	\$	\$	\$182,001

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of extinguishers, exhaust, exit signs, pumps, and motion sensors. Provision for installing smoke detectors and completing a structural investigation if required.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<p><b>LPAC Diving Tower</b> Description</p>	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year		Net Lettable Area (sqm)	10
Expected Useful Life	50	Remaining Life	20
Valuation		Annual Depreciation	\$
Written Down Value		Gross Replacement Cost of Components	\$113,759

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

Scope of Works Required
<p><b>Major Works</b> Replacement of diving boards, lighting, and undertaking painting works. Provision for installing tactile indicators, contrasting strips on steps and conducting a structural investigation.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b>            Portable extinguishers are not provided within the building            Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways            Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways            Bathroom ventilated with window            Certified emergency exit signs are not displayed clearly in the area            Not all external doors can be unlocked from the inside without using a key            External windows do not have double glazing            Each room within the building does not have fire detectors installed            Emergency lighting do not light the path to each emergency exit            No separate male and female toilets            No baby change facilities            Facility does not have a rainwater collection or harvesting system            Installed fire extinguishers do not they have proper signage            Hot water system is not energy efficient            Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation            No ambulant cubicle installed in the male and/or female toilet on each building level            The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Concrete Stairs - Concrete Corroded - corroded concrete</p>

**Recent Works**



<b>LPAC Filtration Plant Room 1</b> <b>Description</b>	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	18 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1980	Net Lettable Area (sqm)	45
Expected Useful Life	60	Remaining Life	42
Valuation	\$272,000	Annual Depreciation	\$6,840
Written Down Value	\$190,400	Gross Replacement Cost of Components	\$138,652

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$3,423				\$3,423
Finishes				\$18,362		\$18,362
Services	\$62,243					\$62,243
Substructure	\$47,304					\$47,304
Superstructure				\$140,668		\$140,668
Total	\$109,547	\$3,423	\$	\$159,030	\$	\$272,000

Scope of Works Required
<p><b>Major Works</b> Replacement of lighting, extinguishers, dosing equipment, safety shower, sinks, and safety fence. Painting of the building is required, whilst replacement of the roof needs to be investigated (allowance made). Provision for installing smoke detectors and completing a structural investigation if required.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b>            Certified emergency exit signs are not displayed clearly in the area            No separate sanitary facilities for staff and public            Not all external doors can be unlocked from the inside without using a key            External windows do not have double glazing            Lack of braille and tactile signage to indicate sanitary facilities            Each room within the building does not have fire detectors installed            No disabled toilets            No separate male and female toilets            No baby change facilities            Facility does not have a rainwater collection or harvesting system            Main entrance/exit does not cater for disability access            Installed fire extinguishers do not they have proper signage            Hot water system is not energy efficient            There is no firm, even, accessible, step free path from the street to the reception area of the building            No ambulant cubicle installed in the male and/or female toilet on each building level            Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)            Vandalism is rare for the facility            The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>

**Defects/Repairs/Renewals**

Eaves-Fibro - Separation Strip Missing - Also paint chipping  
Pool Safety Fence - Post Bent - Posts Loose closer broken  
store - Fibrolite - Cornice/Cover Strips - loose cover strip  
store - Paint Finish - Water Damaged/Mould Issues - moulds  
pump room - Sink - Rust Present/Discoloured - Corrosion  
pump room - Render - Visible Damage - water damaged  
pump room - Paint Finish - Water Damaged/Mould Issues - water damage  
Chemical storage - Render - Cracked - wall crack

**Recent Works**

<b>LPAC Filtration Plant Room 2</b> Description	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2016	Net Lettable Area (sqm)	42
Expected Useful Life	60	Remaining Life	58
Valuation	\$119,000	Annual Depreciation	\$17,227
Written Down Value	\$115,033	Gross Replacement Cost of Components	\$191,649

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$1,498					\$1,498
Finishes	\$8,033					\$8,033
Services	\$27,231					\$27,231
Substructure	\$20,696					\$20,696
Superstructure	\$61,542					\$61,542
Total	\$119,000	\$	\$	\$	\$	\$119,000

<b>Scope of Works Required</b>
<b>Major Works</b> Renewal/refit of pumps and associated controls. Replacement of extinguishers and sink. Provision for installing smoke detectors and completing a structural investigation if required.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<p><b>LPAC Filtration Plant Room 3</b> Description</p>	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2016	Net Lettable Area (sqm)	65
Expected Useful Life	60	Remaining Life	58
Valuation	\$297,000	Annual Depreciation	\$7,469
Written Down Value	\$287,100	Gross Replacement Cost of Components	\$170,743

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$3,738					\$3,738
Finishes	\$20,049					\$20,049
Services	\$67,963					\$67,963
Substructure	\$51,652					\$51,652
Superstructure	\$153,597					\$153,597
Total	\$296,999	\$	\$	\$	\$	\$296,999


Scope of Works Required
<p><b>Major Works</b> Replacement of dosing equipment, pumps, pump controls, extinguishers, and undertaking painting of the external walls. Provision for installing smoke detectors and completing a structural investigation if required.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

<b>LPAC First Aid Room</b> <b>Description</b>	
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<b>Building information</b>			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1980	Net Lettable Area (sqm)	21
Expected Useful Life	65	Remaining Life	27
Valuation	\$47,000	Annual Depreciation	\$1,480
Written Down Value	\$19,523	Gross Replacement Cost of Components	\$32,933

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$6,343				\$6,343
Finishes		\$4,825				\$4,825
Services			\$17,835			\$17,835
Substructure		\$1,789				\$1,789
Superstructure			\$16,209			\$16,209
<b>Total</b>	<b>\$</b>	<b>\$12,957</b>	<b>\$34,044</b>	<b>\$</b>	<b>\$</b>	<b>\$47,001</b>


<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacing lighting, extinguishers, toilet partitions, mirrors, sinks, and drinking fountain. Replacement of flooring and internal painting should also be completed, whilst an allowance has been made for roof replacement (if required). Provision for installing tactile indicators, contrasting strips and fixing instances of water ingress/dampness.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> No baby change facilities Facility does not have a rainwater collection or harvesting system Main entrance/exit does not cater for disability access Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient There is no firm, even, accessible, step free path from the street to the reception area of the building No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) Vandalism is rare for the facility The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> - Louvre Windows - Reglaze - broken glaze x1</p>
<p><b>Recent Works</b></p>

<b>LPAC Gym and hydrotherapy pool</b> Description	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	19 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2015	Net Lettable Area (sqm)	1653
Expected Useful Life	65	Remaining Life	62
Valuation	\$9,851,000	Annual Depreciation	\$310,123
Written Down Value	\$9,396,338	Gross Replacement Cost of Components	\$1,387,907

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$1,329,374					\$1,329,374
Finishes	\$1,011,233					\$1,011,233
Services	\$3,738,153					\$3,738,153
Substructure	\$374,952					\$374,952
Superstructure	\$3,397,288					\$3,397,288
Total	\$9,851,000	\$	\$	\$	\$	\$9,851,000

Scope of Works Required
<p><b>Major Works</b> Replacement of lighting, emergency signs, extinguishers, and security systems. Minor refurbishment on kitchen &amp; amenity areas, with replacement of audio visual equipment, pool pumps and tiles, floor finishes, and handrails. Facility will also require an internal/external paint job.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient There is no firm, even, accessible, step free path from the street to the reception area of the building No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) Vandalism is rare for the facility The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Gym Main room - Fluorescent Lights - Light Not Working - 2 lights out Gym Male toilets - Handbasin - Joints not sealed - Seal between bench and basin inadequate GF pool - Ceramic Tiles - Regrout - regrout GF pool - Metal/Mini Orb - Rust Present - Rust GF pool - Render - Chipped/Flaking - chipped render GF storeroom - Doors-Solid - Visible Damage - Timber rotting GF Unisex Shower 1 - Paint Finish - Water Damaged/Mould Issues - Mould GF Unisex Shower 2 - Paint Finish - Water Damaged/Mould Issues - Mould around edges</p>
<p><b>Recent Works</b></p>

<b>LPAC Gymnasiums/admin/café</b> Description	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	02 May 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1970	Net Lettable Area (sqm)	1227
Expected Useful Life	75	Remaining Life	35
Valuation	\$4,116,000	Annual Depreciation	\$129,256
Written Down Value	\$1,920,800	Gross Replacement Cost of Components	\$1,305,676

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$555,446				\$555,446
Finishes		\$422,519				\$422,519
Services		\$1,561,896				\$1,561,896
Substructure		\$156,664				\$156,664
Superstructure		\$1,419,474				\$1,419,474
Total	\$	\$4,115,999	\$	\$	\$	\$4,115,999

Scope of Works Required
<p><b>Major Works</b> Replacement of lighting, emergency lights/signs, switchboards, extinguishers, air conditioning/ventilation, hot water units, and security system. Refurbishment of amenity and kitchen areas (incl appliances), replacement of floor coverings, audio visual equipment, automatic opening doors, and undertaking exterior replacements (i.e. shade structures, decking, and fencing). Building will also undergo an internal paint. Allowance for roofing works/replacements have also been included. Provision for upgrades to fire compliance.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Certified emergency exit signs are not displayed clearly in the area Not all external doors can be unlocked from the inside without using a key External windows do not have double glazing Each room within the building does not have fire detectors installed Emergency lighting do not light the path to each emergency exit No separate male and female toilets No baby change facilities Facility does not have a rainwater collection or harvesting system Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation No ambulant cubicle installed in the male and/or female toilet on each building level The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Main entrance/cafe/shop - Alum Frame Glass-Dble Door - Broken glass - Cracked pane</p>



Left Hallway - Gyprock Lining - Holed - Hole from previous installation  
cafe storeroom - Vinyl - Holed -  
store room staff only 1 - Render - Moulding - In toilet  
staff only 2 bathroom - Paint Finish - Water Damaged/Mould Issues - Rising damp  
disabled bathroom - Gyprock Lining - Cracked - cracking  
staff bathroom near studio 2 - Paint Finish - Water Damaged/Mould Issues - Rising damp  
staff bathroom near studio 2 - Ceramic Tiles - Missing - Replace tiles  
Male toilets - Vanity (Incl Basin) - Leaking - Leak in change room area  
Male toilets - Vanity (Incl Basin) - Vanity Bench Damaged - Bench tops delaminating due to water  
Male toilets - Mirror - Missing -  
Male toilets - Mirror - Crazed/Black - Small areas on bottom  
Male toilets - Mirror - Cracked -  
Male toilets - Mirror - Broken -  
Male toilets - Gyprock Lining - Cracked - Cracks  
Male toilets - Gyprock Lining - Moisture Damage - Rusting  
Male toilets - Emergency Lights - Light Not Working - Indicator not working  
Male toilets - Skylight - Diffuser Ceiling -  
Male toilets - Skylight - Diffuser Roof -  
Male toilets - Skylight - Leak / Flashing -  
Male toilets - Skylight - Repair Shaft - Rusting  
Male toilets - Paint Finish - Water Damaged/Mould Issues - Paint peeling  
Creche bathroom - Gyprock Lining - Cracked - Either side or room

**Recent Works**



<b>LPAC Learn to Swim building</b> Description	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	06 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2015	Net Lettable Area (sqm)	610
Expected Useful Life	65	Remaining Life	62
Valuation	\$607,000	Annual Depreciation	\$19,109
Written Down Value	\$578,985	Gross Replacement Cost of Components	\$477,723

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$81,913					\$81,913
Finishes	\$62,310					\$62,310
Services	\$230,338					\$230,338
Substructure	\$23,104					\$23,104
Superstructure	\$209,334					\$209,334
Total	\$606,999	\$	\$	\$	\$	\$606,999

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of exit signs, smoke detectors, lighting, extinguishers, ventilation fans, and CCTV cameras/monitors. Carpet and bathroom fittings will need to be replaced, as will the refrigerator. Provision for upgrades to amenities for both male and female use.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>LPAC Lifeguards Shelter</b> Description	
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<b>Building information</b>			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	30 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1970	Net Lettable Area (sqm)	18
Expected Useful Life	65	Remaining Life	25
Valuation	\$17,000	Annual Depreciation	\$535
Written Down Value	\$6,538	Gross Replacement Cost of Components	\$12,732

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$2,294			\$2,294
Finishes				\$1,745		\$1,745
Services			\$6,451			\$6,451
Substructure		\$647				\$647
Superstructure				\$5,863		\$5,863
Total	\$	\$647	\$8,745	\$7,608	\$	\$17,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**LPAC Pool**

**Description**

Leichhardt Park Aquatic Centre is a friendly fitness centre that offers a wide range of facilities that caters for the diversity of the local community. It is located in the Leichhardt Park area nearby the Leichhardt Park Oval 1 and 2 and is comprised of a number indoor and outdoor pools and supporting buildings. These buildings include a diving tower, gymnasiums, cafe, staff room, lifeguard shelter, first aid room, plant rooms and a cogeneration building.



**Building information**

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	18 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1960	Net Lettable Area (sqm)	1000
Expected Useful Life	50	Remaining Life	35
Valuation	\$1,936,000	Annual Depreciation	\$61,288
Written Down Value	\$1,355,200	Gross Replacement Cost of Components	\$233,541

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$261,260				\$261,260
Finishes		\$198,736				\$198,736
Services	\$734,653					\$734,653
Substructure	\$73,689					\$73,689
Superstructure	\$667,663					\$667,663
Total	\$1,476,005	\$459,996	\$	\$	\$	\$1,936,001

**Scope of Works Required**

**Major Works**

Replacement of pool tiles, fencing, and diving block.

**Low priority works**

**Property Quality Standards and Compliance**

Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Bathroom ventilated with window  
 Certified emergency exit signs are not displayed clearly in the area  
 Not all external doors can be unlocked from the inside without using a key  
 External windows do not have double glazing  
 Each room within the building does not have fire detectors installed  
 Emergency lighting do not light the path to each emergency exit  
 No separate male and female toilets  
 No baby change facilities  
 Facility does not have a rainwater collection or harvesting system  
 Installed fire extinguishers do not they have proper signage  
 Hot water system is not energy efficient  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

High Mast Lights - Light Fitting Missing - One fitting missing


**Recent Works**

<b>LPAC Staff room</b> Description	
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Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1980	Net Lettable Area (sqm)	238
Expected Useful Life	65	Remaining Life	27
Valuation	\$720,000	Annual Depreciation	\$21,038
Written Down Value	\$299,077	Gross Replacement Cost of Components	\$159,877

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$9,263				\$9,263
Finishes				\$54,737		\$54,737
Services				\$298,947		\$298,947
Substructure		\$55,579				\$55,579
Superstructure				\$301,474		\$301,474
Total	\$	\$64,842	\$	\$655,158	\$	\$720,000

Scope of Works Required
<p><b>Major Works</b>                      Repacement of lighting, extinguishers, air condition, heaters, and alarm sensors. Refurbishment of kitchen and amenity areas (incl. equipment &amp; fixtures), replacement of floor coverings and undertaking both internal/external painting. Allowance for the replacement of roofing, cladding and windows. Provision for installing tactile indicators, ensuring pathways to/from are free of trip hazards, and installing handrails if required.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b>                      Facility does not have a rainwater collection or harvesting system                      Main entrance/exit does not cater for disability access                      Installed fire extinguishers do not they have proper signage                      Hot water system is not energy efficient                      There is no firm, even, accessible, step free path from the street to the reception area of the building                      No ambulant cubicle installed in the male and/or female toilet on each building level                      Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)                      Vandalism is rare for the facility                      The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b>                      Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b>                      - Louvre Windows - Repairs on windows - glaze needs adjust                      - Fluorescent Lights - Light Not Working - Not working</p>
<p><b>Recent Works</b></p>

<p><b>Leichhardt Service Centre</b></p> <p><b>Description</b></p> <p>This administration building comprises of offices and council chambers. It also includes a customer service desk for members of the community to raise issues and questions. The building height was increased from one storey (and underground garage) to four storeys (and underground garage) in 2010.</p>	
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<b>Building information</b>			
Address	7-15 Wetherill Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 April 2018		
Building Importance	High	Use	Administration
Construction Year	1980	Net Lettable Area (sqm)	4248
Expected Useful Life	75	Remaining Life	37
Valuation	\$18,176,000	Annual Depreciation	\$558,211
Written Down Value	\$12,283,838	Gross Replacement Cost of Components	\$5,309,244

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$457,669				\$457,669
Finishes	\$1,699,914					\$1,699,914
Services		\$8,303,424				\$8,303,424
Substructure		\$479,463				\$479,463
Superstructure			\$7,235,530			\$7,235,530
<b>Total</b>	<b>\$1,699,914</b>	<b>\$9,240,556</b>	<b>\$7,235,530</b>	<b>\$</b>	<b>\$</b>	<b>\$18,176,000</b>

<b>Scope of Works Required</b>
<p><b>Major Works</b></p> <p>Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning/ventilation, hot water units, other plant equipment (incl. generator), and security system. Kitchen and amenity areas will require replacement of fixtures/fittings (incl. appliances), whilst floor coverings, exterior components (i.e. paving, bollards, ramps, carpark marking, and fencing) will also require works. The facility will also need to be repainted (internal &amp; external). Provision for the installation of a fall arrest system, contrasting strips to chairs, and upgrade to fire systems.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p> <p>The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b></p> <p>Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p> <p>BF-Carpark - Fluorescent Lights - Light fitting missing - Missing light covers            BF-Carpark - Carpark Marking - Worn - Worn out repaint 15 meters lineal            BF-Carpark - Fluorescent Lights - Light Not Working - Lights not working            F1- Open offices - Suspended Panel (Incl Frame) - Moisture Damage - Panels have moisture and mould issues            F1- Copy room - Suspended Panel (Incl Frame) - Panels Holed - Hole in panel            F1- Storage room - Paint Finish - Discoloured - Water stained            F2- Meeting room 2 - Paint Finish - Discoloured - Repaint            F2- Office (Group manager communications &amp; events) - Fluorescent Lights - Light Not Working - Light not working            F2- Office (assets &amp; environment) - Suspended Panel (Incl Frame) - Panels Cracked - Small piece of panel missing and a few others need placing back properly            F2- Open offices - Fluorescent Lights - Light Not Working - 8 x light not working            F3- Women's toilet - Downlights - Light Not Working - 2x lights not working</p>

F3- Hallway of offices - Fluorescent Lights - Light Not Working - Light not working  
F3- Copy room - Fluorescent Lights - Diffuser cracked - Cracked  
F3- Rear room between offices - Paint Finish - Missing - Both sides of door  
F3- Open offices left side - Gyprock Lining - Missing - Missing panel, some water damage to paint and fix back skirting. Not sure if leak has been fixed or ongoing.  
F3- Open offices left side - Suspended Panel (Incl Frame) - Moisture Damage - Window side  
F3- Open offices left side - Fluorescent Lights - Light Not Working - 5x lights not working  
F3- Office (Group manager) - Fluorescent Lights - Light Not Working - Lights not working  
F3- Office (Senior HR Manager 2) - Fluorescent Lights - Light Not Working - Light does not work  
F3- Office (WHS/INJURY MANAGEMENT) - Fluorescent Lights - Light fitting missing - No cover  
F3- Staircase - Paint Finish - Missing - Make good where new lights have replaced old ones.  
F3- Staircase - Door Hardware (Handles/Locks) - Loose - Lazy handle  
F3- Staircase - Paint Finish - Chipped/Flaking - First flight right side peeling. Also make good paint where new lights replaced old ones.  
F3- Staircase - Paint Finish - Chipped/Flaking - Top end water damaged and paint needs touching up where new lights have been installed and various other areas  
GF- Admin room - Gyprock Lining - Holed - Hole  
GF- Admin room - Suspended Panel (Incl Frame) - Panels Moulding - Mould  
GF- Female bathroom - Ceramic Tiles - Patch - Tiles -  
GF- Female bathroom - Ceramic Tiles - Silicon -  
GF- Female bathroom - Ceramic Tiles - Regrout -  
GF- Female bathroom - Ceramic Tiles - Visible Damage -  
GF- Male bathroom - Suspended Panel (Incl Frame) - Panels Moulding - Stained  
GF- Male bathroom - Ceramic Tiles - Loose - Chipped  
GF- Staff Open Offices - Suspended Panel (Incl Frame) - Moisture Damage - Stained  
GF- Office (Manager of governance & administration) - Fluorescent Lights - Diffuser cracked - Missing  
GF- Safe - Render - Cracked - Some excessive cracking. Investigate further.

**Recent Works**



**Leichhardt Service Centre Demountable**

**Description**

This administration building comprises of offices and council chambers. It also includes a customer service desk for members of the community to raise issues and questions. The building height was increased from one storey (and underground garage) to four storeys (and underground garage) in 2010.



**Building information**

Address	3-7 Marion Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 April 2018		
Building Importance	Medium	Use	Administration
Construction Year	2000	Net Lettable Area (sqm)	300
Expected Useful Life	50	Remaining Life	35
Valuation	\$582,000	Annual Depreciation	\$17,213
Written Down Value	\$446,917	Gross Replacement Cost of Components	\$297,554

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$7,488					\$7,488
Finishes	\$44,246					\$44,246
Services	\$241,649					\$241,649
Substructure	\$44,926					\$44,926
Superstructure			\$243,691			\$243,691
Total	\$338,309	\$	\$243,691	\$	\$	\$582,000

**Scope of Works Required**

**Major Works**

Replacement of smoke detectors and fire alarm system, extinguishers, lighting, exit signs, air conditioning/ventilation, and security systems. Replacement of kitchen and amenity fixtures/appliances, with replacement of floor coverings and external/internal painting. External works may also include paving, cladding, and roof works/replacement. Provision for disability acesibility upgrades and fire compliance upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Bathroom ventilated with window  
 No separate sanitary facilities for staff and public  
 Each room within the building does not have fire detectors installed  
 No separate male and female toilets  
 No baby change facilities  
 Fall arrest system not installed  
 No separate sink in cooking areas for hand washing purposes  
 No ambulant cubicle installed in the male and/or female toilet on each building level

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Metal - Gutter Leaks/Clean/Straighten - Clean

**Recent Works**

**Leichhardt Town Hall**

**Description**

The Leichhardt Town Hall at No. 107 Norton Street is of high local historic, aesthetic and social significance as a good and largely intact Victorian Free Classical style Town Hall and Council building constructed in 1888. The current use includes Town Hall, administration offices, and chambers.



**Building information**

Address	107 Norton Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 February 2018		
Building Importance	Medium-High	Use	Community Services - Leased
Construction Year	1880	Net Lettable Area (sqm)	1199
Expected Useful Life	120	Remaining Life	70
Valuation	\$9,416,000	Annual Depreciation	\$275,235
Written Down Value	\$3,978,768	Gross Replacement Cost of Components	\$1,607,697

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$169,353				\$169,353
Finishes			\$982,245			\$982,245
Services			\$3,725,755			\$3,725,755
Substructure	\$349,995					\$349,995
Superstructure				\$4,188,652		\$4,188,652
<b>Total</b>	<b>\$349,995</b>	<b>\$169,353</b>	<b>\$4,708,000</b>	<b>\$4,188,652</b>	<b>\$</b>	<b>\$9,416,000</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Each room within the building does not have fire detectors installed  
 No separate male and female toilets  
 No baby change facilities  
 Fall arrest system not installed  
 No separate sink in cooking areas for hand washing purposes  
 No ambulant cubicle installed in the male and/or female toilet on each building level

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

F1-Hall - Paint Finish - Discoloured - Scuff marks  
 F1-Hall - Paint Finish - Chipped/Flaking - Behind fire hose reel  
 F1-Ladies & Disabled Toilet - Paint Finish - Chipped/Flaking - Flaking  
 F1-Kitchen - Paint Finish - Chipped/Flaking - Flaking



GF-Bedroom - Plaster Board Lining - Moisture Damage -  
GF-Corridor - Paint Finish - Chipped/Flaking -  
GF-Stair - Paint Finish - Chipped/Flaking -  
GF-Lunch Room - Paint Finish - Chipped/Flaking -  
GF-Lunch Room - Paint Finish - Chipped/Flaking -  
GF-Lunch Room - Fluorescent Lights - Light Not Working -  
GF-Change Room - Paint Finish - Chipped/Flaking -  
GF-Change Room - Render - Cracked - Drilled holes  
GF-Office - Carpet - Re-Stretch -  
GF-Hall - Render - Moisture Damage -  
GF-Store Room - Doors-Solid - Door Jamb/Wall Frame - Damaged door jambs  
GF-Store Room - Render - Cracked -  
GF-Back Door Entrance 2 - Paint Finish (Per Leaf) - Chipped/Flaking -  
GF-Back Door Entrance 2 - Timber Entrance Door - Door Jame/Wall Frame - White ant  
GF-Back Entrance - Paint Finish - Worn -  
GF-Archive - Fluorescent Lights - Light Not Working -  
GF-Archive - Paint Finish - Water Damaged/Mould Issues -

**Recent Works**

<p><b>Louisa Lawson Reserve Shelter</b></p> <p><b>Description</b> The site is a open grass park with a total area of 478.740m2. The park contains shelters, a childrens playgroud and multi seating area.</p>	
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<b>Building information</b>			
Address	Harnett Avenue Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	08 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	2013	Net Lettable Area (sqm)	24
Expected Useful Life	50	Remaining Life	45
Valuation	\$18,000	Annual Depreciation	\$432
Written Down Value	\$17,283	Gross Replacement Cost of Components	\$4,902

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$519					\$519
Services	\$3,239					\$3,239
Substructure	\$3,322					\$3,322
Superstructure	\$10,920					\$10,920
Total	\$18,000	\$	\$	\$	\$	\$18,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<p><b>Mackey Park Amenities</b> Description</p>	
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<b>Building information</b>			
Address	Carrington Road & Richardsons Crescent Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	22 February 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1980	Net Lettable Area (sqm)	200
Expected Useful Life	75	Remaining Life	45
Valuation	\$702,000	Annual Depreciation	\$20,881
Written Down Value	\$421,200	Gross Replacement Cost of Components	\$252,029

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$52,030					\$52,030
Finishes	\$74,442					\$74,442
Services	\$251,343					\$251,343
Substructure	\$32,819					\$32,819
Superstructure		\$291,366				\$291,366
<b>Total</b>	<b>\$410,634</b>	<b>\$291,366</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$702,000</b>

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of smaller maneyty fixtures, partitions and seating. Smoke detectors and the gas meter will be replaced, whilst the building will also need repainting. Provision for installing smoke detectors and upgrading amenities to have an ambulant cubicle.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

<p><b>Mackey Park Bowling Club</b> Description</p>	
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<b>Building information</b>			
Address	Richardsons Crescent Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	14 February 2018		
Building Importance	Medium-Low	Use	Park Buildings
Construction Year	1950	Net Lettable Area (sqm)	863
Expected Useful Life	80	Remaining Life	50
Valuation	\$3,101,000	Annual Depreciation	\$97,283
Written Down Value	\$2,764,015	Gross Replacement Cost of Components	\$678,026

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$418,474					\$418,474
Finishes	\$318,326					\$318,326
Services	\$1,176,735					\$1,176,735
Substructure	\$118,031					\$118,031
Superstructure		\$1,069,434				\$1,069,434
<b>Total</b>	<b>\$2,031,566</b>	<b>\$1,069,434</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$3,101,000</b>


<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of lighting, emergency signs, extinguishers, air conditioning, and CCTV cameras. Replacement of cool room, whilst completing internal/external painting works. Allowance for roofing works included. Provision for accessibility and disability modifications/upgrades.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

<p><b>Mackey Park Canoe Club</b> Description</p>	
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Building information			
Address	Carrington Road & Richardsons Crescent Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	11 May 2018		
Building Importance	Medium-Low	Use	Park Buildings
Construction Year	1989	Net Lettable Area (sqm)	292
Expected Useful Life	65	Remaining Life	36
Valuation	\$701,000	Annual Depreciation	\$22,068
Written Down Value	\$336,149	Gross Replacement Cost of Components	\$286,633

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$94,599		\$94,599
Finishes				\$71,960		\$71,960
Services		\$266,008				\$266,008
Substructure	\$26,682					\$26,682
Superstructure				\$241,752		\$241,752
<b>Total</b>	<b>\$26,682</b>	<b>\$266,008</b>	<b>\$</b>	<b>\$408,311</b>	<b>\$</b>	<b>\$701,001</b>

Scope of Works Required
<p><b>Major Works</b> Replacement of lighting, emergency signs/lights, extinguishers, ventilation, hot water system, and security systems. Refurbishment of amenity and kitchen areas, with replacement of floor coverings and painting the facility. Window grills and internal/external doors will also need replacement. Provision for accessibility upgrades to the facility.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

<b>Mackey Park Clubhouse/Kiosks</b> Description	
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<b>Building information</b>			
Address	Carrington Road & Richardsons Crescent Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	22 February 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1980	Net Lettable Area (sqm)	176
Expected Useful Life	75	Remaining Life	40
Valuation	\$232,000	Annual Depreciation	\$33,790
Written Down Value	\$951,290	Gross Replacement Cost of Components	\$173,818

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$31,308					\$31,308
Finishes	\$23,815					\$23,815
Services	\$88,037					\$88,037
Substructure		\$8,830				\$8,830
Superstructure		\$80,009				\$80,009
<b>Total</b>	<b>\$143,160</b>	<b>\$88,839</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$231,999</b>

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<p><b>Mackey Park Croquet Club</b> Description</p>	
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<b>Building information</b>			
Address	Carrington Road & Richardsons Crescent Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	08 May 2018		
Building Importance	Medium-Low	Use	Park Buildings
Construction Year	2015	Net Lettable Area (sqm)	28
Expected Useful Life	50	Remaining Life	47
Valuation	\$22,000	Annual Depreciation	\$696
Written Down Value	\$21,135	Gross Replacement Cost of Components	\$15,006

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$2,969					\$2,969
Finishes	\$2,258					\$2,258
Services	\$8,348					\$8,348
Substructure	\$837					\$837
Superstructure	\$7,587					\$7,587
<b>Total</b>	<b>\$21,999</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$21,999</b>

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>



<p><b>Mackey Park Pump House</b> Description</p>	
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<b>Building information</b>			
Address	Carrington Road & Richardsons Crescent Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	09 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	2012	Net Lettable Area (sqm)	6
Expected Useful Life	50	Remaining Life	44
Valuation	\$8,000	Annual Depreciation	\$192
Written Down Value	\$7,682	Gross Replacement Cost of Components	\$7,074

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$231					\$231
Services	\$1,439					\$1,439
Substructure	\$1,476					\$1,476
Superstructure	\$4,854					\$4,854
Total	\$8,000	\$	\$	\$	\$	\$8,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Mallam Reserve Toilets**

**Description**

The building is a 1960s brick building with a flat roof. The building is configured into two areas, the public toilet and a Urban Transport 'break room'. Within the toilets there is one male and one female cubicle in separately labelled toilets.



**Building information**

Address	43 Dulwich Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	08 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1984	Net Lettable Area (sqm)	30
Expected Useful Life	65	Remaining Life	31
Valuation	\$100,000	Annual Depreciation	\$2,944
Written Down Value	\$39,536	Gross Replacement Cost of Components	\$42,049

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$3,030			\$3,030
Finishes				\$9,091		\$9,091
Services			\$39,277			\$39,277
Substructure		\$5,012				\$5,012
Superstructure				\$43,590		\$43,590
Total	\$	\$5,012	\$42,307	\$52,681	\$	\$100,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**


**Recent Works**

<p><b>Marrickville Community Nursery</b> <b>Description</b> The building and roof are constructed of colorbond and the building is made up of offices and water tanks.</p>	
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<b>Building information</b>			
Address	142 Addison Road Marrickville		
Asset ID	TBC	Primary Service Group	Environment & Sustainability
Survey Date	11 May 2018		
Building Importance	Medium	Use	Community Services
Construction Year		Net Lettable Area (sqm)	18
Expected Useful Life	50	Remaining Life	35
Valuation	\$28,000	Annual Depreciation	\$672
Written Down Value	\$23,488	Gross Replacement Cost of Components	\$19,745

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$807					\$807
Services	\$5,038					\$5,038
Substructure	\$5,167					\$5,167
Superstructure		\$16,987				\$16,987
Total	\$11,012	\$16,987	\$	\$	\$	\$27,999


<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Marrickville Golf Course Garage</b> Description	
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<b>Building information</b>			
Address	Wharf Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	21 February 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	60
Expected Useful Life	60	Remaining Life	30
Valuation	\$32,000	Annual Depreciation	\$843
Written Down Value	\$23,229	Gross Replacement Cost of Components	\$25,926

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$2,624		\$2,624
Finishes			\$3,584			\$3,584
Services	\$5,654					\$5,654
Substructure		\$3,030				\$3,030
Superstructure		\$17,109				\$17,109
<b>Total</b>	\$5,654	\$20,139	\$3,584	\$2,624	\$	\$32,001

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Marrickville Golf Course Maintenance Shed</b> Description	
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Building information			
Address	Wharf Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	21 February 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	135
Expected Useful Life	65	Remaining Life	5
Valuation	\$145,000	Annual Depreciation	\$3,614
Written Down Value	\$41,424	Gross Replacement Cost of Components	\$100,487

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$1,825		\$1,825
Finishes				\$9,788		\$9,788
Services			\$33,181			\$33,181
Substructure					\$25,217	\$25,217
Superstructure				\$74,989		\$74,989
<b>Total</b>	\$	\$	\$33,181	\$86,602	\$25,217	\$145,000


<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, extinguishers, security system, floor finishes and benches. External components identified for replacement (i.e. cladding, roofing), whilst the whole facility needs repainting. Prior to commencement of works, review to see if full refurbishment should be undertaken (or full replacement). Provision for addressing dampness/water ingress and allowance for structural investigation if required.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Marrickville Golf Course Pro Shop</b> Description	
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<b>Building information</b>			
Address	Wharf Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	21 February 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	100
Expected Useful Life	65	Remaining Life	35
Valuation	\$275,000	Annual Depreciation	\$7,480
Written Down Value	\$176,081	Gross Replacement Cost of Components	\$94,849

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$5,361					\$5,361
Finishes		\$50,774				\$50,774
Services		\$64,966				\$64,966
Substructure		\$22,391				\$22,391
Superstructure			\$131,508			\$131,508
<b>Total</b>	<b>\$5,361</b>	<b>\$138,131</b>	<b>\$131,508</b>	<b>\$</b>	<b>\$</b>	<b>\$275,000</b>

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, exit signs, smoke detectors, extinguishers, laundry tub, air conditioning, and security system. Internal and external painting is required, whilst allowance for works to cladding and external stairs ha also been included. Provision for accessibility upgrades to the facility.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Marrickville Golf Course Pump House</b> Description	
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<b>Building information</b>			
Address	Riverside Crescent Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	7
Expected Useful Life	75	Remaining Life	35
Valuation	\$8,000	Annual Depreciation	\$182
Written Down Value	\$2,223	Gross Replacement Cost of Components	\$14,661

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$231		\$231
Services			\$1,439			\$1,439
Substructure		\$1,476				\$1,476
Superstructure					\$4,854	\$4,854
<b>Total</b>	\$	\$1,476	\$1,439	\$231	\$4,854	\$8,000

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting and pump, whilst painting is to be completed. Further allowance has been included incase the wall/roof structure needs to be replaced.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>



**Marrickville Golf Course Rear Toilet**  
Description



**Building information**

Address	Wharf Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	11 May 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	17
Expected Useful Life	65	Remaining Life	30
Valuation	\$40,000	Annual Depreciation	\$1,178
Written Down Value	\$20,290	Gross Replacement Cost of Components	\$24,595

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$1,212				\$1,212
Finishes				\$3,636		\$3,636
Services			\$15,711			\$15,711
Substructure		\$2,005				\$2,005
Superstructure			\$17,436			\$17,436
Total	\$	\$3,217	\$33,147	\$3,636	\$	\$40,000

**Scope of Works Required**

**Major Works**

Renewal/replacement of entire toilet block is recommended.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



**Marrickville Legal Centre**

**Description**

Marrickville Legal Centre is a non-profit community legal centre that has been operating for over 30 years. It provides confidential, free legal advice and assistance to people living in Inner Western & Southern Sydney, and to young people throughout NSW.

Council leases the premises and subleases to the Marrickville Legal Centre.



**Building information**

Address	338 Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	22 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1980	Net Lettable Area (sqm)	195
Expected Useful Life	75	Remaining Life	55
Valuation	\$50,000	Annual Depreciation	\$1,352
Written Down Value	\$48,062	Gross Replacement Cost of Components	\$194,349

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$975					\$975
Finishes	\$9,232					\$9,232
Services	\$11,812					\$11,812
Substructure	\$4,071					\$4,071
Superstructure	\$23,911					\$23,911
<b>Total</b>	<b>\$50,001</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$50,001</b>

**Scope of Works Required**

**Major Works**

Replacement of air conditioning, extinguishers, exit signs, and appliances. Provision for disability access and fire compliance upgrades.

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<b>Marrickville Park Amenities Block</b> Description	
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<b>Building information</b>			
Address	Livingstone Road & Frazer Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	08 March 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1980	Net Lettable Area (sqm)	150
Expected Useful Life	65	Remaining Life	62
Valuation	\$709,000	Annual Depreciation	\$21,157
Written Down Value	\$680,937	Gross Replacement Cost of Components	\$335,422


<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$52,548					\$52,548
Finishes	\$75,185					\$75,185
Services	\$253,849					\$253,849
Substructure	\$33,146					\$33,146
Superstructure	\$294,271					\$294,271
Total	\$708,999	\$	\$	\$	\$	\$708,999

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of flood lights and extinguishers, hot water unit, along with sinks and hand washing/drying assets.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Certified emergency exit signs are not displayed clearly in the area No separate sanitary facilities for staff and public Water savings taps not installed in amenity and kitchen areas Not all external doors can be unlocked from the inside without using a key External windows do not have double glazing Emergency lighting do not light the path to each emergency exit No separate male and female toilets No baby change facilities No solar panels installed Facility does not have a rainwater collection or harvesting system Evacuation plan is not present Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present Inadequate ventilation/exhaust in cooking areas Vandalism is infrequent for the facility
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>

**Defects/Repairs/Renewals**

Changeroom 1 - Plaster Board Lining - Cracked - Damage

**Recent Works**

<b>Marrickville Park Croquet Club</b> <b>Description</b>	
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Building information			
Address	Livingstone Road & Frazer Street Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	14 February 2018		
Building Importance	Medium-Low	Use	Park Buildings
Construction Year	2015	Net Lettable Area (sqm)	36
Expected Useful Life	65	Remaining Life	30
Valuation	\$182,000	Annual Depreciation	\$5,730
Written Down Value	\$93,719	Gross Replacement Cost of Components	\$111,422

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$24,561		\$24,561
Finishes		\$18,683				\$18,683
Services			\$69,063			\$69,063
Substructure		\$6,927				\$6,927
Superstructure			\$62,766			\$62,766
Total	\$	\$25,610	\$131,829	\$24,561	\$	\$182,000

Scope of Works Required
<p><b>Major Works</b> Replacement of lighting and fire extinguishers, along with internal painting have been identified. Refreshing of components within the kitchen and amenities areas has also been identified, from which kitchen appliances will need to be replaced. Allowance has been included for potential roofing works. Provision for the installation of smoke detectors, exit signs, and disability modifications.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Exterior doors are not auto-lockable (Remote lockable) Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Certified emergency exit signs are not displayed clearly in the area No separate sanitary facilities for staff and public Water savings taps not installed in amenity and kitchen areas Not all external doors can be unlocked from the inside without using a key External windows do not have double glazing Emergency lighting do not light the path to each emergency exit No separate male and female toilets No baby change facilities No solar panels installed Facility does not have a rainwater collection or harvesting system Evacuation plan is not present Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present Inadequate ventilation/exhaust in cooking areas Vandalism is infrequent for the facility</p>
<p><b>Hazardous building materials</b></p>

**Inner West Council**

Individual Building Reports



Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Clean

**Recent Works**

<b>Marrickville Park Materials Store</b> Description	
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<b>Building information</b>			
Address	Wharf Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1974	Net Lettable Area (sqm)	39
Expected Useful Life	65	Remaining Life	30
Valuation	\$29,000	Annual Depreciation	\$671
Written Down Value	\$26,742	Gross Replacement Cost of Components	\$24,605

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$836					\$836
Services	\$5,218					\$5,218
Substructure		\$5,352				\$5,352
Superstructure	\$17,594					\$17,594
<b>Total</b>	<b>\$23,648</b>	<b>\$5,352</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$29,000</b>

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Marrickville Park Tennis Club House**

**Description**

Located at Marrickville Park this facility provides users with tennis courts for recreation via hire and training.

The site contains six natural lawn/grass, two flood lit synthetic grass and 4 hardcourt tennis courts. The lawn tennis courts are reserved for members and their guests, whilst the synthetic and hard are available for hire all year round.

This building was renewed in 2016.



**Building information**

Address	Livingstone Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	04 May 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	1980	Net Lettable Area (sqm)	468
Expected Useful Life	65	Remaining Life	35
Valuation	\$1,738,000	Annual Depreciation	\$50,665
Written Down Value	\$1,577,021	Gross Replacement Cost of Components	\$978,369

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$154,401				\$154,401
Finishes		\$227,642				\$227,642
Services	\$506,752					\$506,752
Substructure		\$89,077				\$89,077
Superstructure	\$760,128					\$760,128
Total	\$1,266,880	\$471,120	\$	\$	\$	\$1,738,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, extinguishers, ventilation, hot water units, and heaters. Some minor works to kitchen and amenity areas, whilst flooring and painting throughout facility will need to be replaced. Fencing will need to be replaced and tennis courts resurfaced. Provision for accessibility (including disability) upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

- Bathroom ventilated with window
- Certified emergency exit signs are not displayed clearly in the area
- No separate sanitary facilities for staff and public
- Water savings taps not installed in amenity and kitchen areas
- Not all external doors can be unlocked from the inside without using a key
- External windows do not have double glazing
- Emergency lighting do not light the path to each emergency exit
- No separate male and female toilets
- No baby change facilities
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- Evacuation plan is not present
- Hot water system is not energy efficient
- No EWIS panel installed in the building
- No sharps container present
- Inadequate ventilation/exhaust in cooking areas
- Vandalism is infrequent for the facility

**Hazardous building materials**

Date printed 27 Nov 2018

**Inner West Council**

Individual Building Reports



Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Function Area - Paint Finish - Missing - Large peice of paint missing

Martial Arts Area - Paint Finish - Chipped/Flaking - Chipped flaking

**Recent Works**



**SDN Children's Services**

**Description**

The building has brick construction, with a tile roof, internal walls are render and ceilings are gyprock. The building is currently used as a childcare centre. The centre is made up of playrooms, a staff area, a storage room, kitchen, toilet areas, offices and a laundry.



**Building information**

Address	247-259 (251) Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	13 February 2018		
Building Importance	Medium	Use	Child Care
Construction Year	1950	Net Lettable Area (sqm)	350
Expected Useful Life	75	Remaining Life	35
Valuation	\$1,386,000	Annual Depreciation	\$40,167
Written Down Value	\$1,199,112	Gross Replacement Cost of Components	\$633,952

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$117,082					\$117,082
Finishes	\$218,342					\$218,342
Services	\$386,055					\$386,055
Substructure		\$79,110				\$79,110
Superstructure		\$585,411				\$585,411
Total	\$721,479	\$664,521	\$	\$	\$	\$1,386,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency signs, smoke detectors, extinguishers, and air conditioning. Refurbishment of kitchen areas (incl. appliances), with replacement of bathroom fixtures, laundry appliances, fencing, shade cloths, and floor finishes. Facility will also require an internal/external paint job. Provision for installing braille signage and tactile indicators, potential upgrade to fire systems, and upgrade to amenity areas.

**Low priority works**

**Property Quality Standards and Compliance**

- No separate sanitary facilities for staff and public
- Water savings taps not installed in amenity and kitchen areas
- Not all external doors can be unlocked from the inside without using a key
- External windows do not have double glazing
- Emergency lighting do not light the path to each emergency exit
- No separate male and female toilets
- No baby change facilities
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- Evacuation plan is not present
- Hot water system is not energy efficient
- No EWIS panel installed in the building
- No sharps container present
- Inadequate ventilation/exhaust in cooking areas
- Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Staff Room - Gyprock Lining - Moisture Damage - Heavy water damage

<b>Recent Works</b>
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**Marrickville Town Hall**

**Description**

The Marrickville Town Hall was built in 1879 and is Heritage listed; with the second storey being added in 1883. The town hall is currently used as a public hall and also includes Marrickville Library. The town hall is made up of numerous small rooms, offices, storage areas, library areas, a kitchen area and toilet areas for male, female and disabled users. The building has brick construction, with a concrete slab roof, internal walls are render and ceilings are plaster. Marrickville Library due to vacate 2019 and move into the new Marrickville Library. The building has brick construction, with a concrete slab roof, internal walls are render and ceilings are plaster. The town hall is currently used as a public hall and also includes Marrickville Library. The town hall is made up of numerous small rooms, offices, storage areas, library areas, a kitchen area and toilet areas for male, female and disabled users.



**Building information**

Address	Marrickville & Petersham Roads Marrickville		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	19 April 2018		
Building Importance	Medium-High	Use	Community Services
Construction Year	1921	Net Lettable Area (sqm)	2400
Expected Useful Life	100	Remaining Life	65
Valuation	\$14,818,000	Annual Depreciation	\$434,057
Written Down Value	\$10,888,743	Gross Replacement Cost of Components	\$2,412,743

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$266,511					\$266,511
Finishes		\$1,545,763				\$1,545,763
Services	\$5,863,237					\$5,863,237
Substructure	\$550,789					\$550,789
Superstructure			\$6,591,700			\$6,591,700
<b>Total</b>	<b>\$6,680,537</b>	<b>\$1,545,763</b>	<b>\$6,591,700</b>	<b>\$</b>	<b>\$</b>	<b>\$14,818,000</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 External windows do not have double glazing  
 Emergency lighting do not light the path to each emergency exit  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Evacuation plan is not present  
 Hot water system is not energy efficient  
 No EWIS panel installed in the building  
 No sharps container present  
 Inadequate ventilation/exhaust in cooking areas  
 Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Astro Turf - Worn - Melted patch  
Bitumen Pavement - Cracking -  
GF-Main Entrance Airlock - Ceramic Tiles - Visible Damage - Broken tiles  
GF-Main Entrance Airlock - Paint Finish - Chipped/Flaking - Chipped flaking above doors  
GF-Entrance Foyer - Fire Hydrant - Requires Test & Tag - Last test. Nov 2017  
GF-Entrance Foyer - Dry Chemical - Requires Test & Tag - Last test. April 2017  
GF-Staff Room/office - Carbon Dioxide - Requires Test & Tag - Last test Aug 2017  
GF-Staff Room/office - Render - Cracked - Cracked - hairline  
GF-Staff Room/office - Dry Chemical - Requires Test & Tag - Last test Aug 2017  
GF-Staff Room/office - Paint Finish - Chipped/Flaking - Flaking  
GF-Library Staff - Paint Finish - Chipped/Flaking - Flaking peeling near ac  
GF-Library Staff - Carbon Dioxide - Requires Test & Tag - Last test Aug 2017  
GF-Library Staff - Incandescent Lights - Light fitting missing - Light cover missing  
GF-Library Staff - Paint Finish - Chipped/Flaking - Chipped flaking  
GF-Library Staff - Paint Finish - Missing - Missing paint from previous installation  
GF-Hallway - Plaster Finish - Plaster Holed - Hole from previous installation  
GF-Meeting Room - Paint Finish - Chipped/Flaking - Chips need repair  
GF-Kitchen - Ceramic Tiles - Visible Damage - Broken tiles  
GF-Kitchen - Louvre Windows - Visible Damage - Missing louvre  
GF-Gent Dressing - Asbestos Wall - Holed - Hole  
GF-Gent Dressing - Water - Requires Test & Tag - Last test Aug 2017  
GF-Stage - Carbon Dioxide - Requires Test & Tag - Last test Aug 2017  
GF-Stage - Water - Requires Test & Tag - Last test Aug 2017  
GF-Lady Dressing - Paint Finish - Chipped/Flaking - Peeling  
GF-Lady Dressing - Paint Finish - Missing - Unpainted near DB  
GF-Auditorium - Fire Hose Reels - Requires Test & Tag - Last test Aug 2017  
GF-Auditorium - Carbon Dioxide - Requires Test & Tag - Last test Aug 2017  
GF-Auditorium - Water - Requires Test & Tag - Last test Aug 2017  
GF-Fire Stair 2 - Carbon Dioxide - Requires Test & Tag - Last test oct 2017  
GF-Fire Stair 2 - Incandescent Lights - Light fitting missing - Light fitting missing  
L01-Reception - Water - Requires Test & Tag - Last test Aug 2017  
L01-Reception - Carbon Dioxide - Requires Test & Tag - Last test Aug 2017  
L01-Small office (on other side of stationery store) - Plaster Finish - Moisture Damage - Moisture damage  
L01-Small office (on other side of stationery store) - Incandescent Lights - Light fitting loose - Base cover dropped down  
L01-Open Office - Carbon Dioxide - Requires Test & Tag - Last test Aug 2017  
L01-Open Office - Water - Requires Test & Tag - Last test Aug 2017  
L01-Open Office (kitchen side) - Carbon Dioxide - Requires Test & Tag - Last test Aug 2017  
L01-Open Office (kitchen side) - Incandescent Lights - Light fitting loose - Base cover dropped down  
L01-Open Office (kitchen side) - Water - Requires Test & Tag - Last test Aug 2017  
L01-Kitchen - Gyprock Lining - Cracked - Cracked on edge  
L01-Kitchen - Plaster Finish - Moisture Damage - Moisture damage  
L01-Kitchen - Gyprock Lining - Holed - Holes from previous mountings  
L01-Store (next to kitchen) - Carpet - Visible Damage - Tear  
L01-Store (next to kitchen) - Plaster Finish - Moisture Damage - Moisture damage  
L01-Hallway - Fire Hose Reels - Requires Test & Tag - Last test. Aug 2017  
L01-Hallway - Paint Finish - Chipped/Flaking - Chipped peeling  
L01-Hallway - Fire Hydrant - Requires Test & Tag - Last test nov 2017  
L01-Gallery - Water - Requires Test & Tag - Last test Sept 2017  
Library-Main Area - Fire Hose Reels - Requires Test & Tag - 42979  
Library-Main Area - Handrail-Timber - Loose - By steps  
Library-Main Area - Paint Finish - Chipped/Flaking - High use areas by tables  
Library-Main Area - Carbon Dioxide - Requires Test & Tag - 42948  
Library-Main Area - Water - Requires Test & Tag - 42948  
Library-Toilet Airlock - Fluorescent Lights - Light Not Working - Fleuro tube missing  
Library-Toilet Airlock - Fluorescent Lights - Diffuser missing -  
Library-Children Area - Paint Finish - Chipped/Flaking - Around tables  
Library-Community Room - Gyprock Lining - Holed - Door handle hole  
Library-Youth - Water - Requires Test & Tag - 42948  
Library-Youth - Suspended Panel (Incl Frame) - Moisture Damage - Visable water marks  
Library-Youth - Render - Moulding - Around base  
Library-Youth - Paint Finish - Chipped/Flaking - By tables and door  
Library-Study - Paint Finish - Chipped/Flaking - By doors and window  
Library staff access - Water - Requires Test & Tag - 42948

Library staff access - Fluorescent Lights - Light Not Working - Tube missing  
Library staff access - Fluorescent Lights - Diffuser cracked -  
Library staff access - Carbon Dioxide - Requires Test & Tag - 42948  
Library staff access - Fluorescent Lights - Diffuser missing -  
Library staff access - Emergency Lights - Light Not Working - Supply light not showing  
Library Transit Room - Water - Requires Test & Tag - 42948  
Library-Staff Room - Paint Finish - Chipped/Flaking - Peeling  
Library-Staff Room - Carbon Dioxide - Requires Test & Tag - Last test Aug 2017  
Library-Office - Water - Requires Test & Tag - Last test Aug 2017  
Library-Office - Dry Chemical - Requires Test & Tag - Last test Aug 2017

**Recent Works**

**May Murray Early Learning Centre**

**Description**

May Murray Early Learning Centre Centre-based education and care service, approved by Department of Education & Communities children from birth to five years of age. The building has brick construction, with a clay tile and colorbond roof, internal walls are render and ceilings are gyprock. The building is currently being used as a childcare centre. The centre is made up of play areas, toilet areas, a laundry and kitchen areas.



**Building information**

Address	35 Premier Street Marrickville		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	11 May 2018		
Building Importance	High	Use	Child Care
Construction Year	1940	Net Lettable Area (sqm)	150
Expected Useful Life	75	Remaining Life	30
Valuation	\$535,000	Annual Depreciation	\$15,649
Written Down Value	\$370,800	Gross Replacement Cost of Components	\$235,558

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$45,194			\$45,194
Finishes		\$84,281				\$84,281
Services	\$149,018					\$149,018
Substructure		\$30,537				\$30,537
Superstructure			\$225,970			\$225,970
Total	\$149,018	\$114,818	\$271,164	\$	\$	\$535,000

**Scope of Works Required**

**Major Works**

(2028) Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning, and heaters. Refurbishment of amenity and kitchen areas, with replacement of floor finishes, astro turf, brick paving, sand pits, water tanks, fencing/gates, and shade cloths. Facility is to be repainted, whilst an allowance for roofing works/replacement have been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<p><b>May Murray Early Learning Centre shed</b></p> <p><b>Description</b> May Murray Early Learning Centre Centre-based education and care service, approved by Department of Education &amp; Communities children from birth to five years of age.</p>	
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<b>Building information</b>			
Address	35 Premier Street Marrickville		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	25 January 2018		
Building Importance	High	Use	Child Care
Construction Year	1940	Net Lettable Area (sqm)	10
Expected Useful Life	50	Remaining Life	37
Valuation	\$5,000	Annual Depreciation	\$147
Written Down Value	\$3,700	Gross Replacement Cost of Components	\$12,379

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$422		\$422
Finishes				\$788		\$788
Services				\$1,393		\$1,393
Substructure	\$285					\$285
Superstructure			\$2,112			\$2,112
Total	\$285	\$	\$2,112	\$2,603	\$	\$5,000

<b>Scope of Works Required</b>
<p><b>Major Works</b> Complete internal/external painting works, with allowance for internal works and/or roofing replacement if required. Provision for installing a smoke detector and fire extigusher.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

**McNeilly Girl Guides Hall**

**Description**

Building lying in McNeilly Park Currently a license on hold over. Building lying in McNeilly Park  
Currently a license on hold over.



**Building information**

Address	Jersey Street Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	14 February 2018		
Building Importance	Medium-Low	Use	Community Services
Construction Year	1980	Net Lettable Area (sqm)	115
Expected Useful Life	65	Remaining Life	27
Valuation	\$302,000	Annual Depreciation	\$8,215
Written Down Value	\$157,374	Gross Replacement Cost of Components	\$199,271

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$5,888		\$5,888
Finishes			\$55,759			\$55,759
Services			\$71,344			\$71,344
Substructure		\$24,589				\$24,589
Superstructure			\$144,420			\$144,420
Total	\$	\$24,589	\$271,523	\$5,888	\$	\$302,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, exit signs, and fire extinguishers. Refurbishment of kitchen and amenity areas (incl. appliances), with the building having both an internal/external paint. Allowance for roofing/window replacements/works. Provision for upgrades to accessibility and amenity areas, but also updating emergency signs and installing smoke detectors.

**Low priority works**

**Property Quality Standards and Compliance**

Appliances are not energy efficient  
 Emergency procedures/signs are not clearly posted  
 Energy saving lights can be installed.  
 Exterior doors are not auto-lockable (Remote lockable)  
 Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 External doors do not front the primary access point of the site  
 External windows do not have double glazing  
 Lack of braille and tactile signage to indicate sanitary facilities  
 No disabled toilets  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Evacuation plan is not present  
 Hot water system is not energy efficient  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 No dedicated space and fittings for cleaning equipment  
 No EWIS panel installed in the building



No mobility parking space at or in close proximity to the building  
No sanitary disposal unit available  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
Inadequate directional signage throughout facility  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Kitchen - Doors-Hollow-Core - Hardware - Knobs

**Recent Works**

**McNeilly Park Toilets**

**Description**

The toilet building is constructed from rendered brick, with a concrete slab roofing area. They provide bot male and female toilets at a very accessible area of the park.



**Building information**

Address	Jersey Street Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	16 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1980	Net Lettable Area (sqm)	9
Expected Useful Life	65	Remaining Life	57
Valuation	\$45,000	Annual Depreciation	\$1,325
Written Down Value	\$29,564	Gross Replacement Cost of Components	\$23,130

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$1,364				\$1,364
Finishes		\$4,091				\$4,091
Services		\$17,675				\$17,675
Substructure	\$2,255					\$2,255
Superstructure			\$19,615			\$19,615
<b>Total</b>	\$2,255	\$23,130	\$19,615	\$	\$	\$45,000

**Scope of Works Required**

**Major Works**

Replacement of lighting and amenity fixtures/fittings. Allowance has been made for roofing replacements if required. Provision for upgrading the toilet to cater for both male and female use.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

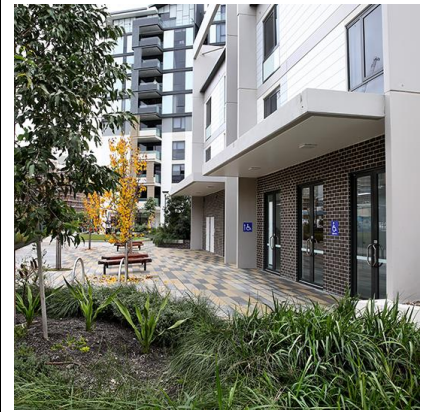
**Defects/Repairs/Renewals**

**Recent Works**

**Meriton Luna Community Room**

**Description**

New building. Awaiting fit out to be implemented for site to be operational. Fit out beginning 28 November 2017. New building. Awaiting fit out.  
Proposal to have screening to divide space and allow for multiple use, Currently Room is separated from Bathroom which is external to Site. This situation poses practical difficulties as the park adjacent to the room is regularly activated by local residents.



**Building information**

Address	Old Canterbury Road Lewisham		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	26 March 2018		
Building Importance	Medium	Use	Community Services
Construction Year	2016	Net Lettable Area (sqm)	96
Expected Useful Life	75	Remaining Life	73
Valuation	\$950,000	Annual Depreciation	\$25,682
Written Down Value	\$913,169	Gross Replacement Cost of Components	\$87,793

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$18,521					\$18,521
Finishes	\$175,401					\$175,401
Services	\$224,427					\$224,427
Substructure	\$77,351					\$77,351
Superstructure	\$454,300					\$454,300
Total	\$950,000	\$	\$	\$	\$	\$950,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

Emergency procedures/signs are not clearly posted  
Energy saving lights can be installed.  
Exterior doors are not auto-lockable (Remote lockable)  
Water savings taps not installed in amenity and kitchen areas  
Not all external doors can be unlocked from the inside without using a key  
External doors do not front the primary access point of the site  
External windows do not have double glazing  
Lack of braille and tactile signage to indicate sanitary facilities  
No disabled toilets  
No separate male and female toilets  
No baby change facilities  
No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
Evacuation plan is not present  
Hot water system is not energy efficient  
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
No dedicated space and fittings for cleaning equipment  
No EWIS panel installed in the building

Date printed 27 Nov 2018

No mobility parking space at or in close proximity to the building  
No sanitary disposal unit available  
No separate sink in cooking areas for hand washing purposes  
No sharps container present  
Inadequate directional signage throughout facility  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Open Room - Paint Finish - Missing - No paint on new panels.

**Recent Works**

<p><b>Residential G58/78 Old Canterbury Road (affordable housing unit 1)</b>  <b>Description</b>                  Luna, a brand new luxury development soaring 10 levels, 298 apartments surrounded by lush parklands and perfectly located next to transport, top schools and universities.</p>	
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<b>Building information</b>			
Address	G58/78 Old Canterbury Road Lewisham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	26 March 2018		
Building Importance	Medium-Low	Use	Residential
Construction Year	2016	Net Lettable Area (sqm)	82
Expected Useful Life	75	Remaining Life	73
Valuation	\$875,000	Annual Depreciation	\$24,411
Written Down Value	\$840,718	Gross Replacement Cost of Components	\$100,640

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$64,024					\$64,024
Finishes	\$107,724					\$107,724
Services	\$224,593					\$224,593
Substructure	\$44,715					\$44,715
Superstructure	\$433,943					\$433,943
Total	\$874,999	\$	\$	\$	\$	\$874,999

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Residential G59/78 Old Canterbury Road (affordable housing unit 2)**

**Description**

Luna, a brand new luxury development soaring 10 levels, 298 apartments surrounded by lush parklands and perfectly located next to transport, top schools and universities.



**Building information**

Address	G59/78 Old Canterbury Road Lewisham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	26 March 2018		
Building Importance	Medium-Low	Use	Residential
Construction Year	2016	Net Lettable Area (sqm)	57
Expected Useful Life	75	Remaining Life	73
Valuation	\$625,000	Annual Depreciation	\$17,436
Written Down Value	\$600,513	Gross Replacement Cost of Components	\$70,668

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$45,732					\$45,732
Finishes	\$76,945					\$76,945
Services	\$160,424					\$160,424
Substructure	\$31,940					\$31,940
Superstructure	\$309,959					\$309,959
Total	\$625,000	\$	\$	\$	\$	\$625,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Residential G60/78 Old Canterbury Road (affordable housing unit 3)**

**Description**

Luna, a brand new luxury development soaring 10 levels, 298 apartments surrounded by lush parklands and perfectly located next to transport, top schools and universities.



**Building information**

Address	G60/78 Old Canterbury Road Lewisham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	26 March 2018		
Building Importance	Medium-Low	Use	Residential
Construction Year	2016	Net Lettable Area (sqm)	38
Expected Useful Life	75	Remaining Life	73
Valuation	\$575,000	Annual Depreciation	\$16,041
Written Down Value	\$552,472	Gross Replacement Cost of Components	\$69,786

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$42,073					\$42,073
Finishes	\$70,790					\$70,790
Services	\$147,590					\$147,590
Substructure	\$29,384					\$29,384
Superstructure	\$285,163					\$285,163
Total	\$575,000	\$	\$	\$	\$	\$575,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Residential G61/78 Old Canterbury Road (affordable housing unit 4)**

**Description**

Luna, a brand new luxury development soaring 10 levels, 298 apartments surrounded by lush parklands and perfectly located next to transport, top schools and universities.



**Building information**

Address	G61/78 Old Canterbury Road Lewisham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	26 March 2018		
Building Importance	Medium-Low	Use	Residential
Construction Year	2016	Net Lettable Area (sqm)	55
Expected Useful Life	75	Remaining Life	73
Valuation	\$675,000	Annual Depreciation	\$18,831
Written Down Value	\$648,554	Gross Replacement Cost of Components	\$69,746

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$49,390					\$49,390
Finishes	\$83,101					\$83,101
Services	\$173,258					\$173,258
Substructure	\$34,495					\$34,495
Superstructure	\$334,756					\$334,756
Total	\$675,000	\$	\$	\$	\$	\$675,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



<b>Mervyn Fletcher Community Centre</b> Description	
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<b>Building information</b>			
Address	81 Dalhousie Street Haberfield		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	11 May 2018		
Building Importance	Medium-Low	Use	Community Services
Construction Year	1930	Net Lettable Area (sqm)	250
Expected Useful Life	75	Remaining Life	30
Valuation	\$954,000	Annual Depreciation	\$25,790
Written Down Value	\$351,485	Gross Replacement Cost of Components	\$358,356

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$18,599			\$18,599
Finishes				\$176,140		\$176,140
Services			\$225,372			\$225,372
Substructure		\$77,677				\$77,677
Superstructure				\$456,213		\$456,213
<b>Total</b>	<b>\$</b>	<b>\$77,677</b>	<b>\$243,971</b>	<b>\$632,353</b>	<b>\$</b>	<b>\$954,001</b>

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<p><b>Property Quality Standards and Compliance</b></p> <p>Energy saving lights can be installed.          Exterior doors are not auto-lockable (Remote lockable)          Water savings taps not installed in amenity and kitchen areas          Not all external doors can be unlocked from the inside without using a key          External doors do not front the primary access point of the site          External windows do not have double glazing          Lack of braille and tactile signage to indicate sanitary facilities          No disabled toilets          No separate male and female toilets          No baby change facilities          No solar panels installed          Facility does not have a rainwater collection or harvesting system          Evacuation plan is not present          Hot water system is not energy efficient          Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation          No dedicated space and fittings for cleaning equipment          No EWIS panel installed in the building          No mobility parking space at or in close proximity to the building          No sanitary disposal unit available          No separate sink in cooking areas for hand washing purposes          No sharps container present          Inadequate directional signage throughout facility</p>

Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
Vandalism is infrequent for the facility

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Timber Fascia - Water Damaged - Patches all around property  
GF-Hall 01 - Fluorescent Lights - Diffuser missing -  
GF-Hall 01 - Render - Gouged - Wheel chair marks on corners  
GF-Bathroom 01 - Paint Finish - Discoloured - Near window  
GF-Office - Fluorescent Lights - Diffuser missing -  
GF-WC Internal - Mirror - Crazed/Black -  
GF-WC Internal male - Render - Cracked - By toilet  
GF-Community Hall - Render - Cracked - In the room corners  
GF-WC Internal disabled - Render - Cracked - On all wall

**Recent Works**

**John McMahon Child Care Centre**

**Description**

A centre-based education and care service, approved by department of education & communities children from birth to five of age.



**Building information**

Address	45 McKell Street Birchgrove		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	04 May 2018		
Building Importance	High	Use	Child Care
Construction Year	2006	Net Lettable Area (sqm)	540
Expected Useful Life	75	Remaining Life	63
Valuation	\$2,206,000	Annual Depreciation	\$63,930
Written Down Value	\$2,120,077	Gross Replacement Cost of Components	\$763,014

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$186,352					\$186,352
Finishes	\$347,521					\$347,521
Services	\$614,457					\$614,457
Substructure	\$125,913					\$125,913
Superstructure	\$931,758					\$931,758
<b>Total</b>	<b>\$2,206,001</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$2,206,001</b>

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency signs, fire alarm system, extinguishers, air conditioning, heaters, and alarm sensors. Minor refurbishment of amenity and kitchen areas (including appliances), whilst replacement of water tankss, fencing, and astro turf. Facility will also have some painting works.

**Low priority works**

**Property Quality Standards and Compliance**

- No baby change facilities
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- Evacuation plan is not present
- Hot water system is not energy efficient
- Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
- No dedicated space and fittings for cleaning equipment
- No EWIS panel installed in the building
- No mobility parking space at or in close proximity to the building
- No sanitary disposal unit available
- No separate sink in cooking areas for hand washing purposes
- No sharps container present
- Inadequate directional signage throughout facility
- Instantaneous water boiling unit not installed
- No ambulant cubicle installed in the male and/or female toilet on each building level
- Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)
- Vandalism is infrequent for the facility

**Hazardous building materials**

Date printed 27 Nov 2018

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**


Downpipes-Colorbond - Damage/Missing - Rusting

GF-Entry Hall - Paint Finish - Water Damaged/Mould Issues - Rising damp

GF-Laundry - Air Diffusers & Grilles - Vents Loose - Coming out of ceiling

GF-storeroom - Paint Finish - Missing - Visible damage re paint

**Recent Works**

<b>Mort Bay Park Toilet Block</b> Description	
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<b>Building information</b>			
Address	McKell Street Birchgrove		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	22 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	2006	Net Lettable Area (sqm)	19
Expected Useful Life	65	Remaining Life	53
Valuation	\$124,000	Annual Depreciation	\$3,651
Written Down Value	\$119,077	Gross Replacement Cost of Components	\$64,241

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$3,758					\$3,758
Finishes	\$11,273					\$11,273
Services	\$48,704					\$48,704
Substructure	\$6,214					\$6,214
Superstructure	\$54,051					\$54,051
Total	\$124,000	\$	\$	\$	\$	\$124,000

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Beach Burrito**

**Description**

Part of lot 1817 in DP 996797 premises as Newtown Hall, The building has brick construction, with a metal sheet roof, internal walls and ceilings are plaster. The building is currently being used as a public hall. The building is made up of numerous small rooms, toilet areas for male, female and disabled users, kitchen areas and offices.



**Building information**

Address	1a Bedford Street Newtown		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	03 May 2018		
Building Importance	Low	Use	Cafés, Restaurants and Kiosks, Commercial
Construction Year	1865	Net Lettable Area (sqm)	250
Expected Useful Life	75	Remaining Life	35
Valuation	\$635,000	Annual Depreciation	\$17,166
Written Down Value	\$296,333	Gross Replacement Cost of Components	\$193,314

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$12,380			\$12,380
Finishes				\$117,242		\$117,242
Services				\$150,011		\$150,011
Substructure		\$51,703				\$51,703
Superstructure				\$303,664		\$303,664
Total	\$	\$51,703	\$12,380	\$570,917	\$	\$635,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, exit signs, smoke detectors, extinguishers, ventilation, hot water units, and CCTV cameras. Refurbishment of kitchen and amenity areas, replacement of floor coverings, and undertaking an external/internal paint of the building. Provision for installing smoke detectors and improving fire systems, and allowance for some improvements to accessibility.

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<p><b>Newtown Town Hall</b> <b>Description</b> Leased Site Part of lot 1817 in DP 996797 premises as Newtown Hall Current tenants have been successful in pursuit of grants for upgraded works, including repainting and repair of downstairs entrance, together with floor polishing of Town Hall</p>	
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<b>Building information</b>			
Address	Australia & Bedford Streets Newtown		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	03 May 2018		
Building Importance	High	Use	Community Services
Construction Year	1865	Net Lettable Area (sqm)	646
Expected Useful Life	100	Remaining Life	70
Valuation	\$3,929,000	Annual Depreciation	\$133,721
Written Down Value	\$2,342,765	Gross Replacement Cost of Components	\$908,481

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$70,665			\$70,665
Finishes			\$409,860			\$409,860
Services		\$1,554,640				\$1,554,640
Substructure	\$146,042					\$146,042
Superstructure				\$1,747,793		\$1,747,793
<b>Total</b>	\$146,042	\$1,554,640	\$480,525	\$1,747,793	\$	\$3,929,000

<b>Scope of Works Required</b>
<p><b>Major Works</b> (2027) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning/ventilation, and the lift. Refurbishment of kitchen and amenity areas, whilst flooring and painting on the internal &amp; external of the facility will need to be completed. Works will also need to be completed on the internal/external stairs, and an allowance for roofing works has been included. Provision for the installation of an EWIS panel.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Hot water system is not energy efficient Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation No dedicated space and fittings for cleaning equipment No EWIS panel installed in the building No mobility parking space at or in close proximity to the building No sanitary disposal unit available No separate sink in cooking areas for hand washing purposes No sharps container present Inadequate directional signage throughout facility Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) Vandalism is infrequent for the facility</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Render - Cracked - Around the base of walls</p>

## Inner West Council

Individual Building Reports



Guttering-Metal - Paint -  
GND-Main Office - Plaster Finish - Moisture Damage - Near windows  
GND-Main Office - Fluorescent Lights - Diffuser missing - All gone  
GND-Meeting Room 2 - Render - Moulding - Near window  
GND-Disable Toilet - Toilet-China Bowl/Cistern - Cistern - Needs to be adjusted, continually flowing into pan  
GND-Stairs Entry - Render - Visible Damage - In the corner going up  
L1-Association Office - Gyprock Lining - Cracked - Patch paint  
L1-Female Toilet - Ceramic Tiles - Visible Damage - Replace 10 tiles

### Recent Works



**Elliot Street Wharf Café**

**Description**

The building is a single storey, constructed by single brick with yellow render. The roof is constructed by green clay roof tiles.



**Building information**

Address	Elliott Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	26 March 2018		
Building Importance	Low	Use	Cafés, Restaurants and Kiosks, and Commercial
Construction Year	1970	Net Lettable Area (sqm)	120
Expected Useful Life	75	Remaining Life	5
Valuation	\$629,000	Annual Depreciation	\$17,004
Written Down Value	\$101,549	Gross Replacement Cost of Components	\$133,748

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings					\$12,263	\$12,263
Finishes					\$116,134	\$116,134
Services					\$148,594	\$148,594
Substructure					\$51,214	\$51,214
Superstructure				\$300,795		\$300,795
Total	\$	\$	\$	\$300,795	\$328,205	\$629,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, heating, & ventilation components. Refurbishment to amenity areas is required, whilst work on both the internal/external render & paint is needed. An allowance has also been made for works to the roof and windows to have work completed also. Provision for general and disability access upgrades, upgrades to the fire services. A structural inspection has also been allowed for.

**Low priority works**

**Property Quality Standards and Compliance**

Lack of braille and tactile signage to indicate sanitary facilities  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Main entrance/exit does not cater for disability access  
 No sanitary disposal unit available  
 No sharps container present  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Timber Fascia - Missing - Front apex and sides  
 Downpipes-Metal - Damage/Missing - Both sides  
 Eaves-Fibro - Missing - Missing and damaged

## Inner West Council

Individual Building Reports



Handrail-Metal - Repair - Damaged

Guttering-Metal - Downpipe - Missing gutter and downpipe

Main Room - Timber Framed Windows - Corroded - Rotting seals and needs painting.

Main Room - Gyprock Lining - Holed - Various holes dotted about

Main Room - Render - Chipped/Flaking - Cracking

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### Recent Works

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**Fanny Durack Aquatic Centre**

**Description**

25m pool with inclusive access and kids splash pool and associated change and toilet facilities. Passive recreation facilities including water play, bbq and grassed areas.  
Small office and reception building linked to café which has serves both the pool and the park during the opening season and the park in the off season.



**Building information**

Address	Brighton & West Streets Petersham		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2010	Net Lettable Area (sqm)	295
Expected Useful Life	65	Remaining Life	57
Valuation	\$2,276,000	Annual Depreciation	\$71,652
Written Down Value	\$1,995,877	Gross Replacement Cost of Components	\$385,147

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$307,142					\$307,142
Finishes	\$233,638					\$233,638
Services	\$863,672					\$863,672
Substructure	\$86,630					\$86,630
Superstructure	\$784,918					\$784,918
Total	\$2,276,000	\$	\$	\$	\$	\$2,276,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

External doors do not front the primary access point of the site  
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
 Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use  
 No disabled toilets  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Barrier or balustrade not installed where there is a potential fall of greater than 1m.  
 Evacuation plan is not present  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 Fire blanket not installed in the kitchen area  
 No mobility parking space at or in close proximity to the building  
 No sanitary disposal unit available  
 No separate sink in cooking areas for hand washing purposes  
 No sharps container present  
 Inadequate directional signage throughout facility  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Vandalism is rare for the facility  
 The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Male Change Room - Paint Finish - Chipped/Flaking - damaged to wall

**Recent Works**

**Fanny Durack Aquatic Centre Plant Room**  
Description



**Building information**

Address	Brighton & West Streets Petersham		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2010	Net Lettable Area (sqm)	122
Expected Useful Life	50	Remaining Life	42
Valuation	\$184,000	Annual Depreciation	\$4,734
Written Down Value	\$154,560	Gross Replacement Cost of Components	\$303,280

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$2,316		\$2,316
Finishes	\$12,421					\$12,421
Services	\$42,105					\$42,105
Substructure	\$32,000					\$32,000
Superstructure	\$95,158					\$95,158
Total	\$181,684	\$	\$	\$2,316	\$	\$184,000

**Scope of Works Required**

**Major Works**

Replacement of extinguishers, BMS control panel, security cameras, lighting, exit signs, and pool pumps & filters. Facility will also have an internal & external paint job. Provision for installing smoke detectors and addressing dampness/water ingress within the area.

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<p><b>Petersham Park Bandstand Rotunda</b> Description</p>	
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Building information			
Address	Brighton & West Streets Petersham		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	17 April 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1902	Net Lettable Area (sqm)	32
Expected Useful Life	65	Remaining Life	30
Valuation	\$43,000	Annual Depreciation	\$1,354
Written Down Value	\$23,412	Gross Replacement Cost of Components	\$28,358

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$5,803					\$5,803
Finishes	\$4,414					\$4,414
Services			\$16,317			\$16,317
Substructure		\$1,637				\$1,637
Superstructure				\$14,829		\$14,829
<b>Total</b>	<b>\$10,217</b>	<b>\$1,637</b>	<b>\$16,317</b>	<b>\$14,829</b>	<b>\$</b>	<b>\$43,000</b>


<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Petersham Park Equipment Store</b> Description	
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<b>Building information</b>			
Address	Brighton & West Streets Petersham		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	31 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1976	Net Lettable Area (sqm)	60
Expected Useful Life	75	Remaining Life	50
Valuation	\$69,000	Annual Depreciation	\$1,570
Written Down Value	\$49,439	Gross Replacement Cost of Components	\$65,190

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$1,990					\$1,990
Services				\$12,415		\$12,415
Substructure	\$12,734					\$12,734
Superstructure		\$41,862				\$41,862
Total	\$14,724	\$41,862	\$	\$12,415	\$	\$69,001

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Petersham Park Grandstand</b> Description	
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<b>Building information</b>			
Address	Brighton & West Streets Petersham		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	11 May 2018		
Building Importance	Medium	Use	Park Buildings
Construction Year	1924	Net Lettable Area (sqm)	253
Expected Useful Life	65	Remaining Life	25
Valuation	\$1,368,000	Annual Depreciation	\$43,067
Written Down Value	\$734,192	Gross Replacement Cost of Components	\$400,589

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$184,609				\$184,609
Finishes				\$140,429		\$140,429
Services		\$519,114				\$519,114
Substructure		\$52,069				\$52,069
Superstructure				\$471,779		\$471,779
<b>Total</b>	<b>\$</b>	<b>\$755,792</b>	<b>\$</b>	<b>\$612,208</b>	<b>\$</b>	<b>\$1,368,000</b>

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of lighting, extinguishers, switchboard, and hot water units. Refurbishment to amenity/change areas, with replacement of kitchen equipment, floor coverings, and shelving required. Facility will also require an internal/external paint job. Provision for upgrades for accessibility and installation of smoke detectors in some areas.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Stairs do not have contrasting coloured nosing strips installed - 75% External doors do not front the primary access point of the site Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use No disabled toilets No separate male and female toilets No baby change facilities No solar panels installed Facility does not have a rainwater collection or harvesting system Barrier or balustrade not installed where there is a potential fall of greater than 1m. Evacuation plan is not present Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation Fire blanket not installed in the kitchen area No mobility parking space at or in close proximity to the building No sanitary disposal unit available No separate sink in cooking areas for hand washing purposes No sharps container present</p>



Inadequate directional signage throughout facility  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Vandalism is rare for the facility  
The level of natural light is approximately 25%


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Female Toilets - Render - Chipped/Flaking - Chipped

**Recent Works**

<b>Petersham Park Score Board</b> Description	
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<b>Building information</b>			
Address	Brighton & West Streets Petersham		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	31 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1984	Net Lettable Area (sqm)	40
Expected Useful Life	65	Remaining Life	31
Valuation	\$128,000	Annual Depreciation	\$4,030
Written Down Value	\$59,342	Gross Replacement Cost of Components	\$87,274

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$17,273		\$17,273
Finishes				\$13,140		\$13,140
Services			\$48,572			\$48,572
Substructure		\$4,872				\$4,872
Superstructure			\$44,143			\$44,143
<b>Total</b>	<b>\$</b>	<b>\$4,872</b>	<b>\$92,715</b>	<b>\$30,413</b>	<b>\$</b>	<b>\$128,000</b>

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting and extinguishers. New satirs and handrails are proposed to be required. Provision for upgrades for accessibility and installation of smoke detectors in some areas.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Petersham Kindergarten (KU Petersham)**

**Description**

The building has brick construction, with a colorbond roof, internal walls are render and ceilings are gyprock. The centre is currently used as a childcare centre. The centre is made up of playrooms, a staff area, toilet areas, kitchen areas, offices and a storage area.



**Building information**

Address	92A Brighton Street Petersham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 February 2018		
Building Importance	Medium-High	Use	Child Care
Construction Year	1949	Net Lettable Area (sqm)	264
Expected Useful Life	75	Remaining Life	35
Valuation	\$870,000	Annual Depreciation	\$25,213
Written Down Value	\$528,873	Gross Replacement Cost of Components	\$449,226

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$73,493			\$73,493
Finishes				\$137,055		\$137,055
Services	\$242,329					\$242,329
Substructure		\$49,658				\$49,658
Superstructure			\$367,466			\$367,466
Total	\$242,329	\$49,658	\$440,959	\$137,055	\$	\$870,001

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning, hot water units, and heaters. Refurbishment of amenity and kitchen areas, with replacement of fencing, sun screens, and floor finishes. Exterior replacements (i.e. soft-fall, sand pits, paving, and drinking fountain) should be completed, along with internal/external painting. Allowance for roofing works/replacement included. Provision for upgrades for accessibility and installation of smoke detectors in some areas. Allowance also provided for potential structural investigation.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Petersham Kindergarten (KU Petersham) External Store**

**Description**

The centre is currently used as a childcare centre. The centre is made up of playrooms, a staff area, toilet areas, kitchen areas, offices and a storage area.

This building is an external store.



**Building information**

Address	92A Brighton Street Petersham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	22 February 2018		
Building Importance	Low	Use	Child Care
Construction Year	2000	Net Lettable Area (sqm)	43
Expected Useful Life	50	Remaining Life	42
Valuation	\$24,000	Annual Depreciation	\$705
Written Down Value	\$20,160	Gross Replacement Cost of Components	\$20,844

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$2,027					\$2,027
Finishes	\$3,781					\$3,781
Services	\$6,685					\$6,685
Substructure	\$1,370					\$1,370
Superstructure	\$10,137					\$10,137
<b>Total</b>	<b>\$24,000</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$24,000</b>

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Petersham Service Centre**

**Description**

The building has brick construction, with a aluminium and colorbond roof, internal walls are render and ceilings are particle board. The building is currently used for administration. The Chambers are made up of numerous small rooms, offices, storage areas, kitchen areas, toilet facilities for male and female users, meeting rooms and a car park area.



**Building information**

Address	2-14 Fisher Street Petersham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	05 April 2018		
Building Importance	High	Use	Administration
Construction Year	1974	Net Lettable Area (sqm)	3386
Expected Useful Life	75	Remaining Life	31
Valuation	\$17,894,000	Annual Depreciation	\$549,550
Written Down Value	\$11,758,546	Gross Replacement Cost of Components	\$4,081,998

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$450,568				\$450,568
Finishes		\$1,673,540				\$1,673,540
Services		\$8,174,597				\$8,174,597
Substructure		\$472,024				\$472,024
Superstructure			\$7,123,271			\$7,123,271
Total	\$	\$10,770,729	\$7,123,271	\$	\$	\$17,894,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning/ventilation, other plant equipment (incl. generator), and security system. Kitchen and amenity areas will require replacement of fixtures/fittings (incl. appliances), whilst floor coverings, office equipment, and audio-visual equipment will require replacement. For the building surrounds, fencing, carp park marking, and water tanks will all be replscd, whilst the building should also be repainted (internal & external). Provision for installing contrasting strips for stais and ensuring all flooring in amenity areas in non-slip.

**Low priority works**

**Property Quality Standards and Compliance**

Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
 Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use  
 No disabled toilets  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Barrier or balustrade not installed where there is a potential fall of greater than 1m.  
 Evacuation plan is not present  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 Fire blanket not installed in the kitchen area  
 No mobility parking space at or in close proximity to the building  
 No sanitary disposal unit available  
 No separate sink in cooking areas for hand washing purposes  
 No sharps container present  
 Inadequate directional signage throughout facility  
 Instantaneous water boiling unit not installed

No ambulant cubicle installed in the male and/or female toilet on each building level  
Vandalism is rare for the facility  
The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

BF-Print Room - Paint Finish - Discoloured - Touch up  
BF-New PABX Room - Render - Cracked - Make good around ducting  
F1-Female Toilet - Paint Finish - Water Damaged/Mould Issues - Bubbling  
F3-Female Toilet & Shower - Paint Finish - Discoloured - Make good arrows door frame  
F3-Plant Room 1 - Fire Doors-Hinged,Single - Closer - Fix closer  
GF-Store Room - Smoke Detectors - Loose - Hanging loose  
GF-Store Room - Render - Cracked - Make good

**Recent Works**

<b>Petersham Town Hall</b> <b>Description</b>	
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<b>Building information</b>			
Address	107 Crystal Street Petersham		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	30 April 2018		
Building Importance	High	Use	Community Services
Construction Year	1937	Net Lettable Area (sqm)	1978
Expected Useful Life	100	Remaining Life	70
Valuation	\$10,687,000	Annual Depreciation	\$313,050
Written Down Value	\$9,089,204	Gross Replacement Cost of Components	\$1,634,077


<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$192,212					\$192,212
Finishes		\$1,114,831				\$1,114,831
Services	\$4,228,669					\$4,228,669
Substructure	\$397,239					\$397,239
Superstructure		\$4,754,049				\$4,754,049
Total	\$4,818,120	\$5,868,880	\$	\$	\$	\$10,687,000

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Barrier or balustrade not installed where there is a potential fall of greater than 1m. Evacuation plan is not present Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation Fire blanket not installed in the kitchen area No mobility parking space at or in close proximity to the building No sanitary disposal unit available No separate sink in cooking areas for hand washing purposes No sharps container present Inadequate directional signage throughout facility Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level Vandalism is rare for the facility The level of natural light is approximately 25%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> GND-Entrance Airlock - Paint Finish - Chipped/Flaking - Flaking peeling GND-Amenities Room Toilet - Paint Finish - Chipped/Flaking - Chipped flaking GND-Community Services Open Office - Carbon Dioxide - Requires Test & Tag - Last test date june 2017 GND-Foyer to Auditorium - Paint Finish - Chipped/Flaking - Chipped flaking GND-Foyer to Auditorium - Carpet - Patch - Carpet - Patch missing GND-Foyer to Auditorium - Paint Finish - Water Damaged/Mould Issues - Water damage

GND-Dining Hall - Gyprock Lining - Moisture Damage - Moisture damage  
GND-Daycare Consult Office - Gyprock Lining - Moisture Damage - Moisture damage  
GND-Daycare Consult Office - Gyprock Lining - Cracked - Cracked  
GND-Stairs to Basement Toilet - Paint Finish - Chipped/Flaking - Chipped flaking  
L1-Level 1 Foyer - Paint Finish - Chipped/Flaking - Chipped flaking peeling

**Recent Works**




<b>Pioneers Memorial Park Amenities Block/Tool Shed</b> Description	
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<b>Building information</b>			
Address	Norton Street Leichhardt		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	14 February 2018		
Building Importance	Medium	Use	Public Toilets
Construction Year	1970	Net Lettable Area (sqm)	54
Expected Useful Life	65	Remaining Life	40
Valuation	\$165,000	Annual Depreciation	\$4,924
Written Down Value	\$154,970	Gross Replacement Cost of Components	\$109,931

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$12,229					\$12,229
Finishes		\$17,497				\$17,497
Services	\$59,076					\$59,076
Substructure	\$7,714					\$7,714
Superstructure	\$68,483					\$68,483
Total	\$147,502	\$17,497	\$	\$	\$	\$164,999


<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting and RCDs, extinguishers, strip heaters, shelving, and kitchen equipment. Refresh of amenity areas should occur along with internal painting, whilst work may need to be required to the timber flooring. Allowance has been made for potential replacement of the bitumen paving outside. Provision for accessibility upgrades and allowance for potential structural investigation,
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Vandalism is rare for the facility The level of natural light is approximately 25%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Downpipes-PVC - Damage/Missing - Damaged replace Guttering-Metal - Gutter Leaks/Clean/Straighten - Clean Timber Fascia - Holed - Holed Concrete Paths/Ramps - Cracking - Cracking Females toilet - Render - Cracked - Cracked Male toilet - Ceramic Tiles - Visible Damage - Cracking Storage/lunchroom - Fluorescent Lights - Light fitting missing - No light cover
<b>Recent Works</b>

<b>Pioneers Memorial Park Rotunda</b> Description	
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<b>Building information</b>			
Address	Norton Street Leichhardt		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date			
Building Importance	Low	Use	Park Buildings
Construction Year	1988	Net Lettable Area (sqm)	169
Expected Useful Life	60	Remaining Life	40
Valuation	\$386,000	Annual Depreciation	\$9,020
Written Down Value	\$257,333	Gross Replacement Cost of Components	

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$11,130					\$11,130
Services	\$69,453					\$69,453
Substructure	\$71,234					\$71,234
Superstructure	\$234,182					\$234,182
Total	\$385,999	\$	\$	\$	\$	\$385,999


<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Pratten Park Amenities (Gents)</b> Description	
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<b>Building information</b>			
Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	09 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1982	Net Lettable Area (sqm)	50
Expected Useful Life	65	Remaining Life	29
Valuation	\$197,000	Annual Depreciation	\$5,879
Written Down Value	\$99,036	Gross Replacement Cost of Components	\$44,940

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$14,601		\$14,601
Finishes			\$20,891			\$20,891
Services			\$70,534			\$70,534
Substructure		\$9,210				\$9,210
Superstructure			\$81,765			\$81,765
Total	\$	\$9,210	\$173,190	\$14,601	\$	\$197,001


<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Public toilet are not windows obscured or frosted No separate sanitary facilities for staff and public Water savings taps not installed in amenity and kitchen areas Not all external doors can be unlocked from the inside without using a key Stairs do not have contrasting coloured nosing strips installed - 100% No separate male and female toilets Main entrance/exit does not cater for disability access Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation There is no firm, even, accessible, step free path from the street to the reception area of the building Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level No braille and tactile indicators at the entrance to each ambulant amenity Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> GF- Male bathroom - Ceramic Tiles - Missing - Missing tiles
<b>Recent Works</b>

<b>Pratten Park Amenities (Ladies)</b> Description	
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Building information			
Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	09 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1982	Net Lettable Area (sqm)	55
Expected Useful Life	65	Remaining Life	29
Valuation	\$179,000	Annual Depreciation	\$5,342
Written Down Value	\$89,987	Gross Replacement Cost of Components	\$60,586

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$13,267		\$13,267
Finishes			\$18,982			\$18,982
Services			\$64,089			\$64,089
Substructure		\$8,368				\$8,368
Superstructure			\$74,294			\$74,294
Total	\$	\$8,368	\$157,365	\$13,267	\$	\$179,000

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, grab rails, taps, and toilet roll holders. Allowance has been made for fencing and roofing renewals also. Provision for accessibility upgrades and braille/tactile signage.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> No separate sanitary facilities for staff and public Water savings taps not installed in amenity and kitchen areas Not all external doors can be unlocked from the inside without using a key Stairs do not have contrasting coloured nosing strips installed - 100% No separate male and female toilets Main entrance/exit does not cater for disability access Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation There is no firm, even, accessible, step free path from the street to the reception area of the building Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level No braille and tactile indicators at the entrance to each ambulant amenity Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> GF-Ladies Bathroom - Ceramic Tiles - Missing - missing tiles
<b>Recent Works</b>

<p><b>Pratten Park Amenities Block</b> Description</p>	
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Building information			
Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	2005	Net Lettable Area (sqm)	121
Expected Useful Life	65	Remaining Life	52
Valuation	\$383,000	Annual Depreciation	\$11,429
Written Down Value	\$367,841	Gross Replacement Cost of Components	\$160,055

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$28,387					\$28,387
Finishes	\$40,615					\$40,615
Services	\$137,129					\$137,129
Substructure	\$17,905					\$17,905
Superstructure	\$158,965					\$158,965
Total	\$383,001	\$	\$	\$	\$	\$383,001

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of the fusebox, lighting, and hot water unit. Amenities will have new partitions and minor fittings, whilst the exterior will be painted. Allowance for roofing works and new external doors has been included. Provision for installing tactile indicators, upgrading toilets for both male &amp; female use, and ensuring windows are frosted.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

**Pratten Park Bowling Club**

**Description**

The Bowling Club was formed in May 1913 with its first president being William Waters, who died very soon after. Herbert Pratten, then the Ashfield Mayor, and the prime mover in the acquisition of the land that enabled the formation of the club, became President and drove the club's development. Early in 1915 work began on a small fibro structure that remained the clubhouse.



**Building information**

Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	09 May 2018		
Building Importance	Medium-Low	Use	Park Buildings
Construction Year	1940	Net Lettable Area (sqm)	600
Expected Useful Life	100	Remaining Life	50
Valuation	\$1,639,000	Annual Depreciation	\$51,262
Written Down Value	\$623,961	Gross Replacement Cost of Components	\$643,912

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$221,180		\$221,180
Finishes				\$168,248		\$168,248
Services			\$621,950			\$621,950
Substructure		\$62,384				\$62,384
Superstructure				\$565,238		\$565,238
<b>Total</b>	<b>\$</b>	<b>\$62,384</b>	<b>\$621,950</b>	<b>\$954,666</b>	<b>\$</b>	<b>\$1,639,000</b>

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, air conditioning, and security system. Refurbishment of kitchen and amenity areas, whilst floor coverings are replaced. Entire facility is to be repainted, whilst covered areas/shade cloths are also to be replaced. Provision for accessibility upgrades, installation of smoke detectors, and potential changes to emergency lighting.

**Low priority works**

**Property Quality Standards and Compliance**

Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 Stairs do not have contrasting coloured nosing strips installed - 100%  
 No separate male and female toilets  
 Main entrance/exit does not cater for disability access  
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation  
 There is no firm, even, accessible, step free path from the street to the reception area of the building  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Wire Mesh Fence - Leaning - Near pavilion gate  
 GF-Store Room 01 - Fibrolite - Cracked - Near door way  
 GF-Locker Room - Paint Finish - Water Damaged/Mould Issues - Near windows  
 GF-Toilet 02 - Ceramic Tiles - Missing - In toilet

GF-Toilet 03 - Gyprock Lining - Holed - Near locker

GF-Office 03 - Fluorescent Lights - Diffuser missing - Only one light

GF-Beer chiller room - Render - Chipped/Flaking - By door

GF-Beer chiller room - Paint Finish - Chipped/Flaking - As in picture for render

**Recent Works**



**Pratten Park Commentary box and kiosk**  
Description



**Building information**

Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	24 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1982	Net Lettable Area (sqm)	70
Expected Useful Life	65	Remaining Life	29
Valuation	\$192,000	Annual Depreciation	\$4,441
Written Down Value	\$137,448	Gross Replacement Cost of Components	\$83,186

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes		\$5,536				\$5,536
Services			\$34,547			\$34,547
Substructure		\$35,433				\$35,433
Superstructure		\$116,484				\$116,484
Total	\$	\$157,453	\$34,547	\$	\$	\$192,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, extinguishers, hot water unit, RCDs and kitchen bench. Internal & external doors should also be replaced, along with fencing. Provision for upgrades to accessibility and fire compliance.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**




<b>Pratten Park Grandstand</b> Description	
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<b>Building information</b>			
Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	24 January 2018		
Building Importance	Medium	Use	Park Buildings
Construction Year	1930	Net Lettable Area (sqm)	230
Expected Useful Life	65	Remaining Life	35
Valuation	\$1,051,000	Annual Depreciation	\$33,087
Written Down Value	\$674,746	Gross Replacement Cost of Components	\$121,603

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$141,830				\$141,830
Finishes			\$107,888			\$107,888
Services			\$398,822			\$398,822
Substructure		\$40,003				\$40,003
Superstructure		\$362,456				\$362,456
Total	\$	\$544,289	\$506,710	\$	\$	\$1,050,999

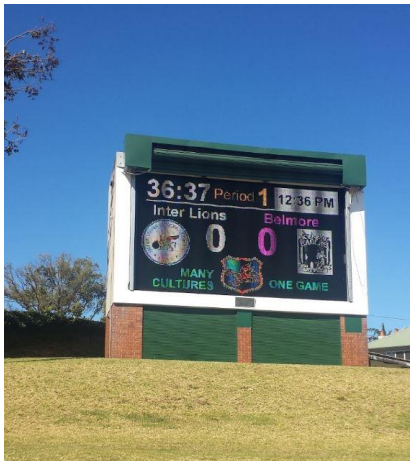
<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting and hot water unit, undertaking painting and also replacing window grills. Provision for upgrades to accessibility and fire compliance.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Pratten Park Groundsmans Shed</b> Description	
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<b>Building information</b>			
Address	Park Lane Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	24 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1982	Net Lettable Area (sqm)	24
Expected Useful Life	75	Remaining Life	39
Valuation	\$16,000	Annual Depreciation	\$364
Written Down Value	\$6,388	Gross Replacement Cost of Components	\$23,087

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$461		\$461
Services			\$2,879			\$2,879
Substructure		\$2,953				\$2,953
Superstructure				\$9,707		\$9,707
<b>Total</b>	<b>\$</b>	<b>\$2,953</b>	<b>\$2,879</b>	<b>\$10,168</b>	<b>\$</b>	<b>\$16,000</b>


<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of lighting, extinguishers, and conducting an internal/external paint. Allowance has been made for roofing works/replacement. Provision for installing smoke detectors and ensuring travel path to/from facility is free of trip hazards.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> No braille and tactile indicators at the entrance to each ambulant amenity Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> - Gyprock Lining - Cracked - Hole in ceiling</p>
<p><b>Recent Works</b></p>

<p><b>Pratten Park Scoreboard</b> Description</p>	
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Building information			
Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	24 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1930	Net Lettable Area (sqm)	27
Expected Useful Life	65	Remaining Life	20
Valuation	\$253,000	Annual Depreciation	\$7,965
Written Down Value	\$91,882	Gross Replacement Cost of Components	\$37,971

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$34,142		\$34,142
Finishes				\$25,971		\$25,971
Services				\$96,006		\$96,006
Substructure			\$9,630			\$9,630
Superstructure			\$87,251			\$87,251
Total	\$	\$	\$96,881	\$156,119	\$	\$253,000

Scope of Works Required
<p><b>Major Works</b> Replacing lighting, kitchen bench, doors (roller and internal), and also allowance for works associated with the rendering. Provision for upgrades to accessibility and fire compliance.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> No ambulant cubicle installed in the male and/or female toilet on each building level No braille and tactile indicators at the entrance to each ambulant amenity Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Aluminium Windows - Broken glass - Brocken</p>
<p><b>Recent Works</b></p>

<p><b>Pratten Park Tennis Clubhouse</b> Description</p>	
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Building information			
Address	40 Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	15 March 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	2004	Net Lettable Area (sqm)	80
Expected Useful Life	65	Remaining Life	51
Valuation	\$315,000	Annual Depreciation	\$9,183
Written Down Value	\$302,921	Gross Replacement Cost of Components	\$134,060

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$27,984					\$27,984
Finishes	\$41,259					\$41,259
Services	\$91,845					\$91,845
Substructure	\$16,145					\$16,145
Superstructure	\$137,768					\$137,768
<b>Total</b>	<b>\$315,001</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$315,001</b>


<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, kitchen bench & joinery, mirror & soap dispenser, and painting the building (predominantly the internal spaces). Provision for upgrades to accessibility and fire compliance.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Pratten Park Thirring Villa</b> Description	
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Building information			
Address	40 Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	15 March 2018		
Building Importance	Medium-Low	Use	Creative Services
Construction Year	1868	Net Lettable Area (sqm)	250
Expected Useful Life	75	Remaining Life	35
Valuation	\$1,754,000	Annual Depreciation	\$47,417
Written Down Value	\$980,577	Gross Replacement Cost of Components	\$247,109

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$34,195				\$34,195
Finishes	\$323,846					\$323,846
Services		\$414,362				\$414,362
Substructure		\$142,814				\$142,814
Superstructure				\$838,782		\$838,782
<b>Total</b>	<b>\$323,846</b>	<b>\$591,371</b>	<b>\$</b>	<b>\$838,782</b>	<b>\$</b>	<b>\$1,753,999</b>


Scope of Works Required
<b>Major Works</b>
<b>Low priority works</b>
<p><b>Property Quality Standards and Compliance</b></p> <p>Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways            Public toilet are not windows obscured or frosted            No separate sanitary facilities for staff and public            Water savings taps not installed in amenity and kitchen areas            Not all external doors can be unlocked from the inside without using a key            Stairs do not have contrasting coloured nosing strips installed - 100%            No separate male and female toilets            Main entrance/exit does not cater for disability access            Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation            There is no firm, even, accessible, step free path from the street to the reception area of the building            Instantaneous water boiling unit not installed            No ambulant cubicle installed in the male and/or female toilet on each building level            No braille and tactile indicators at the entrance to each ambulant amenity            Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area)</p>
<p><b>Hazardous building materials</b></p> <p>Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p> <p>GF-Hall 01 - Paint Finish - Water Damaged/Mould Issues - Mould</p>
<b>Recent Works</b>

<b>Pratten Park Ticket Change and Entry Gates</b> Description	
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<b>Building information</b>			
Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	24 March 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1982	Net Lettable Area (sqm)	30
Expected Useful Life	75	Remaining Life	39
Valuation	\$55,000	Annual Depreciation	\$1,636
Written Down Value	\$49,553	Gross Replacement Cost of Components	\$37,031

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$4,076		\$4,076
Finishes	\$5,832					\$5,832
Services	\$19,692					\$19,692
Substructure		\$2,571				\$2,571
Superstructure	\$22,828					\$22,828
Total	\$48,352	\$2,571	\$	\$4,076	\$	\$54,999

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Pratten Park Ticket-box (western)</b> Description	
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<b>Building information</b>			
Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	25 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1980	Net Lettable Area (sqm)	6
Expected Useful Life	65	Remaining Life	40
Valuation	\$36,000	Annual Depreciation	\$833
Written Down Value	\$34,526	Gross Replacement Cost of Components	\$2,356

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$1,038					\$1,038
Services	\$6,478					\$6,478
Substructure	\$6,644					\$6,644
Superstructure	\$21,841					\$21,841
Total	\$36,001	\$	\$	\$	\$	\$36,001

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Pratten Park Ticket-Storage (western)</b> Description	
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<b>Building information</b>			
Address	Arthur Street Ashfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	25 January 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1980	Net Lettable Area (sqm)	18
Expected Useful Life	65	Remaining Life	35
Valuation	\$20,000	Annual Depreciation	\$463
Written Down Value	\$15,181	Gross Replacement Cost of Components	\$3,204

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes		\$577				\$577
Services		\$3,599				\$3,599
Substructure		\$3,691				\$3,691
Superstructure		\$12,134				\$12,134
Total	\$	\$20,001	\$	\$	\$	\$20,001

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>



**Prospect Street Kindergarten**

**Description**

The building is constructed by single brick with aqua colour render/ the roof is made of grey colourbond sheets.



**Building information**

Address	8 Prospect Street Leichhardt		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 March 2018		
Building Importance	Medium-High	Use	Child Care
Construction Year	1980	Net Lettable Area (sqm)	200
Expected Useful Life	75	Remaining Life	47
Valuation	\$755,000	Annual Depreciation	\$21,880
Written Down Value	\$725,593	Gross Replacement Cost of Components	\$481,293

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$63,779					\$63,779
Finishes	\$118,938					\$118,938
Services	\$210,297					\$210,297
Substructure	\$43,094					\$43,094
Superstructure	\$318,893					\$318,893
Total	\$755,001	\$	\$	\$	\$	\$755,001

**Scope of Works Required**

**Major Works**

Replacement of lighting, smoke detectors & break glass points, extinguishers, air conditioning & ventilation, and security systems. Upgrade to kitchen equipment and appliances will be required, with some replacement of fixtures within the amenity area. Provision for upgrades to accessibility and fire compliance, further upgrades to amenity area also accounted for.

**Low priority works**

**Property Quality Standards and Compliance**

Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Metal - Gutter Leaks/Clean/Straighten - Cleaning

**Recent Works**

<b>Punch Park Tennis Amenities/Clubhouse</b> Description	
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Building information			
Address	16-30 Wortley Street Balmain		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 March 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	20
Expected Useful Life	75	Remaining Life	40
Valuation	\$70,000	Annual Depreciation	\$2,033
Written Down Value	\$41,411	Gross Replacement Cost of Components	\$34,277

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$6,219			\$6,219
Finishes			\$9,169			\$9,169
Services		\$20,410				\$20,410
Substructure		\$3,588				\$3,588
Superstructure			\$30,615			\$30,615
Total	\$	\$23,998	\$46,003	\$	\$	\$70,001

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Appliances are not energy efficient Energy saving lights can be installed. Exterior doors are not auto-lockable (Remote lockable) Water savings taps not installed in amenity and kitchen areas Not all external doors can be unlocked from the inside without using a key Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" External windows do not have double glazing No solar panels installed Facility does not have a rainwater collection or harvesting system Installed fire hose reels are not within 4m of a fire door/exit Air conditioning system is not localised Evacuation plan is not present Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present The level of natural light is approximately 50%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Concrete Slab - Cracking - Cracking
<b>Recent Works</b>



**Railway Street Kindergarten**

**Description**

The building is constructed of single brick veneer with a red clay roof tiles. The building is a single storey level with an outdoors playground and resting area. Also, the front of the property contains 10 car park spots.



**Building information**

Address	6 Railway Street Croydon		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	06 February 2018		
Building Importance	Medium-High	Use	Child Care
Construction Year	1980	Net Lettable Area (sqm)	241
Expected Useful Life	75	Remaining Life	37
Valuation	\$892,000	Annual Depreciation	\$25,850
Written Down Value	\$465,714	Gross Replacement Cost of Components	\$433,814

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$75,352			\$75,352
Finishes			\$140,521			\$140,521
Services			\$248,457			\$248,457
Substructure		\$50,913				\$50,913
Superstructure			\$376,758			\$376,758
Total	\$	\$50,913	\$841,088	\$	\$	\$892,001

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, smoke detectors, extinguishers, hot water units, heaters, and security systems. Refurbishment of amenity and kitchen areas, with replacement of floor finishes, bollards, carpark marking, and covered ways. Facility will also require an internal & external paint. Provision for upgrades to accessibility and fire compliance, further upgrades to amenity area also accounted for.

**Low priority works**

**Property Quality Standards and Compliance**

Energy saving lights can be installed.  
 Exterior doors are not auto-lockable (Remote lockable)  
 Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
 External windows do not have double glazing  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Air conditioning system is not localised  
 Evacuation plan is not present  
 Hot water system is not energy efficient  
 No EWIS panel installed in the building  
 No sharps container present  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Concrete Paths/Ramps - Cracking - Cracking in various different locations  
 Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Clean

**Inner West Council**

Individual Building Reports



Fluorescent Lights - Diffuser missing - No light  
Carpark Marking - Worn - Worn out repaint  
GF- Staff room - Fluorescent Lights - Light fitting missing - No cover  
GF- Play room - Fluorescent Lights - Light Not Working - Not working

**Recent Works**

**Residential 290-292 Illawarra Road Marrickville**

**Description**

The building has shiplap construction, with a tile roof, internal walls are render and ceilings are gyprock. The house is made up of numerous small rooms.



**Building information**

Address	290-292 Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 February 2018		
Building Importance	Low	Use	Residential
Construction Year	1950	Net Lettable Area (sqm)	140
Expected Useful Life	75	Remaining Life	10
Valuation	\$453,000	Annual Depreciation	\$11,794
Written Down Value	\$61,589	Gross Replacement Cost of Components	\$151,570

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$37,140		\$37,140
Finishes					\$50,740	\$50,740
Services				\$80,033		\$80,033
Substructure				\$42,894		\$42,894
Superstructure					\$242,193	\$242,193
Total	\$	\$	\$	\$160,067	\$292,933	\$453,000

**Scope of Works Required**

**Major Works**

Full refurbishment of the property, inclusive of addressing potential functionality/compliance shortfalls (accessibility & fire compliance).

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**


**Recent Works**

<b>Richard Murden Reserve Amenities Block 1 Stores</b> Description	
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<b>Building information</b>			
Address	Hawthorne Parade Haberfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	23 January 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	20
Expected Useful Life	65	Remaining Life	40
Valuation	\$260,000	Annual Depreciation	\$7,759
Written Down Value	\$196,215	Gross Replacement Cost of Components	\$30,062

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$19,270				\$19,270
Finishes	\$27,571					\$27,571
Services	\$93,090					\$93,090
Substructure	\$12,155					\$12,155
Superstructure			\$107,913			\$107,913
Total	\$132,816	\$19,270	\$107,913	\$	\$	\$259,999

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> No solar panels installed Facility does not have a rainwater collection or harvesting system Installed fire hose reels are not within 4m of a fire door/exit Air conditioning system is not localised Evacuation plan is not present Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present The level of natural light is approximately 50%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Guttering-Metal - Gutter Leaks/Clean/Straighten - Straighten
<b>Recent Works</b>


<b>Richard Murden Reserve Amenities Block 2</b> Description	
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<b>Building information</b>			
Address	Hawthorne Parade Haberfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	11 February 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	56
Expected Useful Life	65	Remaining Life	30
Valuation	\$89,000	Annual Depreciation	\$2,656
Written Down Value	\$57,468	Gross Replacement Cost of Components	\$66,996

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$6,596				\$6,596
Finishes	\$9,438					\$9,438
Services	\$31,865					\$31,865
Substructure		\$4,161				\$4,161
Superstructure				\$36,940		\$36,940
Total	\$41,303	\$10,757	\$	\$36,940	\$	\$89,000

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting and shower fittings. Works to the exterior (i.e. cladding & roofing) have been allowed for. Provision for accessibility upgrades included.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Facility does not have a rainwater collection or harvesting system Installed fire hose reels are not within 4m of a fire door/exit Air conditioning system is not localised Evacuation plan is not present Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present The level of natural light is approximately 50%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> GF-Storeroom 1 - Solid Core - Hardware - Missing lock
<b>Recent Works</b>



<b>Richard Murden Reserve Canteen</b> Description	
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<b>Building information</b>			
Address	Hawthorne Parade Haberfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	23 January 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	1970	Net Lettable Area (sqm)	20
Expected Useful Life	65	Remaining Life	17
Valuation	\$47,000	Annual Depreciation	\$1,278
Written Down Value	\$13,466	Gross Replacement Cost of Components	\$17,058

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$916		\$916
Finishes				\$8,678		\$8,678
Services				\$11,103		\$11,103
Substructure			\$3,827			\$3,827
Superstructure				\$22,476		\$22,476
Total	\$	\$	\$3,827	\$43,173	\$	\$47,000

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, shelving, ceiling finishes, internal doors, and window grills. Covered ways should also be renewed, whilst an allowance for guttering/roofing works has also been included. Provision for upgrades to accessibility and fire compliance, further upgrades to amenity area also accounted for.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Installed fire hose reels are not within 4m of a fire door/exit Air conditioning system is not localised Evacuation plan is not present Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present The level of natural light is approximately 50%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> Timber Fascia - Missing - missing 1 panel
<b>Recent Works</b>

**Robson Park Amenities Dressing Room**  
Description



**Building information**

Address	Dobroyd Parade and Boomerang Street Haberfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	24 January 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1950	Net Lettable Area (sqm)	65
Expected Useful Life	65	Remaining Life	35
Valuation	\$200,000	Annual Depreciation	\$5,968
Written Down Value	\$149,064	Gross Replacement Cost of Components	\$64,449

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$14,823				\$14,823
Finishes	\$21,209					\$21,209
Services	\$71,608					\$71,608
Substructure		\$9,350				\$9,350
Superstructure			\$83,010			\$83,010
Total	\$92,817	\$24,173	\$83,010	\$	\$	\$200,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, extinguishers, hot water units, and RCDs. Internal painting and replacement of mirrors & soap dispensers is to occur, whilst an allowance for roofing/guttering replacement has also been included. Provision for accessibility upgrades included.

**Low priority works**

**Property Quality Standards and Compliance**

Air conditioning system is not localised  
Evacuation plan is not present  
Hot water system is not energy efficient  
No EWIS panel installed in the building  
No sharps container present  
The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Staff Room - Paint Finish (Per Leaf) - Chipped/Flaking - Paint door  
GF-Male Toilet - Ceramic Tiles - Visible Damage - Graffiti

**Recent Works**

**Ryan Park Gate**

**Description**

Ryan Park gate is constructed of single brick veneer pilars with timber framework holding up a red colourbond sheet roof. The gate itself is a green painted steel railing.



**Building information**

Address	Stanmore Road Stanmore		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	05 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1950	Net Lettable Area (sqm)	15
Expected Useful Life	65	Remaining Life	35
Valuation	\$12,000	Annual Depreciation	\$278
Written Down Value	\$6,605	Gross Replacement Cost of Components	\$17,513

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$346			\$346
Services			\$2,159			\$2,159
Substructure		\$2,215				\$2,215
Superstructure			\$7,280			\$7,280
Total	\$	\$2,215	\$9,785	\$	\$	\$12,000

**Scope of Works Required**

**Major Works**

Works to be completed on seating, pergola structure and roofing (if deemed required).

**Low priority works**

**Property Quality Standards and Compliance**

Hot water system is not energy efficient  
No EWIS panel installed in the building  
No sharps container present  
The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Bench Seating - Timber - Missing - Missing timber

**Recent Works**

<p><b>Simpson Park Toilets</b> Description</p>	
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Building information			
Address	Campbell & Corkey Streets St Peters		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	29 January 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1984	Net Lettable Area (sqm)	39
Expected Useful Life	65	Remaining Life	30
Valuation	\$146,000	Annual Depreciation	\$4,299
Written Down Value	\$72,996	Gross Replacement Cost of Components	\$67,756

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$4,424			\$4,424
Finishes				\$13,273		\$13,273
Services			\$57,345			\$57,345
Substructure		\$7,317				\$7,317
Superstructure			\$63,641			\$63,641
<b>Total</b>	\$	\$7,317	\$125,410	\$13,273	\$	\$146,000

<b>Scope of Works Required</b>
<p><b>Major Works</b> Replacement of lighting, sinks, sharpes containers, toilet roll holders, and wall tiles. Provision for installing grab rails and braille signage, if required.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p>
<p><b>Recent Works</b></p>

**St Peters Depot Building A**

**Description**

Two storey brick building, mostly office space with councils store on ground level. Recently renovated with good facilities and lunchroom. The building has colorbond construction, with a colorbond roof, internal walls are gyprock and ceilings are suspended panels. The building is currently used for administration. The building is made up of numerous small rooms, toilet areas for male and female users, a kitchen area and offices.



**Building information**

Address	15-17 Unwins Bridge Road St Peters		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	16 April 2018		
Building Importance	High	Use	Depot
Construction Year	1950	Net Lettable Area (sqm)	2317
Expected Useful Life	65	Remaining Life	45
Valuation	\$8,666,000	Annual Depreciation	\$266,614
Written Down Value	\$7,255,173	Gross Replacement Cost of Components	\$2,076,618

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$218,209					\$218,209
Finishes			\$810,489			\$810,489
Services	\$3,958,928					\$3,958,928
Substructure	\$228,600					\$228,600
Superstructure		\$3,449,775				\$3,449,775
<b>Total</b>	<b>\$4,405,737</b>	<b>\$3,449,775</b>	<b>\$810,489</b>	<b>\$</b>	<b>\$</b>	<b>\$8,666,001</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

No EWIS panel installed in the building  
No sharps container present  
The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

- L1-Coordinator Works Office - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage to one panel
- L1-Coordinator Works Office - Gyprock Lining - Holed - Holes from previous mountings
- L1-Traffic Team - Gyprock Lining - Moisture Damage - Moisture damage under windows
- L1-Traffic Team - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage
- L1-Open Office Centre - Suspended Panel (Incl Frame) - Panels Cracked - Cracks in panel
- L1-Open Office Centre - Carpet - Re-Stretch - Rippling
- L1-Manager Planner Office - Suspended Panel (Incl Frame) - Panels Holed - Hole in panel
- L1-Meeting Room - Carpet - Re-Stretch - Rippling
- L1-Property Services - Suspended Panel (Incl Frame) - Panels Holed - Holes in panels
- L1-Property Services - Carpet - Re-Stretch - Rippling
- L1-Property Services - Gyprock Lining - Holed - Holes from previous mountings
- L1-Property Services - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage
- L1-Depot Meeting Room 3 - Gyprock Lining - Holed - Holes from previous mountings
- L1-Conference Room - Suspended Panel (Incl Frame) - Panels Sagging - Sagging
- L1-Conference Room - Suspended Panel (Incl Frame) - Panels Holed - Hole from old projector mount
- L1-Conference Room - Gyprock Lining - Holed - Holed

L1-Conference Room - Gyprock Lining - Moulding - Aluminium moulding coming off  
L1-Conference Room - Suspended Panel (Incl Frame) - Moisture Damage - Moisture around ac  
L1-Plant Room - Paint Finish - Water Damaged/Mould Issues - Water damage  
L1-Tea Room - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage  
L1-Disabled Toilet - Toilet-China Bowl/Cistern - Visible Damage - Pipe mended  
L1-Disabled Toilet - Fluorescent Lights - Diffuser cracked - Cracked  
L1-Disabled Toilet - Metal Framed Windows - Cracked Glass - Cracked window  
L1-Disabled Toilet - Ceramic Tiles - Visible Damage - Patched holes from previous mountings  
L1-Male Toilets - Suspended Panel (Incl Frame) - Panels Missing - Panel not in place  
L1-Male Toilets - Fluorescent Lights - Diffuser missing - Diffuser panel missing  
L1-Male Toilets - Fluorescent Lights - Light fitting loose - Fitting may fall  
L1-Corridor - Carpet - Re-Stretch - Rippling requires re-stretch  
L1-Corridor - Gyprock Lining - Moulding - Aluminium moulding missing  
L1-Top of stairwell - Gyprock Lining - Holed - Small holes from previous mountings  
LG-Hallways - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage  
LG-Hallways - Vinyl - Rippling - Bubbling  
LG-Male Toilets - Suspended Panel (Incl Frame) - Panels Holed - Hole in panel  
LG-Meals room - Fluorescent Lights - Diffuser missing - Diffuser cover missing  
LG-Office - Gyprock Lining - Holed - Small holes from previous mountings  
LG-Office - Paint Finish - Chipped/Flaking - Chipping and flaking under windows  
LG-Room 09b-Small Office - Paint Finish - Chipped/Flaking - Blotack pulled off paint  
LG-Computer Room - Gyprock Lining - Holed - Small holes from previous mountings  
LG-Office - Paint Finish - Worn - Scuffing from chair backs

**Recent Works**

**St Peters Depot Building B**

**Description**

Two storey brick building with recently renovated offices on top floor, trades workshop and storage on ground floor. Renovation and re-purposing work performed for co-location so building is in good condition. The building has brick construction, with a colorbond roof, internal walls and ceilings are gyprock. The building is currently used as a depot. The building is made up of numerous small rooms, toilet areas for male, female and disabled users, a kitchen area, offices and storage areas.



**Building information**

Address	15-17 Unwins Bridge Road St Peters		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	16 April 2018		
Building Importance	High	Use	Depot
Construction Year	1970	Net Lettable Area (sqm)	2462
Expected Useful Life	65	Remaining Life	45
Valuation	\$6,511,000	Annual Depreciation	\$200,314
Written Down Value	\$5,451,008	Gross Replacement Cost of Components	\$1,898,270

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$163,946					\$163,946
Finishes			\$608,942			\$608,942
Services	\$2,974,450					\$2,974,450
Substructure	\$171,753					\$171,753
Superstructure		\$2,591,909				\$2,591,909
<b>Total</b>	<b>\$3,310,149</b>	<b>\$2,591,909</b>	<b>\$608,942</b>	<b>\$</b>	<b>\$</b>	<b>\$6,511,000</b>

**Scope of Works Required**

**Major Works**

(2027) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning/ventilation, lifts, other plant equipment (incl. generator), and security system. Kitchen and amenity areas will require replacement of fixtures/fittings (incl. appliances), whilst floor coverings, roller doors, & fencing will also require works. The facility will also need to be repainted (internal & external). Provision for accessibility upgrades to the facility.

**Low priority works**

**Property Quality Standards and Compliance**

Certified emergency exit signs are not displayed clearly in the area  
Stairs do not have contrasting coloured nosing strips installed - 100%  
Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use  
Lack of braille and tactile signage to indicate sanitary facilities  
Each room within the building does not have fire detectors installed  
Emergency lighting do not light the path to each emergency exit  
Main entrance/exit does not cater for disability access  
Installed fire extinguishers do not they have proper signage  
No sharps container present  
No braille and tactile indicators at the entrance to each ambulant amenity  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

LG-Female Toilet - Ceramic Tiles - Patch - Tiles - Missing tiles

**Recent Works**





**St Peters Depot Building C**

**Description**

The building has metal construction, with a steel roof and internal walls are gyprock. The building is currently used as a depot. The centre is made up of offices, a toilet area, workshop, storage area and breakroom.



**Building information**

Address	15-17 Unwins Bridge Road St Peters		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	16 April 2018		
Building Importance	High	Use	Depot
Construction Year	1998	Net Lettable Area (sqm)	543
Expected Useful Life	65	Remaining Life	40
Valuation	\$1,316,000	Annual Depreciation	\$40,487
Written Down Value	\$802,010	Gross Replacement Cost of Components	\$674,410

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$33,137			\$33,137
Finishes				\$123,079		\$123,079
Services		\$601,194				\$601,194
Substructure	\$34,715					\$34,715
Superstructure			\$523,875			\$523,875
<b>Total</b>	<b>\$34,715</b>	<b>\$601,194</b>	<b>\$557,012</b>	<b>\$123,079</b>	<b>\$</b>	<b>\$1,316,000</b>

**Scope of Works Required**

**Major Works**

Replacement of lighting, emergency lights/signs, extinguishers, air conditioning/ventilation, and security system. Refurbishment of amenity & kitchen areas (incl appliances), and undertaking exterior replacements (i.e. covered areas and fencing). Building will also undergo an internal & external paint. Allowance for roofing works/replacements have also been included. Provision for accessibility upgrades to the facility.

**Low priority works**

**Property Quality Standards and Compliance**

Stairs do not have contrasting coloured nosing strips installed - 100%  
 Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use  
 Lack of braille and tactile signage to indicate sanitary facilities  
 Each room within the building does not have fire detectors installed  
 Emergency lighting do not light the path to each emergency exit  
 Main entrance/exit does not cater for disability access  
 Installed fire extinguishers do not they have proper signage  
 No sharps container present  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

L1-Office - Paint Finish - Water Damaged/Mould Issues - Water damage  
 LG-Stair - Fluorescent Lights - Diffuser missing - Missing diffuser  
 LG-Toilet - Gyprock Lining - Cracked - Crack in gyprock  
 LG-Toilet - Gyprock Lining - Moisture Damage - Moisture damage

LG-Washdown Bay - Steel Louvers - Replace Window Complete - Louvre panel missing

**Recent Works**

<p><b>St Peters Depot Kennels</b> Description</p>	
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<b>Building information</b>			
Address	15-17 Unwins Bridge Road St Peters		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 February 2018		
Building Importance	Low	Use	Depot
Construction Year	2000	Net Lettable Area (sqm)	18
Expected Useful Life	50	Remaining Life	35
Valuation	\$16,000	Annual Depreciation	\$441
Written Down Value	\$8,681	Gross Replacement Cost of Components	\$10,405

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$312			\$312
Finishes			\$2,954			\$2,954
Services			\$3,780			\$3,780
Substructure	\$1,303					\$1,303
Superstructure			\$7,651			\$7,651
<b>Total</b>	\$1,303	\$	\$14,697	\$	\$	\$16,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**St Peters Depot Road Plant Shelter**

**Description**

Basic iron roof supported by steel frame, separated into bays with lockable gates.



**Building information**

Address	15-17 Unwins Bridge Road St Peters		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	25 January 2018		
Building Importance	Low	Use	Depot
Construction Year	2000	Net Lettable Area (sqm)	330
Expected Useful Life	50	Remaining Life	35
Valuation	\$144,000	Annual Depreciation	\$3,454
Written Down Value	\$78,524	Gross Replacement Cost of Components	\$62,921

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$4,152			\$4,152
Services				\$25,910		\$25,910
Substructure	\$26,574					\$26,574
Superstructure			\$87,363			\$87,363
<b>Total</b>	\$26,574	\$	\$91,515	\$25,910	\$	\$143,999

**Scope of Works Required**

**Major Works**

Replacement of lighting, guttering/downpipes, and fencing/gates. Allowance for works to cladding have been included.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**St Peters Depot Shed**

**Description**

Corrugated iron clad shed with roller shutter front entry. The site has multiple assets that are enclosed with wire mesh fences and has a colorbond roof. It is currently used as a storage facility.



**Building information**

Address	15-17 Unwins Bridge Road St Peters		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	25 January 2018		
Building Importance	Low	Use	Depot
Construction Year	2000	Net Lettable Area (sqm)	17
Expected Useful Life	50	Remaining Life	30
Valuation	\$14,000	Annual Depreciation	\$360
Written Down Value	\$8,188	Gross Replacement Cost of Components	\$7,295

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$176			\$176
Finishes			\$945			\$945
Services			\$3,204			\$3,204
Substructure	\$2,435					\$2,435
Superstructure			\$7,240			\$7,240
<b>Total</b>	<b>\$2,435</b>	<b>\$</b>	<b>\$11,565</b>	<b>\$</b>	<b>\$</b>	<b>\$14,000</b>

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**St Peters Depot Shed 2**

**Description**

Basic iron roof with side and rear walls and open front. Secured by locking gate at perimeter fence.

This shed will be rebuilt for use by trades in the near future.



**Building information**

Address	15-17 Unwins Bridge Road St Peters		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	23 February 2018		
Building Importance	Low	Use	Depot
Construction Year	2000	Net Lettable Area (sqm)	20
Expected Useful Life	50	Remaining Life	35
Valuation	\$182,000	Annual Depreciation	\$4,365
Written Down Value	\$151,622	Gross Replacement Cost of Components	\$18,646

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes		\$5,248				\$5,248
Services	\$32,747					\$32,747
Substructure	\$33,587					\$33,587
Superstructure		\$110,418				\$110,418
Total	\$66,334	\$115,666	\$	\$	\$	\$182,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**St Peters Depot Waste Truck & Plant Shelter**

**Description**

Metal roof supported by steel framework.



**Building information**

Address	15-17 Unwins Bridge Road St Peters		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	25 January 2018		
Building Importance	Medium	Use	Depot
Construction Year	2000	Net Lettable Area (sqm)	512
Expected Useful Life	50	Remaining Life	35
Valuation	\$324,000	Annual Depreciation	\$7,771
Written Down Value	\$155,306	Gross Replacement Cost of Components	\$58,316

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$9,343		\$9,343
Services		\$58,298				\$58,298
Substructure	\$59,792					\$59,792
Superstructure				\$196,567		\$196,567
<b>Total</b>	\$59,792	\$58,298	\$	\$205,910	\$	\$324,000

**Scope of Works Required**

**Major Works**

Replacement of lighting and roofing (incl. guttering & downpipes).

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**St Peters Town Hall**

**Description**

The St Peter's Town Hall was built in 1927; comprises of the library, meeting rooms and the archive. Recently a new roof and sound proof as the building is directly under the Sydney flight path.

The building comprises the library, community rooms and the town hall. there are a number of kitchens within the facility. The building has brick construction, with a tile roof, internal walls are render and ceilings are gyprock. The building is currently being used as a public hall. The centre is made up of numerous small rooms, toilet areas for male, female and disabled users, kitchen areas, and storage areas.



**Building information**

Address	39 Unwins Bridge Road & Swain Street St Peters		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	27 April 2018		
Building Importance	Medium-High	Use	Community Services
Construction Year	1927	Net Lettable Area (sqm)	642
Expected Useful Life	100	Remaining Life	70
Valuation	\$4,098,000	Annual Depreciation	\$120,041
Written Down Value	\$3,920,666	Gross Replacement Cost of Components	\$687,716

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$73,705				\$73,705
Finishes	\$427,489					\$427,489
Services	\$1,621,511					\$1,621,511
Substructure	\$152,324					\$152,324
Superstructure	\$1,822,971					\$1,822,971
<b>Total</b>	<b>\$4,024,295</b>	<b>\$73,705</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$4,098,000</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Main entrance/exit does not cater for disability access  
 Installed fire extinguishers do not they have proper signage  
 No sharps container present  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Paint Finish - Chipped/Flaking - Flaking and worn  
 GND-Lobby - Render - Cracked - Cracked  
 GND-Children Library - Carpet - Re-Stretch - Rippling  
 GND-Store incl staff toilet - Paint Finish - Chipped/Flaking - Toilet area paint flaking  
 L1-Foyer - Paint Finish - Chipped/Flaking - Flaking  
 L1-Meeting Room Large - Paint Finish - Chipped/Flaking -  
 L1-Activities Room - Paint Finish - Chipped/Flaking - Flaking  
 L1-Activities Room - Plaster Finish - Visible Damage - Sagging  
 L1-Meeting Room Small - Paint Finish - Chipped/Flaking - Flaking  
 L1-Kitchen - Paint Finish - Chipped/Flaking - Flaking



L1-Toilet - Paint Finish - Chipped/Flaking - Flaking

L1-Store Room - Gyprock Lining - Holed - Gouged

**Recent Works**

**Stanmore Branch Library**

**Description**

Very popular small neighbourhood library similar to a demountable. The building was always meant to be replaced and is currently the only community facility in Stanmore. The building has weatherboard construction, with a colorbond roof, internal walls and ceilings are gyprock. The building is currently used as a library. The building is made up of a library area, work room and toilet area.



**Building information**

Address	Douglas Street Stanmore		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	17 May 2018		
Building Importance	Medium-High	Use	Library
Construction Year	1979	Net Lettable Area (sqm)	200
Expected Useful Life	65	Remaining Life	35
Valuation	\$466,000	Annual Depreciation	\$13,987
Written Down Value	\$284,913	Gross Replacement Cost of Components	\$184,582

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$29,961			\$29,961
Finishes			\$54,572			\$54,572
Services		\$172,811				\$172,811
Substructure		\$25,146				\$25,146
Superstructure			\$183,511			\$183,511
Total	\$	\$197,957	\$268,044	\$	\$	\$466,001

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Lack of braille and tactile signage to indicate sanitary facilities  
 No disabled toilets  
 No baby change facilities  
 Facility does not have a rainwater collection or harvesting system  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Fall arrest system not installed  
 Area is not free of unpleasant odours  
 Evacuation plan is not present  
 Hot water system is not energy efficient  
 No EWIS panel installed in the building  
 No separate sink in cooking areas for hand washing purposes  
 No sharps container present  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Clean

**Recent Works**

**Stanmore OSHC**

**Description**

Centre-based education and care service, approved by department of education & communities children of school age.



**Building information**

Address	100 Cambridge Street Stanmore		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	30 January 2018		
Building Importance	High	Use	Child Care
Construction Year	2003	Net Lettable Area (sqm)	560
Expected Useful Life	75	Remaining Life	60
Valuation	\$308,000	Annual Depreciation	\$8,926
Written Down Value	\$236,161	Gross Replacement Cost of Components	\$478,576

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$26,018					\$26,018
Finishes	\$48,521					\$48,521
Services	\$85,790					\$85,790
Substructure	\$17,580					\$17,580
Superstructure			\$130,091			\$130,091
Total	\$177,909	\$	\$130,091	\$	\$	\$308,000

**Scope of Works Required**

**Major Works**

Replacement of emergency lights/signs, lighting, smoke detectors, extinguishers, and air condition/ventilation. Kitchen appliances/equipment will need to be replaced, whilst the facility has its floor coverings replaced and is painted. Provision for accessibility upgrades to the facility.

**Low priority works**

**Property Quality Standards and Compliance**

- No disabled toilets
- No baby change facilities
- Facility does not have a rainwater collection or harvesting system
- Installed fire hose reels are not within 4m of a fire door/exit
- Fall arrest system not installed
- Area is not free of unpleasant odours
- Evacuation plan is not present
- Hot water system is not energy efficient
- No EWIS panel installed in the building
- No separate sink in cooking areas for hand washing purposes
- No sharps container present
- Instantaneous water boiling unit not installed
- No ambulant cubicle installed in the male and/or female toilet on each building level
- The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Vinyl Room - Gyprock Lining - Holed - Hole in gyprock

**Recent Works**

**Debbie and Abbey Borgia Centre (DAB)**

**Description**

The building has colorbond construction, with a colorbond roof, gyprock internal walls and ceilings are plaster. The centre is currently used for recreation. The centre is made up of numerous small rooms, toilet areas for male, female and disabled users, kitchen areas, offices, cafe and storage areas.



**Building information**

Address	531-565 Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 May 2018		
Building Importance	Medium-High	Use	Recreational Services and Sporting Fields
Construction Year	2003	Net Lettable Area (sqm)	3402
Expected Useful Life	75	Remaining Life	60
Valuation	\$9,159,000	Annual Depreciation	\$287,623
Written Down Value	\$7,327,200	Gross Replacement Cost of Components	\$2,996,083

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$1,235,990					\$1,235,990
Finishes	\$940,197					\$940,197
Services	\$3,475,561					\$3,475,561
Substructure	\$348,612					\$348,612
Superstructure	\$3,158,640					\$3,158,640
Total	\$9,159,000	\$	\$	\$	\$	\$9,159,000

**Scope of Works Required**

**Major Works**

(2026) Replacement of lighting, exit signs, fire alarm system, extinguishers, air conditioning/ventilation, and security system. Refurbishment of kitchen and amenity areas, replacement of floor finishes, and both an internal & external paint. Replacement works have also been identified for external stairs, carpark lighting, and the scoreboard. Provision for structural inspection (if required) & addressing any water ingress/trip hazards associated with asset.

**Low priority works**

**Property Quality Standards and Compliance**

No baby change facilities  
 Facility does not have a rainwater collection or harvesting system  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Fall arrest system not installed  
 Area is not free of unpleasant odours  
 Evacuation plan is not present  
 Hot water system is not energy efficient  
 No EWIS panel installed in the building  
 No separate sink in cooking areas for hand washing purposes  
 No sharps container present  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 The level of natural light is approximately 50%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Level 1-Room 06-Meeting 1 - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage

Level 1-Toilets M - Ceramic Tiles - Missing - Some tiles missing  
Level 1-Toilets M/F Disabled - Ceramic Tiles - Patch - Tiles - Missing 6 tiles  
Level Ground-Office1 - Suspended Panel (Incl Frame) - Panels Cracked - Cracked panels  
Level Ground-Toilets M/F Disabled - Ceramic Tiles - Missing - Several missing tiles  
Level Ground-Toilets M - Door Closer - Damaged - Closer detached  
Level Ground-Cleaners Room - Fluorescent Lights - Diffuser missing - Diffuser missing  
Level Ground-Room 19-Female Changeroom - Door Hardware (Handles/Locks) - Missing - Missing hardware  
Level Ground-Room 23-Male Changeroom - Fluorescent Lights - Diffuser missing - Diffuser missing  
Level Ground-Room 23-Male Changeroom - Fluorescent Lights - Light Not Working - Light not working  
Level Ground-Room 23-Male Changeroom - Vinyl - Missing - Missing pieces of vinyl  
Level Ground-Room 23-Male Changeroom - Paint Finish - Chipped/Flaking - Chipped flaking  
Level Ground-Room 24-Male Toilets & Showers - Fluorescent Lights - Light Not Working - Light not working

**Recent Works**

<b>Steel Park Amenities</b> <b>Description</b>	
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<b>Building information</b>			
Address	531-565 Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	15 March 2018		
Building Importance	High	Use	Recreational Services and Sporting Fields
Construction Year	1979	Net Lettable Area (sqm)	174
Expected Useful Life	65	Remaining Life	26
Valuation	\$501,000	Annual Depreciation	\$14,950
Written Down Value	\$260,776	Gross Replacement Cost of Components	\$290,150

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$37,132			\$37,132
Finishes			\$53,128			\$53,128
Services			\$179,377			\$179,377
Substructure		\$23,422				\$23,422
Superstructure			\$207,941			\$207,941
Total	\$	\$23,422	\$477,578	\$	\$	\$501,000

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of fuseboxes & switchboards, lighting, extinguishers, and hot water system. Refurbishment of amenity areas, whilst building will be repainted.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Exterior doors are not auto-lockable (Remote lockable) Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Water savings taps not installed in amenity and kitchen areas Not all external doors can be unlocked from the inside without using a key Emergency and fire doors open inwards Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" External windows do not have double glazing Each room within the building does not have fire detectors installed Emergency lighting do not light the path to each emergency exit No baby change facilities No solar panels installed Facility does not have a rainwater collection or harvesting system No sprinkler system installed - greater than 25m in height Hot water system is not energy efficient No sharps container present No braille and tactile indicators at the entrance to each ambulant amenity
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>

**Defects/Repairs/Renewals**

Brick Cladding - Brickwork Cracked - Cracked

**Recent Works**

**Steel Park Child Care Centre**

**Description**

Name to be confirmed. Centre-based education and care service, approved by department of Education & Communities Children from birth to five years of age.



**Building information**

Address	531-565 Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date			
Building Importance	High	Use	Child Care Council Operated
Construction Year	2018	Net Lettable Area (sqm)	676
Expected Useful Life	75	Remaining Life	72
Valuation	\$2,974,000	Annual Depreciation	\$84,862
Written Down Value	\$2,928,272	Gross Replacement Cost of Components	\$1,981,766

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$251,228					\$251,228
Finishes	\$468,507					\$468,507
Services	\$828,374					\$828,374
Substructure	\$169,749					\$169,749
Superstructure	\$1,256,142					\$1,256,142
Total	\$2,974,000	\$	\$	\$	\$	\$2,974,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



<b>Steel Park Groundsmans Shed</b> Description	
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<b>Building information</b>			
Address	531-565 Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	13 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1980	Net Lettable Area (sqm)	50
Expected Useful Life	65	Remaining Life	40
Valuation	\$80,000	Annual Depreciation	\$1,851
Written Down Value	\$76,725	Gross Replacement Cost of Components	\$81,732

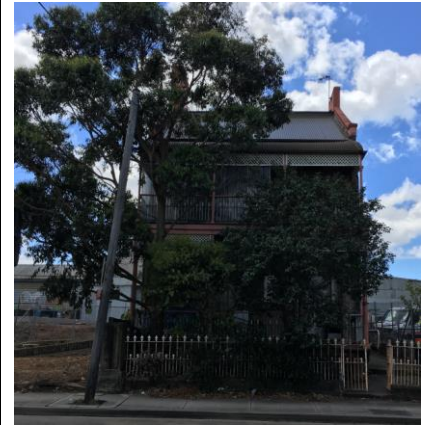
<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$2,307					\$2,307
Services	\$14,394					\$14,394
Substructure	\$14,764					\$14,764
Superstructure	\$48,535					\$48,535
Total	\$80,000	\$	\$	\$	\$	\$80,000

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, extinguishers, hot water units, floor coverings, kitchen bench & appliances, and completing an internal paint.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**SES Marrickville**

**Description**

Sydenham was named after the London suburb of Sydenham, part of the inner London borough of Lewisham. Sydenham is only two kilometres from Kingsford Smith Airport and lies directly under the flight path of the third runway, completed in 1994. A large segment of Sydenham no longer exists as it was deemed uninhabitable because of aircraft noise. One hundred and fifty two homes, covering an area of 4.5 hectares, were acquired and demolished by the Commonwealth Government. Demolition began on 27 September 1995 amid large protests which prevented the work from proceeding for several days. Significant heritage buildings were retained including the St Mary's Coptic Church and Stone Villa. The resulting vacant land was named Sydenham Green. The park contains public art which acknowledges the pre and post-colonial history and the loss of the residential area that brought the park into being.



**Building information**

Address	1-17 Railway Road Sydenham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	09 May 2018		
Building Importance	High	Use	Community Services
Construction Year	2014	Net Lettable Area (sqm)	960
Expected Useful Life	50	Remaining Life	46
Valuation	\$2,924,000	Annual Depreciation	\$85,094
Written Down Value	\$2,809,399	Gross Replacement Cost of Components	\$868,117

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$363,831					\$363,831
Finishes	\$353,817					\$353,817
Services	\$731,000					\$731,000
Substructure	\$193,598					\$193,598
Superstructure	\$1,281,753					\$1,281,753
Total	\$2,923,999	\$	\$	\$	\$	\$2,923,999

**Scope of Works Required**

**Major Works**

Replacement of lighting, exit signs, extinguishers, air conditioning/ventilation, TMVs, CCTV cameras, and diesel generator. Refurbishment of amenity areas, replacement of kitchen bench & joinery, replacement of carpet floors, fencing, carpark marking, water tanks, and internal painting. Allowance for roofing works included. Provision for installing braille signage and tactile indicators at amenity entrances.

**Low priority works**

**Property Quality Standards and Compliance**

- Bathroom ventilated with window
- Water savings taps not installed in amenity and kitchen areas
- Not all external doors can be unlocked from the inside without using a key
- Emergency and fire doors open inwards
- Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"
- External windows do not have double glazing
- Each room within the building does not have fire detectors installed
- Emergency lighting do not light the path to each emergency exit
- No baby change facilities
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- No sprinkler system installed - greater than 25m in height
- Hot water system is not energy efficient
- No sharps container present

No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

- Wire Mesh Fence - Post Exposed Jagged Edges -
- Metal Gate - Gate off hinges - Provide security to building
- Wire Mesh Fence - Holed -
- Carpark Marking - Worn - This is 5 linear meters
- Wire Mesh Fence - Post Missing -
- Wire Mesh Fence - Leaning -
- FF-Platform Store - Dry Chemical - Requires Test & Tag -
- GF-Entry - Carbon Dioxide - Requires Test & Tag - Everything requires tagging
- GF-Entry - Fire Hose Reels - Requires Test & Tag - Everything needs tagging
- GF-Laundry - Dry Chemical - Requires Test & Tag - As all the others
- GF-Office 1 - Paint Finish - Chipped/Flaking - Near sensor
- GF-Kitchen - Dry Chemical - Requires Test & Tag -
- GF-Kitchen - Fire Blanket - Requires Test & Tag - As all others
- GF-Kitchen - Wet Chemical - Requires Test & Tag - As all others
- GF-Garage - Dry Chemical - Requires Test & Tag - Near door

**Recent Works**

**Stone Villa Studios**

**Description**

The traditional owners of the land were Cadigal of the Eora nation. Sydenham was named after the London suburb of Sydenham, part of the inner London borough of Lewisham. Sydenham is only two kilometres from Kingsford Smith Airport and lies directly under the flight path of the third runway, completed in 1994. A large segment of Sydenham no longer exists as it was deemed uninhabitable because of aircraft noise. One hundred and fifty two homes, covering an area of 4.5 hectares, were acquired and demolished by the Commonwealth Government. Demolition began on 27 September 1995 amid large protests which prevented the work from proceeding for several days. Significant heritage buildings were retained including the St Mary's Coptic Church and Stone Villa. The resulting vacant land was named Sydenham Green. The park contains public art which acknowledges the pre and post-colonial history and the loss of the residential area that brought the park into being. Space is occupied by Artists as an Active Artist Space. Profile is old terrace house, heritage listed. Recent roof upgrade. The building has brick construction, with a colorbond roof, internal walls and ceilings are plaster. The building is currently used as a community centre. The centre is made up of numerous small rooms and a toilet area.



**Building information**

Address	19 Railway Road Sydenham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	18 May 2018		
Building Importance	Medium-Low	Use	Creative Services
Construction Year	1905	Net Lettable Area (sqm)	183
Expected Useful Life	65	Remaining Life	30
Valuation	\$1,052,000	Annual Depreciation	\$28,615
Written Down Value	\$281,526	Gross Replacement Cost of Components	\$238,152

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$20,509		\$20,509
Finishes				\$194,234		\$194,234
Services			\$248,523			\$248,523
Substructure		\$85,656				\$85,656
Superstructure					\$503,078	\$503,078
Total	\$	\$85,656	\$248,523	\$214,743	\$503,078	\$1,052,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways  
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways  
 Bathroom ventilated with window  
 Water savings taps not installed in amenity and kitchen areas  
 Not all external doors can be unlocked from the inside without using a key  
 Emergency and fire doors open inwards  
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
 External windows do not have double glazing  
 Each room within the building does not have fire detectors installed  
 Emergency lighting do not light the path to each emergency exit  
 No baby change facilities

No solar panels installed  
Facility does not have a rainwater collection or harvesting system  
No sprinkler system installed - greater than 25m in height  
Hot water system is not energy efficient  
No sharps container present  
No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Ground Level-Work Room 1 - Plaster Finish - Cracked - Patch paint

**Recent Works**

<b>Stone Villa Studios Garage</b> Description	
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<b>Building information</b>			
Address	19 Railway Road Sydenham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date			
Building Importance	Medium-Low	Use	Creative Services
Construction Year	1994	Net Lettable Area (sqm)	20
Expected Useful Life	65	Remaining Life	0
Valuation	\$31,000	Annual Depreciation	\$717
Written Down Value	\$	Gross Replacement Cost of Components	\$12,601

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes				\$894		\$894
Services				\$5,578		\$5,578
Substructure					\$5,721	\$5,721
Superstructure			\$18,807			\$18,807
<b>Total</b>	\$	\$	\$18,807	\$6,472	\$5,721	\$31,000

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Sydenham Green Canteen**

**Description**

Sydenham was named after the London suburb of Sydenham, part of the inner London borough of Lewisham. Sydenham is only two kilometres from Kingsford Smith Airport and lies directly under the flight path of the third runway, completed in 1994. A large segment of Sydenham no longer exists as it was deemed uninhabitable because of aircraft noise. One hundred and fifty two homes, covering an area of 4.5 hectares, were acquired and demolished by the Commonwealth Government. Demolition began on 27 September 1995 amid large protests which prevented the work from proceeding for several days. Significant heritage buildings were retained including the St Mary's Coptic Church and Stone Villa. The resulting vacant land was named Sydenham Green. The park contains public art which acknowledges the pre and post-colonial history and the loss of the residential area that brought the park into being.



**Building information**

Address	Unwins Bridge Road & Railway Parade Sydenham		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	21 February 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	1994	Net Lettable Area (sqm)	50
Expected Useful Life	65	Remaining Life	41
Valuation	\$172,000	Annual Depreciation	\$4,679
Written Down Value	\$111,456	Gross Replacement Cost of Components	\$87,402

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$3,353			\$3,353
Finishes		\$31,757				\$31,757
Services		\$40,633				\$40,633
Substructure	\$14,005					\$14,005
Superstructure			\$82,252			\$82,252
Total	\$14,005	\$72,390	\$85,605	\$	\$	\$172,000

**Scope of Works Required**

**Major Works**

Renewals of lighting and emergency lights, distribution boards, extinguishers, and sinks/taps. Building will also require painting. Provision for installing smoke detectors, some accessibility upgrades, and amenity upgrades also.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**



<p><b>Sydenham Green Shelter</b>  <b>Description</b>                  See ID 427</p>	
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<b>Building information</b>			
Address	Railway Road Sydenham		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	22 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	2000	Net Lettable Area (sqm)	6
Expected Useful Life	50	Remaining Life	40
Valuation	\$3,000	Annual Depreciation	\$72
Written Down Value	\$2,043	Gross Replacement Cost of Components	\$9,332

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$87					\$87
Services	\$540					\$540
Substructure	\$554					\$554
Superstructure			\$1,820			\$1,820
Total	\$1,181	\$	\$1,820	\$	\$	\$3,001

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>



**Sydenham Green Toilets**

**Description**



**Building information**

Address	Unwins Bridge Road & Railway Parade Sydenham		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	21 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	2016	Net Lettable Area (sqm)	35
Expected Useful Life	65	Remaining Life	60
Valuation	\$119,000	Annual Depreciation	\$3,504
Written Down Value	\$114,275	Gross Replacement Cost of Components	\$54,377

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$3,606					\$3,606
Finishes	\$10,818					\$10,818
Services	\$46,740					\$46,740
Substructure	\$5,964					\$5,964
Superstructure	\$51,872					\$51,872
Total	\$119,000	\$	\$	\$	\$	\$119,000

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways

Bathroom ventilated with window

Water savings taps not installed in amenity and kitchen areas

Not all external doors can be unlocked from the inside without using a key

Emergency and fire doors open inwards

Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"

External windows do not have double glazing

Each room within the building does not have fire detectors installed

Emergency lighting do not light the path to each emergency exit

No baby change facilities

No solar panels installed

Facility does not have a rainwater collection or harvesting system

No sprinkler system installed - greater than 25m in height

Hot water system is not energy efficient  
No sharps container present  
No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Unisex Toilet 2 - Ceramic Tiles - Visible Damage - Graffiti

**Recent Works**

**Tempe Golf Driving Range Demountable 1**

**Description**

The buildings have colorbond construction, with a colorbond roof, internal walls and ceilings are plywood. The buildings are currently used for recreation. The demountables are made up of a reception area, kitchen area, office area and toilet areas for male, female and disabled users.



**Building information**

Address	17 Swamp Road Tempe		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	20 February 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	2004	Net Lettable Area (sqm)	72
Expected Useful Life	50	Remaining Life	36
Valuation	\$244,000	Annual Depreciation	\$7,216
Written Down Value	\$214,102	Gross Replacement Cost of Components	\$125,755

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$3,139					\$3,139
Finishes	\$18,550					\$18,550
Services		\$101,310				\$101,310
Substructure	\$18,835					\$18,835
Superstructure	\$102,166					\$102,166
<b>Total</b>	<b>\$142,690</b>	<b>\$101,310</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$244,000</b>

**Scope of Works Required**

**Major Works**

Replacement of RCDs, air conditioning, CCTV cameras, and refridgerator. Provision for installing smoke dectors and potentially upgrading amenity areas.

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<b>Tempe Golf Driving Range Demountable 2</b> Description	
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Building information			
Address	17 Swamp Road Tempe		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	22 February 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	2004	Net Lettable Area (sqm)	18
Expected Useful Life	50	Remaining Life	36
Valuation	\$67,000	Annual Depreciation	\$1,982
Written Down Value	\$64,354	Gross Replacement Cost of Components	\$51,462

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$862					\$862
Finishes	\$5,094					\$5,094
Services	\$27,819					\$27,819
Substructure	\$5,172					\$5,172
Superstructure	\$28,054					\$28,054
Total	\$67,001	\$	\$	\$	\$	\$67,001

Scope of Works Required
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>

Property Quality Standards and Compliance
<p>Appliances are not energy efficient            Energy saving lights can be installed.            Exterior doors are not auto-lockable (Remote lockable)            Hand drying facilities not available in all amenities            Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways            Bathroom ventilated with window            Not all external doors can be unlocked from the inside without using a key            Stairs do not have contrasting coloured nosing strips installed - 100%            External doors do not front the primary access point of the site            Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"            External windows do not have double glazing            Each room within the building does not have fire detectors installed            No baby change facilities            No solar panels installed            Main entrance/exit does not cater for disability access            Installed fire hose reels are not within 4m of a fire door/exit            Fall arrest system not installed            Air conditioning system is not localised            Hot water system is not energy efficient            No EWIS panel installed in the building            No sharps container present</p>

There is no firm, even, accessible, step free path from the street to the reception area of the building  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
The level of natural light is approximately 25%


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Disability Toilet - Plywood - Moisture Damage - Patch paint


**Recent Works**

<b>Tempe Golf Driving Range Shed</b> Description	
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Building information			
Address	17 Swamp Road Tempe		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	20 February 2018		
Building Importance	Low	Use	Recreational Services and Sporting Fields
Construction Year	2004	Net Lettable Area (sqm)	34
Expected Useful Life	50	Remaining Life	40
Valuation	\$25,000	Annual Depreciation	\$600
Written Down Value	\$24,005	Gross Replacement Cost of Components	\$30,381

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$721					\$721
Services	\$4,498					\$4,498
Substructure	\$4,614					\$4,614
Superstructure	\$15,167					\$15,167
Total	\$25,000	\$	\$	\$	\$	\$25,000


<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<p><b>Tempe Golf Driving Range Shelter</b> Description</p>	
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Building information			
Address	17 Swamp Road Tempe		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	25 January 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	2004	Net Lettable Area (sqm)	320
Expected Useful Life	50	Remaining Life	40
Valuation	\$1,018,000	Annual Depreciation	\$24,415
Written Down Value	\$977,476	Gross Replacement Cost of Components	\$119,620

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$29,354					\$29,354
Services	\$183,170					\$183,170
Substructure	\$187,866					\$187,866
Superstructure	\$617,610					\$617,610
Total	\$1,018,000	\$	\$	\$	\$	\$1,018,000

Scope of Works Required
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Tempe Reserve Alexandra Canal Amenities</b> Description	
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Building information			
Address	Holbeach Avenue Tempe		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	24 March 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	190
Expected Useful Life	75	Remaining Life	40
Valuation	\$709,000	Annual Depreciation	\$21,089
Written Down Value	\$430,170	Gross Replacement Cost of Components	\$245,082

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$52,548			\$52,548
Finishes			\$75,185			\$75,185
Services		\$253,849				\$253,849
Substructure		\$33,146				\$33,146
Superstructure			\$294,271			\$294,271
Total	\$	\$286,995	\$422,004	\$	\$	\$708,999

Scope of Works Required
<p><b>Major Works</b> Replacement of extinguishers, lighting, and refridgerator.The individual amenity areas will require refurbishment, whilst the entire building painted. Allowance has been made for potential works assoicated with the building's cladding.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Energy saving lights can be installed. Exterior doors are not auto-lockable (Remote lockable) Hand drying facilities not available in all amenities Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Not all externall doors can be unlocked from the inside without using a key Stairs do not have contrasting coloured nosing strips installed - 100% External doors do not front the primary access point of the site Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" External windows do not have double glazing Each room within the building does not have fire detectors installed No baby change facilities No solar panels installed Main entrance/exit does not cater for disability access Installed fire hose reels are not within 4m of a fire door/exit Fall arrest system not installed Air conditioning system is not localised Hot water system is not energy efficient No EWIS panel installed in the building</p>



No sharps container present

There is no firm, even, accessible, step free path from the street to the reception area of the building

Instantaneous water boiling unit not installed

No ambulant cubicle installed in the male and/or female toilet on each building level

Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

The level of natural light is approximately 25%


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Disabled Toilet - Render - Cracked - Patch paint

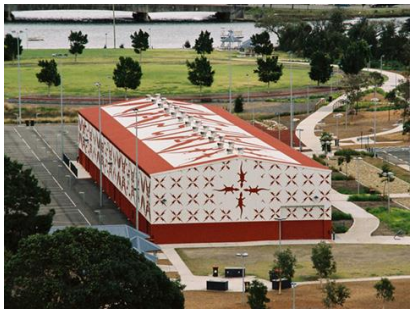
**Recent Works**

<p><b>Tempe Reserve Motorboat Transportable Office</b></p> <p><b>Description</b> Combination of yards and sheds</p>	
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<b>Building information</b>			
Address	Holbeach Avenue Tempe		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date			
Building Importance	Low	Use	Park Buildings
Construction Year	2000	Net Lettable Area (sqm)	39
Expected Useful Life	60	Remaining Life	45
Valuation	\$87,000	Annual Depreciation	\$2,551
Written Down Value	\$65,250	Gross Replacement Cost of Components	\$

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$1,119					\$1,119
Finishes	\$6,614					\$6,614
Services	\$36,123					\$36,123
Substructure	\$6,716					\$6,716
Superstructure	\$36,428					\$36,428
<b>Total</b>	<b>\$87,000</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$87,000</b>

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Tempe Reserve Robyn Webster Building</b> Description	
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Building information			
Address	Holbeach Avenue Tempe		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	03 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1999	Net Lettable Area (sqm)	1851
Expected Useful Life	75	Remaining Life	56
Valuation	\$4,988,000	Annual Depreciation	\$130,210
Written Down Value	\$2,687,184	Gross Replacement Cost of Components	\$849,608

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$57,598				\$57,598
Finishes				\$1,071,326		\$1,071,326
Services		\$892,771				\$892,771
Substructure	\$426,226					\$426,226
Superstructure			\$2,540,079			\$2,540,079
Total	\$426,226	\$950,369	\$2,540,079	\$1,071,326	\$	\$4,988,000

Scope of Works Required
<p><b>Major Works</b> Replacement of smoke detectors and extinguishers, lighting (incl. emergency lights/signs), and alarm systems. Refurbishment of kitchen and amenity areas (incl appliances), whilst the court flooring needs to be replaced. Internal painting is also required, whilst an allowance has been made for works that may be required for the roofing/cladding. Provision for amending emergency lighting if required and upgrades to amenity areas.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Not all external doors can be unlocked from the inside without using a key Stairs do not have contrasting coloured nosing strips installed - 100% External doors do not front the primary access point of the site Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" External windows do not have double glazing Each room within the building does not have fire detectors installed No baby change facilities No solar panels installed Main entrance/exit does not cater for disability access Installed fire hose reels are not within 4m of a fire door/exit Fall arrest system not installed Air conditioning system is not localised Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present</p>

There is no firm, even, accessible, step free path from the street to the reception area of the building  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
The level of natural light is approximately 25%


**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Sporting Courts - Floor-Timber T & G - Lifting - Floor has risen  
Public Access mens/Disabled Toilet - Paint Finish - Chipped/Flaking - Patch paint


**Recent Works**

<b>Tempe Reserve Tempe Blue Amenities / Change Rooms</b> Description	
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<b>Building information</b>			
Address	Holbeach Avenue Tempe		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	17 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1960	Net Lettable Area (sqm)	200
Expected Useful Life	75	Remaining Life	25
Valuation	\$638,000	Annual Depreciation	\$18,978
Written Down Value	\$295,396	Gross Replacement Cost of Components	\$290,362

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$47,286			\$47,286
Finishes					\$67,656	\$67,656
Services			\$228,429			\$228,429
Substructure			\$29,827			\$29,827
Superstructure			\$264,803			\$264,803
Total	\$	\$	\$570,345	\$	\$67,656	\$638,001

<b>Scope of Works Required</b>
<b>Major Works</b> Replacement of lighting, extinguishers, hot water units, and security systems. Refurbishment of amenity areas, with replacement of switchboard and refridgerator. Facility will also require an internal/external paint job. Allowance for roofing works/replacements has been included.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

<b>Tempe Reserve Tempe Jets Club</b> Description	
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Building information			
Address	Holbeach Avenue Tempe		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	03 May 2018		
Building Importance	Medium-Low	Use	Park Buildings
Construction Year	1970	Net Lettable Area (sqm)	624
Expected Useful Life	75	Remaining Life	27
Valuation	\$2,525,000	Annual Depreciation	\$79,293
Written Down Value	\$998,351	Gross Replacement Cost of Components	\$643,062

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$340,744		\$340,744
Finishes			\$259,198			\$259,198
Services			\$958,160			\$958,160
Substructure			\$96,107			\$96,107
Superstructure				\$870,790		\$870,790
Total	\$	\$	\$1,313,465	\$1,211,534	\$	\$2,524,999

Scope of Works Required
<p><b>Major Works</b> Replacement of lighting, emergency lights/signs, switchboards, fire alarm system, smoke detectors, extinguishers, air conditioning, hot water units, and security system. Minor refurbishment of kitchen and amenity areas, whilst floor coverings and internal painting replacements happen throughout facility. Exterior of building also to be repainted at the same time. Provision for installing tactile indicators and updating the smoke detector and emergency lighting systems.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Exterior doors are not auto-lockable (Remote lockable) Hand drying facilities not available in all amenities Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Not all external doors can be unlocked from the inside without using a key Stairs do not have contrasting coloured nosing strips installed - 100% External doors do not front the primary access point of the site Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" External windows do not have double glazing Each room within the building does not have fire detectors installed No baby change facilities No solar panels installed Main entrance/exit does not cater for disability access Installed fire hose reels are not within 4m of a fire door/exit Fall arrest system not installed Air conditioning system is not localised Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present</p>

There is no firm, even, accessible, step free path from the street to the reception area of the building  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Members Dress Room - Paint Finish (Per Leaf) - Chipped/Flaking - Paint  
Music Room - Plaster Finish - Moisture Damage - Patch paint

**Recent Works**

**Tillman Park Early Learning Centre**

**Description**

Centre-based education and care service, approved by Department of Education & Communities children from birth to five years of age. The building has brick construction, with a fibrolite and colorbond roof, internal walls and ceilings are gyprock. This is a home converted into a childcare centre. The Centre is old however still functional. The centre is made up of numerous small rooms, toilet areas for male, female and disabled users, a kitchen area, office and storage areas.



**Building information**

Address	79 Unwins Bridge Road Tempe		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	20 February 2018		
Building Importance	High	Use	Child Care
Construction Year	2000	Net Lettable Area (sqm)	513
Expected Useful Life	75	Remaining Life	57
Valuation	\$2,650,000	Annual Depreciation	\$76,798
Written Down Value	\$2,546,783	Gross Replacement Cost of Components	\$745,287

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$223,858					\$223,858
Finishes	\$417,466					\$417,466
Services	\$738,128					\$738,128
Substructure	\$151,256					\$151,256
Superstructure	\$1,119,292					\$1,119,292
Total	\$2,650,000	\$	\$	\$	\$	\$2,650,000

**Scope of Works Required**

**Major Works**

(2028) Replacement of lighting, emergency lights/signs, smoke detectors, FIP, extinguishers, air conditioning/ventilation, and alarm sensors. Minor refurbishment of amenity and kitchen areas (incl. appliances), replacement of carpet floors, fencing, laundry appliances, and astro turf.

**Low priority works**

**Property Quality Standards and Compliance**

Not all external doors can be unlocked from the inside without using a key  
Stairs do not have contrasting coloured nosing strips installed - 100%  
External doors do not front the primary access point of the site  
Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
External windows do not have double glazing  
Each room within the building does not have fire detectors installed  
No baby change facilities  
No solar panels installed  
Main entrance/exit does not cater for disability access  
Installed fire hose reels are not within 4m of a fire door/exit  
Fall arrest system not installed  
Air conditioning system is not localised  
Hot water system is not energy efficient  
No EWIS panel installed in the building  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet



(>1.5m diameter turning area)

The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Clean gutters

Hallway - Paint Finish - Chipped/Flaking - Patch paint

**Recent Works**

**Tillman Park Toilets**

**Description**

The building is constructed of brick cladding and a suspended slab roof. The toilets are configured with male and female toilet located at each end of a brick building. The male toilets have one cubicle and one trough style urinal. The female toilets have two cubicles. The has stainless steel fixtures and fittings. The toilets have plastic seats and lids. Basic hand wash facilities are provided, but no hand drying / paper towel. Sharps disposal units are provided. The roof and walls are showing signs of structural weakness and a detailed assessment is recommended.



**Building information**

Address	Unwins Bridge Road Tempe		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	20 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1999	Net Lettable Area (sqm)	35
Expected Useful Life	65	Remaining Life	40
Valuation	\$105,000	Annual Depreciation	\$3,091
Written Down Value	\$55,777	Gross Replacement Cost of Components	\$62,932

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$3,182			\$3,182
Finishes			\$9,545			\$9,545
Services			\$41,241			\$41,241
Substructure	\$5,262					\$5,262
Superstructure			\$45,769			\$45,769
Total	\$5,262	\$	\$99,737	\$	\$	\$104,999

**Scope of Works Required**

**Major Works**

Replacement of internal doors, amenity fixtures & fittings, lighting, and conduct painting of the building.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Tom Foster Community Centre**

**Description**

Originally named the Tom Foster Welfare Centre. Site was officially opened by Lord Mayor of Sydney, Alderman Harry Jensen on 11th March 1964 when Newtown was part of the City of Sydney. Centre was named after a local alderman who became Mayor of Marrickville. The Centre provides a range of services to seniors, peoples with a disability and carers. This includes Food and Social Support Services delivered by 10 staff members and approximately 70 volunteers from the local community.

Whilst the property is not currently available for Casual Hire, it has historically released an Expression of Interest. The property possesses a Commercial Grade Kitchen, though co-utilisation together with Council's own Food Services (which provides for Vulnerable people) has prevented rental from proceeding further. Originally named the Tom Foster Welfare Centre. Site was officially opened by Lord Mayor of Sydney, Alderman Harry Jensen on 11th March 1964 when Newtown was part of the City of Sydney. Centre was named after a local alderman who became Mayor of Marrickville. The building has colorbond construction, with a colorbond roof, internal walls and ceilings are gyprock. The building is currently used as a community centre. The centre is made up of numerous small rooms, toilet areas for male and female users, kitchen areas, offices and storage areas.

The Centre provides a range of services to seniors, peoples with a disability and carers. This includes Food and Social Support Services delivered by 10 staff members and approximately 60 volunteers from the local community.



**Building information**

Address	1-13 Darley Street Newtown		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	03 May 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1964	Net Lettable Area (sqm)	500
Expected Useful Life	75	Remaining Life	40
Valuation	\$1,986,000	Annual Depreciation	\$53,689
Written Down Value	\$1,876,664	Gross Replacement Cost of Components	\$651,628

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$38,718					\$38,718
Finishes	\$366,681					\$366,681
Services	\$469,170					\$469,170
Substructure		\$161,704				\$161,704
Superstructure	\$949,727					\$949,727
Total	\$1,824,296	\$161,704	\$	\$	\$	\$1,986,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

External doors do not front the primary access point of the site  
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"  
 External windows do not have double glazing  
 Each room within the building does not have fire detectors installed

Date printed 27 Nov 2018

No baby change facilities  
No solar panels installed  
Main entrance/exit does not cater for disability access  
Installed fire hose reels are not within 4m of a fire door/exit  
Fall arrest system not installed  
Air conditioning system is not localised  
Hot water system is not energy efficient  
No EWIS panel installed in the building  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Dining Area - Exit Signs(Illuminated) - Non-Compliant - Original design

**Recent Works**

**Victoria Road Toilet Block**

**Description**

The toilet block is constructed by single brick veneer and a red clay roof tiles supported by timber framework.



**Building information**

Address	Victoria Road Rozelle		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	08 February 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1970	Net Lettable Area (sqm)	46
Expected Useful Life	65	Remaining Life	35
Valuation	\$211,000	Annual Depreciation	\$6,212
Written Down Value	\$153,812	Gross Replacement Cost of Components	\$70,172

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$6,394				\$6,394
Finishes			\$19,182			\$19,182
Services			\$82,875			\$82,875
Substructure		\$10,575				\$10,575
Superstructure	\$91,974					\$91,974
<b>Total</b>	<b>\$91,974</b>	<b>\$16,969</b>	<b>\$102,057</b>	<b>\$</b>	<b>\$</b>	<b>\$211,000</b>

**Scope of Works Required**

**Major Works**

Replacement of internal cubicle walls/doors, amenity fixtures & fittings, lighting, security gates, and conduct painting of the building. Allowance made for roofing works if required. Provision for installing tactile indicators and braille signage.

**Low priority works**


**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

<b>War Memorial Park Toilet Block</b> Description	
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<b>Building information</b>			
Address	1/795677 Catherine Street Leichhardt		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	08 May 2018		
Building Importance	Low	Use	Public Toilets
Construction Year	1980	Net Lettable Area (sqm)	27
Expected Useful Life	65	Remaining Life	27
Valuation	\$120,000	Annual Depreciation	\$3,533
Written Down Value	\$61,669	Gross Replacement Cost of Components	\$44,063

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$3,636		\$3,636
Finishes			\$10,909			\$10,909
Services			\$47,133			\$47,133
Substructure		\$6,014				\$6,014
Superstructure			\$52,308			\$52,308
Total	\$	\$6,014	\$110,350	\$3,636	\$	\$120,000

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" External windows do not have double glazing Each room within the building does not have fire detectors installed No baby change facilities No solar panels installed Main entrance/exit does not cater for disability access Installed fire hose reels are not within 4m of a fire door/exit Fall arrest system not installed Air conditioning system is not localised Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present There is no firm, even, accessible, step free path from the street to the reception area of the building Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) The level of natural light is approximately 25%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> GF- Unisex bathroom - Fluorescent Lights - Light fitting missing - No cover

<b>Recent Works</b>
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**Rozelle Bay Community Native Nursery Greenhouse**  
**Description**  
 A Stone Cottage that incorporates elements of environmentally sustainable design. Toilet on site is compostable.  
 Melaleuca Room Capacity of 30 People. Grevillia Room Capacity of 10 People  
 In 2017 and 2018, two rooms have been used for Artist-In-Residence Programs




<b>Building information</b>			
Address	22 Wisdom Street Annandale		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 January 2018		
Building Importance	Medium	Use	Community Services - Leased
Construction Year	2013	Net Lettable Area (sqm)	27
Expected Useful Life	50	Remaining Life	45
Valuation	\$48,000	Annual Depreciation	\$1,055
Written Down Value	\$42,248	Gross Replacement Cost of Components	\$58,115

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$1,384					\$1,384
Services	\$8,637					\$8,637
Substructure	\$8,858					\$8,858
Superstructure	\$29,121					\$29,121
<b>Total</b>	<b>\$48,000</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$48,000</b>

<b>Scope of Works Required</b>
<b>Major Works</b> No project identified within the 10 year program
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b> External windows do not have double glazing Each room within the building does not have fire detectors installed No baby change facilities No solar panels installed Main entrance/exit does not cater for disability access Installed fire hose reels are not within 4m of a fire door/exit Fall arrest system not installed Air conditioning system is not localised Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present There is no firm, even, accessible, step free path from the street to the reception area of the building Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) The level of natural light is approximately 25%
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b> GF-Bathroom - Ceramic Tiles - Missing - Missing



**Recent Works**

<b>Rozelle Bay Community Native Nursery Office</b> Description	
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<b>Building information</b>			
Address	22 Wisdom Street Annandale		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 January 2018		
Building Importance	Medium	Use	Community Services - Leased
Construction Year	2013	Net Lettable Area (sqm)	27
Expected Useful Life	50	Remaining Life	0
Valuation	\$44,000	Annual Depreciation	\$1,055
Written Down Value	\$	Gross Replacement Cost of Components	\$20,636

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$1,269					\$1,269
Services	\$7,917					\$7,917
Substructure					\$8,120	\$8,120
Superstructure	\$26,694					\$26,694
<b>Total</b>	<b>\$35,880</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$8,120</b>	<b>\$44,000</b>

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>

**Rozelle Bay Community Native Nursery Shed**

**Description**

A Stone Cottage that incorporates elements of environmentally sustainable design. Toilet on site is compostable.  
Melaleuca Room Capacity of 30 People. Grevillia Room Capacity of 10 People  
In 2017 and 2018, two rooms have been used for Artist-In-Residence Programs



**Building information**

Address	22 Wisdom Street Annandale		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	29 January 2018		
Building Importance	Medium	Use	Community Services - Leased
Construction Year	2013	Net Lettable Area (sqm)	35
Expected Useful Life	50	Remaining Life	45
Valuation	\$33,000	Annual Depreciation	\$1,151
Written Down Value	\$41,643	Gross Replacement Cost of Components	\$26,491

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$952			\$952
Services			\$5,938			\$5,938
Substructure	\$6,090					\$6,090
Superstructure	\$20,021					\$20,021
<b>Total</b>	<b>\$26,111</b>	<b>\$</b>	<b>\$6,890</b>	<b>\$</b>	<b>\$</b>	<b>\$33,001</b>

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Rozelle Bay Community Native Nursery Shelter**

**Description**

A Stone Cottage that incorporates elements of environmentally sustainable design. Toilet on site is compostable.  
Melaleuca Room Capacity of 30 People. Grevillia Room Capacity of 10 People  
In 2017 and 2018, two rooms have been used for Artist-In-Residence Programs



**Building information**

Address	22 Wisdom Street Annandale		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	01 May 2018		
Building Importance	Medium	Use	Community Services - Leased
Construction Year	2013	Net Lettable Area (sqm)	65
Expected Useful Life	50	Remaining Life	45
Valuation	\$94,000	Annual Depreciation	\$2,254
Written Down Value	\$90,258	Gross Replacement Cost of Components	\$80,530

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes	\$2,710					\$2,710
Services	\$16,913					\$16,913
Substructure	\$17,347					\$17,347
Superstructure	\$57,029					\$57,029
Total	\$93,999	\$	\$	\$	\$	\$93,999

**Scope of Works Required**

**Major Works**

No project identified within the 10 year program

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

**Recent Works**

**Whites Creek Cottage**

**Description**

A Stone Cottage that incorporates elements of environmentally sustainable design. Toilet on site is compostable.  
Melaleuca Room Capacity of 30 People. Grevillia Room Capacity of 10 People  
In 2017 and 2018, two rooms have been used for Artist-In-Residence Programs  
Site utilisation has been questioned due to the lack of Street Illumination around the property. It is currently activated during the day time for purposes of Community Groups.



**Building information**

Address	31-39 White Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	02 February 2018		
Building Importance	Medium	Use	Creative Services
Construction Year	1940	Net Lettable Area (sqm)	110
Expected Useful Life	100	Remaining Life	60
Valuation	\$880,000	Annual Depreciation	\$23,551
Written Down Value	\$715,992	Gross Replacement Cost of Components	\$245,214

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$17,156				\$17,156
Finishes	\$162,477					\$162,477
Services		\$207,890				\$207,890
Substructure	\$71,651					\$71,651
Superstructure		\$420,826				\$420,826
Total	\$234,128	\$645,872	\$	\$	\$	\$880,000

**Scope of Works Required**

**Major Works**

Replacement of kitchen appliances, fire services (smoke detectors & extinguishers/blankets), hot water system and pump, lighting and motion sensors, CCTV cameras, some sanitary items (hand dryer and soap dispensers), and conducting an internal & external paint. Provision of funding to undertake sustainability and functionality upgrades has been included.

**Low priority works**

**Property Quality Standards and Compliance**

Each room within the building does not have fire detectors installed  
No baby change facilities  
No solar panels installed  
Main entrance/exit does not cater for disability access  
Installed fire hose reels are not within 4m of a fire door/exit  
Fall arrest system not installed  
Air conditioning system is not localised  
Hot water system is not energy efficient  
No EWIS panel installed in the building  
No sharps container present  
There is no firm, even, accessible, step free path from the street to the reception area of the building  
Instantaneous water boiling unit not installed  
No ambulant cubicle installed in the male and/or female toilet on each building level  
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

GF-Hall - Paint Finish - Chipped/Flaking - Plus door frames  
GF-Office (Waratah Room) - Paint Finish - Chipped/Flaking - flaking  
GF-Kitchen - Paint Finish - Water Damaged/Mould Issues - moulds  
GF-Kitchen - Paint Finish - Chipped/Flaking - flaking

**Recent Works**

**Whites Creek Stables**

**Description**

A Stone Cottage that A covered area adjoining to Whites Creek Cottage. Maximum Capacity of 20 with covered area with bench and sink.

Used for venue hire.



**Building information**

Address	31-39 White Street Lilyfield		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	05 February 2018		
Building Importance	Medium	Use	Creative Services
Construction Year	1940	Net Lettable Area (sqm)	57
Expected Useful Life	100	Remaining Life	45
Valuation	\$85,000	Annual Depreciation	\$2,275
Written Down Value	\$58,083	Gross Replacement Cost of Components	\$48,617

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$1,657				\$1,657
Finishes		\$15,694				\$15,694
Services	\$20,080					\$20,080
Substructure		\$6,921				\$6,921
Superstructure			\$40,648			\$40,648
Total	\$20,080	\$24,272	\$40,648	\$	\$	\$85,000

**Scope of Works Required**

**Major Works**

Provision for the replacement of roofing components (i.e metal roofing, guttering and downpipes) along with painting of doors. Works to brick paving may be required also. Additional funds has been included for potential fire system and DDA compliance upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

Installed fire hose reels are not within 4m of a fire door/exit  
 Fall arrest system not installed  
 Air conditioning system is not localised  
 Hot water system is not energy efficient  
 No EWIS panel installed in the building  
 No sharps container present  
 There is no firm, even, accessible, step free path from the street to the reception area of the building  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)  
 The level of natural light is approximately 25%

**Hazardous building materials**

Refer to [individual report \(click here\)](#)

**Defects/Repairs/Renewals**

Water Tank-Metal - Repair - Valve loose

**Recent Works**

<b>Wicks Park Tennis Building</b> Description	
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Building information			
Address	202-218 Victoria Road Marrickville		
Asset ID	TBC	Primary Service Group	Property & Assets
Survey Date	15 March 2018		
Building Importance	Medium-Low	Use	Recreational Services and Sporting Fields
Construction Year	1979	Net Lettable Area (sqm)	34
Expected Useful Life	65	Remaining Life	26
Valuation	\$51,000	Annual Depreciation	\$1,606
Written Down Value	\$36,415	Gross Replacement Cost of Components	\$86,048

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$6,882					\$6,882
Finishes				\$5,235		\$5,235
Services			\$19,353			\$19,353
Substructure		\$1,941				\$1,941
Superstructure	\$17,588					\$17,588
<b>Total</b>	<b>\$24,470</b>	<b>\$1,941</b>	<b>\$19,353</b>	<b>\$5,235</b>	<b>\$</b>	<b>\$50,999</b>

Scope of Works Required
<b>Major Works</b> Replacement of lighting and switchboard, plumbing fittings, internal & external painting, and kitchen fitout. Provision for potential upgrade works (i.e. environmental efficiency, functionality, and accessibility) has been included.
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>



<p><b>Globe Wilkins OSHC</b> <b>Description</b> Centre-based education and care service, approved by department of Education &amp; Communities children 3-5 years &amp; Wilkins O SHC - Centre-based education and care service, approved by department of education and communities children of school age. The building has brick construction, with a tile roof, internal walls and ceilings are gyprock. The building is currently being used as a childcare centre. The centre is made up of numerous small rooms, toilet areas, a kitchen area, office and storage areas.</p>			
<b>Building information</b>			
Address	McRae Street Marrickville		
Asset ID	TBC	Primary Service Group	Children and Family Services
Survey Date	16 February 2018		
Building Importance	High	Use	Child Care Council Operated
Construction Year	2000	Net Lettable Area (sqm)	500
Expected Useful Life	75	Remaining Life	57
Valuation	\$556,000	Annual Depreciation	\$16,113
Written Down Value	\$447,009	Gross Replacement Cost of Components	\$434,768

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$46,968				\$46,968
Finishes	\$87,589					\$87,589
Services		\$154,868				\$154,868
Substructure	\$31,735					\$31,735
Superstructure		\$234,840				\$234,840
Total	\$119,324	\$436,676	\$	\$	\$	\$556,000

<b>Scope of Works Required</b>
<p><b>Major Works</b> Renovation of bathroom and kitchen areas, inclusive of appliances and fittings. Replacement of floor finishes and painting throughout the facility, whilst lighting (incl. emergency lights/signs), fire services (detectors &amp; extinguishers), and air conditioning/ventilation have also been identified to be replaced. Provision for accessibility, fire service, and water saving/energy efficiency upgrades have also been allowed for.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> Fall arrest system not installed Air conditioning system is not localised Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present There is no firm, even, accessible, step free path from the street to the reception area of the building Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) The level of natural light is approximately 25%</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> School-Play room 3 - Exit Signs(Illuminated) - Non-Compliant - Original design School-Play room 2 - Exit Signs(Illuminated) - Non-Compliant - Original design</p>


## Inner West Council

Individual Building Reports



School-Play room 1 - Exit Signs(Illuminated) - Non-Compliant - Original style  
School-Toilet - Exit Signs(Illuminated) - Non-Compliant - Original design  
School-Staff Room - Exit Signs(Illuminated) - Non-Compliant - Original design  
School-Kitchen - Exit Signs(Illuminated) - Non-Compliant - Original design  
Main Area - Exit Signs(Illuminated) - Non-Compliant - Original style


### Recent Works

<p><b>Yeo Park Amenities Block</b> Description</p>	
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Building information			
Address	Old Canterbury Road Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	10 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	2010	Net Lettable Area (sqm)	55
Expected Useful Life	65	Remaining Life	57
Valuation	\$237,000	Annual Depreciation	\$7,072
Written Down Value	\$178,220	Gross Replacement Cost of Components	\$73,819

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$17,566			\$17,566
Finishes		\$25,132				\$25,132
Services		\$84,855				\$84,855
Substructure	\$11,080					\$11,080
Superstructure		\$98,367				\$98,367
Total	\$11,080	\$208,354	\$17,566	\$	\$	\$237,000

Scope of Works Required
<p><b>Major Works</b> Replacement of internal fittings and toilet partitions, repainting, replacement of doors/gates and guttering. Provision for functionality upgrades has been included.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b> No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (&gt;1.5m diameter turning area) The level of natural light is approximately 25%</p>
<p><b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b> Paint Finish - Chipped/Flaking - All around base GF-Disabled Toilets - Render - Cracked - Patch paint wall GF- Male Toilets - Gyprock Lining - Cracked - Near skylight GF- Male Toilets - Render - Cracked - Patch paint wall GF- Female Toilets - Fluorescent Lights - Light fitting loose - Replace light cover GF- Female Toilets - Louvre Windows - Repairs on windows - Corners starting to crack GF- Female Toilets - Render - Cracked - Near door</p>
<p><b>Recent Works</b></p>

<p><b>Yeo Park Bandstand Rotunda</b> Description</p>	
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Building information			
Address	Old Canterbury Road Ashfield		
Asset ID	TBC	Primary Service Group	Trees, Parks and Sportsfields
Survey Date	06 February 2018		
Building Importance	Low	Use	Park Buildings
Construction Year	1920	Net Lettable Area (sqm)	144
Expected Useful Life	75	Remaining Life	35
Valuation	\$786,000	Annual Depreciation	\$17,884
Written Down Value	\$557,525	Gross Replacement Cost of Components	\$24,778

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$22,664			\$22,664
Services			\$141,426			\$141,426
Substructure		\$145,052				\$145,052
Superstructure		\$476,858				\$476,858
Total	\$	\$621,910	\$164,090	\$	\$	\$786,000

<b>Scope of Works Required</b>
<b>Major Works</b>
<b>Low priority works</b>
<b>Property Quality Standards and Compliance</b>
<b>Hazardous building materials</b> Refer to <a href="#">individual report (click here)</a>
<b>Defects/Repairs/Renewals</b>
<b>Recent Works</b>