

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

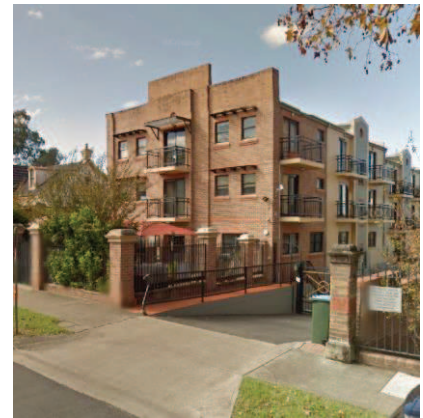
Property Quality Standards and Compliance

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

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 293m² (15.7m x 19.6m), Stage Area of 38m² (4.8m x 8m), Commercial kitchen, Meeting Room 97m² (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

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

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

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

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

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.



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	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

Building Condition						
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
Total	\$1,290,000	\$	\$	\$	\$	\$1,290,000

Scope of Works Required
Major Works
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 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 broken - Rust on gate to AC units Foyer - Carpet - Patch - Carpet - One patch worn through Play Room 2 - Carpet - Re-Stretch - Minor stretching required
Recent Works

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

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

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

<p>Ferncourt OSHC Description Centre-based education and care service, approved by Department of Education & 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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Building information			
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

Building Condition						
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
Total	\$	\$36,918	\$73,082	\$	\$	\$110,000

Scope of Works Required
<p>Major Works Replacement of lighting (incl. emergency lights), fire extinguishers, alarm sensors and ceiling fans. Internal & 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>Low priority works</p>
<p>Property Quality Standards and Compliance</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals</p>
<p>Recent Works</p>

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%

<p>Leichhardt Family Day Care Store/Garage 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

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 Long Day Child Care Centre Description	
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Building information			
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

Building Condition						
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
Total	\$102,626	\$	\$1,194,562	\$500,813	\$	\$1,798,001

Scope of Works Required
<p>Major Works 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.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance 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%</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals 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</p>

<p>Leichhardt Long Day Child Care Centre Shed Description Leichhardt Children's Centre</p>	
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Building information			
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

Building Condition						
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

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 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

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>May Murray Early Learning Centre shed 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.</p>	
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Building information			
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

Building Condition						
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

Scope of Works Required
<p>Major Works 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>
Low priority works
Property Quality Standards and Compliance
<p>Hazardous building materials Refer to individual report (click here)</p>
Defects/Repairs/Renewals
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
Total	\$2,206,001	\$	\$	\$	\$	\$2,206,001

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

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

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

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

<p>Globe Wilkins OSHC Description Centre-based education and care service, approved by department of Education & Communities children 3-5 years & 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>			
Building information			
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

Building Condition						
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

Scope of Works Required
<p>Major Works 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 & 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>Low priority works</p>
<p>Property Quality Standards and Compliance 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%</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals School-Play room 3 - Exit Signs(Illuminated) - Non-Compliant - Original design School-Play room 2 - Exit Signs(Illuminated) - Non-Compliant - Original design</p>