



City Works & Assets Committee

commences at the conclusion of the
City Planning & Environment Committee
meeting Wednesday 10 April 2024

Venue:
Botany Town Hall,
Corner Edward Street & Botany Road,
Botany

Contract Us:

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City Works & Assets Committee Meeting – Councillor Seating



Heidi Lee
DOUGLAS



LIZ BARLOW



Chairperson
Ed
MCDUGALL



**Deputy
Chairperson**
Christina
CURRY



Jo JANSYN



Andrew
TSOUNIS



Ann FARDELL

**General
Manager**
Meredith
WALLACE

Director
Colin CLISSOLD

Statement of Ethical Obligations

Obligations

Oath [Affirmation] of Office by Councillors

Oath

I swear that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgment.

Affirmation

I solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgment.

Code of Conduct conflict of interests

Pecuniary interests

A Councillor who has a **pecuniary interest** in any matter with which the council is concerned, and who is present at a meeting of the council at which the matter is being considered, must disclose the nature of the interest to the meeting.

The Councillor must not be present at, or in sight of, the meeting:

- a) at any time during which the matter is being considered or discussed, or
- b) at any time during which the council is voting on any question in relation to the matter.

Non-pecuniary conflicts of interests

A Councillor who has a **non-pecuniary conflict of interest** in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.

Significant non-pecuniary interests

A Councillor who has a **significant** non-pecuniary conflict of interest in relation to a matter under consideration at a council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

Non-significant non-pecuniary interests

A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.

MEETING NOTICE

A meeting of the
City Works & Assets Committee
will be held in the Botany Town Hall
Corner of Edward Street and Botany Road, Botany
on **Wednesday 10 April 2024** at **commences at the conclusion of the City Planning & Environment Committee meeting**

AGENDA

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	Resumption of Open Meeting	

The meeting will be video recorded and live streamed to the community via Council's YouTube page, in accordance with Council's Code of Meeting Practice.

Meredith Wallace
General Manager

1 ACKNOWLEDGEMENT OF COUNTRY

Bayside Council acknowledges the traditional custodians: the Gadigal and Bidjigal people of the Eora nation, and pays respects to Elders past, present and emerging. The people of the Eora nation, their spirits and ancestors will always remain with our waterways and the land, our Mother Earth.

2 APOLOGIES

3 DISCLOSURES OF INTEREST

In accordance with Council's Code of Meeting Practice, Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

4 MINUTES OF PREVIOUS MEETINGS

City Works & Assets Committee

10/04/2024

Item No	4.1
Subject	Minutes of the City Works & Assets Committee Meeting - 13 March 2024
Report by	Richard Sheridan, Director City Performance
File	SF23/8284

Officer Recommendation

That the Minutes of the City Works & Assets Committee meeting held on 13 March 2024 be noted

Present

Councillor Ed McDougall, Chairperson
Councillor Liz Barlow
Councillor Christina Curry
Councillor Heidi Lee Douglas
Councillor Jo Jansyn
Councillor Andrew Tsounis

Also present

Councillor Jennifer Muscat
Councillor Greta Werner
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Colin Clissold, Director City Presentation
Louise Farrell, Manager City Projects
Bryce Spelta, Manager City Infrastructure
Anh Hoang, Governance Officer
Gina Nobrega, Governance Officer
Nabin Bhattarai, IT Service Management Officer

The Chairperson opened the meeting in the Committee Room, Botany Town Hall, at 8:30 pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the traditional custodians the Gadigal and Bidjigal people of the Eora nation, and pays respects to Elders past, present and emerging. The people of the Eora nation, their spirits and ancestors will always remain with our waterways and the land, our Mother Earth.

2 Apologies and Attendance via Audio Visual link

Committee Recommendation (Councillors Curry and Jansyn)

That the following apology be received:
Councillor Ann Fardell

Attendance Via Audio Visual Link

There were no Committee members in attendance via audio-visual link.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

[4.1 Minutes of the City Works & Assets Committee Meeting - 8 November 2023](#)

Committee Recommendation (Councillors Jansyn and Tsounis)

That the Minutes of the City Works & Assets Committee meeting held on 8 November 2023 be noted.

4.2 Business Arising

The Committee notes that the Minutes of the City Works & Assets Committee of Wednesday 8 November 2023 were received and the recommendations therein were adopted by the Council at its meeting of 22 November 2023 with the exception of the following item outlined below. The Council resolution for this item is shown below:

11.4 CWA23.029 Heath Street, Bexley - Community Feedback for New footpath

RESOLUTION

Minute No. 2023/207

Resolved on the motion of Councillors Hanna and Barlow

- 1 That a concrete footpath generally 1.2m in width be constructed on the odd numbered side of Heath Street Bexley North.
- 2 That the path be located between the kerb and front property boundaries such that there is a grass strip on either side of the path.

- 3 That street tree planting be undertaken on both sides of the street in conjunction with the construction of the footpath, subject to the usual pre-planting community consultation.
- 4 That tree removal and pruning be kept to the minimum required to facilitate construction and safe use of the footpath.

5 Items by Exception

There were no Items by Exception.

6 Public Forum

There were no speakers for Public Forum.

7 Reports

[CWA24.001 Booralee Park playspace renewal concept design](#)

Committee Recommendation (Councillors Curry and Jansyn)

That the Committee endorses the play space renewal proposal and proceeds to community engagement.

[CWA24.002 Response to Notice of Motion - Bike Repair Stations](#)

Committee Recommendation (Councillors Douglas and Jansyn)

- 1 That Council receives and notes this report.
- 2 That Council, with consideration of bike usage data, pursues grant funding.
- 3 That Council advocates to other bike path owners within the LGA to include facilities such as bike repair stations.

The next meeting will be held in the Committee Meeting Room, Botany Town Hall, at 6:30 pm on Wednesday, 10 April 2024.

The Chairperson closed the meeting at 8:59 pm.

Attachments

Nil

5 ITEMS BY EXCEPTION

These are items that have been identified to be confirmed in bulk in accordance with the Officer Recommendation and without debate. These items will not include items identified in the Public Forum, items in which councillors have declared a Significant Conflict of Interest and a Pecuniary Interest, items requiring a Division and any other item that a Councillor has identified as one they intend to speak on or vote against the recommendation

6 PUBLIC FORUM

Members of the public, who have applied to speak at the meeting, will be invited to address the meeting.

Any item the subject of the Public Forum will be brought forward and considered after the conclusion of the speakers for that item.

7 REPORTS

City Works & Assets Committee

10/04/2024

Item No	CWA24.003
Subject	Mascot Oval - Project Update
Report by	Meredith Wallace, General Manager
File	SF23/4734

Summary

The upgrade of Mascot Oval is included in the City Projects Program (CPP) for the 2023/2024 financial year.

This report provides an update on the project and forecasts future programming, budgeting, and funding for the design and construction of the upgrade works.

Officer Recommendation

- 1 That the report be received and noted.
- 2 That the Committee considers the budget and funding for the design and construction of the upgrade of the Mascot Oval.

Background

Lionel Bowen Park, commonly known as Mascot Oval, is within the Bayside Council LGA and is of considerable value to the community as well as the Mascot Junior Rugby League Club.

The site is zoned RE1 and is a Landscape Heritage item, being originally a farm which in turn became a market garden before finally becoming a public open space. The oval is located on the corner of Coward St and O’Riordan St, Mascot with high-density apartments to the north, commercial buildings to the south and west and lower density residential properties to the east of the site. The oval and park have historical significance for the area as a sporting precinct and is increasingly significant for the local community as this open space is within a heavily urbanised, industrial, and residential area. The park is primarily used for recreational purposes, utilising the sports field for rugby league, the passive open space as well as the adjacent playground.

It is home to the Mascot Junior Rugby League Club which was founded in 1910 and is acknowledged as the oldest Junior Rugby League Club in NSW as well as one of the largest clubs in the South Sydney district.

There are a number of buildings located within the park which include sporting amenities buildings, grandstands, gymnasium building, public amenities building, storage buildings, ticket building, pump house and water tank. The existing facilities require an upgrade to meet the growing needs of the club and the community within the area.

The upgrade of Mascot Oval was endorsed for inclusion in the 2023/2024 City Projects Program in early 2023.

The initial proposed scope of works included:

- New club house/sports amenities building with a larger canteen, accessible facilities, change rooms and toilets;
- Upgrade to existing grandstands;
- Refurbishment and extension of the club gym including additional storage and amenities;
- Installation of rainwater tanks;
- Implementation of a walking track around the oval;
- Improved entry / exit and safety.

Following extensive collaboration and workshops with Internal Council Stakeholders and the user group during the initial project planning stage, the approach of the project for a wholistic and logical review of the site in its entirety has become acutely apparent. The current scope of the project is seeking to:

- Upgrade the sporting infrastructure and provide facilities that encouraged women to participate in sport;
- Improve access to and around the park and better connections;
- Incorporate public art to celebrate the history of Mascot Rugby League Club;
- Provide accessible facilities for the community;
- Minimise impact on the club's operations undertaking construction in stages to align with the Clubs playing season;
- Undertake an overall review of all site buildings with a site wide rationalisation of function and use;
- Provide an additional area above the scope of work for the main amenities for meeting/filming.

A lead consultant has been engaged and their initial task was to undertake site inspections, investigations and analysis into the opportunities and constraints of Mascot Oval. This included a wholistic strategy with considered design principals for a site-wide approach, catering to the sporting groups and the wider community with a connection to the history of the field and local area.

Heritage, traffic, geotechnical, landscape and architectural investigative works took place to inform the functional design.

Functional Designs

A Functional Design was presented to Council's Internal Stakeholders in November 2023 and to the Executive Committee in February 2024. The functional design has low heritage impact risk and the structures proposed to be removed are of little heritage value.

The City Projects team have continued to liaise with the Mascot Junior Rugby League Club to discuss the project scope and ensure the design brief captures the requirements of this primary facility user. Following a discussion of the functional design with the sports group in February 2024, the club indicated that the gym did not meet the spatial configuration the club required. This has been resolved in the attached concept option.

The Functional Design incorporates a larger landmark building towards the western boundary containing all functional requirements, and a separate gym, council facility and public amenities building towards the northern boundary addressing the park and street. The buildings will share a common architectural language. A high-level overview of the functional design includes:

- New grandstand, changerooms, function space, viewing (filming) platform, canteen, storage, public amenities, meeting room, medical room, referee's room;
- New public toilets, gymnasium, and council facilities;
- New main entry to Mascot Oval with an entry structure and other entry points defined;
- New trafficable walking path around oval;
- Clearer entry to oval from carpark;
- Carpark works with new line marking;
- New Scoreboard;
- New integrated landscaped seating;
- Landscape works;
- Returfing and irrigation of the field and new compliant sports field lighting.

The outcomes of this Functional Plan are:

- Modern facilities suitable for now and into the future;
- Reduced antisocial behaviour;
- Oval integrated into the community, promoting attendance and public participation;
- Dedicated sports area and open public spaces to cater for local residents;
- Safe and inclusive spaces to promote women participation in sports.

A Quantity Surveyor has undertaken a high-level estimate of the cost for the Functional design with a construction only estimate of \$20million.

The facility will be designed to meet State level sized facilities within the NRL Facility Guidelines in lieu of the previous direction of Regional level.

Next Steps

The functional design will progress to a developed concept design and subsequently detailed design that is suitable for community consultation. A program has been provided in this report.

PROGRAM

INVESTIGATIONS & DESIGN	
Phase 1	
Site Investigations	Completed
Phase 2C	
Functional Design	Completed
Phase 3	
Concept Design	April/May 2024
Community Consultation	June/July 2024
Phase 4	
Detailed Design	August/September 2024
Development Application Documentation	October/November 2024
Development Application Submission	December 2024

TENDER & CONSTRUCTION	
Phase 5	
Tender Documentation 50% - 100%	24 weeks
Tender for Construction	3 months after approved DA
Construction Certificate	5 weeks
Phase 6	
Construction – Stage 1	18 months
Construction – Stage 2	12 months

Financial Implications

- Not applicable
- Included in existing approved budget
- Additional funds required \$25 million over future financial years

Funding would be from Voluntary Planning Agreements (VPAs).

The overall estimate of cost for the project is \$25million which includes the design, development approvals, staff project management, construction and contingency cost.

A Funding Strategy and Business Case suitable to comply with the Office of Local Government requirements for a Capital Expenditure Review will be presented to a future Council Committee for consideration.

The Mascot Junior Rugby Club have been asked to consider club contributions and grant opportunities towards the cost of the gym.

Community Strategic Plan

- Theme One – In 2032 Bayside will be a vibrant place

Theme Two – In 2032 Our people will be connected in a creative City	<input checked="" type="checkbox"/>
Theme Three – In 2032 Bayside will be green, resilient and sustainable	<input checked="" type="checkbox"/>
Theme Four – In 2032 Bayside will be a prosperous community	<input checked="" type="checkbox"/>

Risk Management – Risk Level Rating

No risk	<input type="checkbox"/>
Low risk	<input type="checkbox"/>
Medium risk	<input checked="" type="checkbox"/>
High risk	<input type="checkbox"/>
Very High risk	<input type="checkbox"/>
Extreme risk	<input type="checkbox"/>

Community Engagement

Council has directly engaged with the Mascot Junior Rugby League Club during the site investigations and initial design phases.

The City Projects team and the Lead consultant have also met with Council's Reconciliation Action Plan Working Group to discuss the significance of the site to the local first nations groups and determine if there are any design considerations required.

Community Engagement will take place following the endorsement of the concept design. The Community Engagement will include letter box drops to adjoining residents and businesses, notification boards installed around Mascot Oval as well as a full Have Your Say Campaign.

Bayside Council will also have a dedicated tile on their website regarding this project and will use this to regularly update the community.

Attachments

Mascot Oval Upgrade - City Works April 2024 [↓](#)



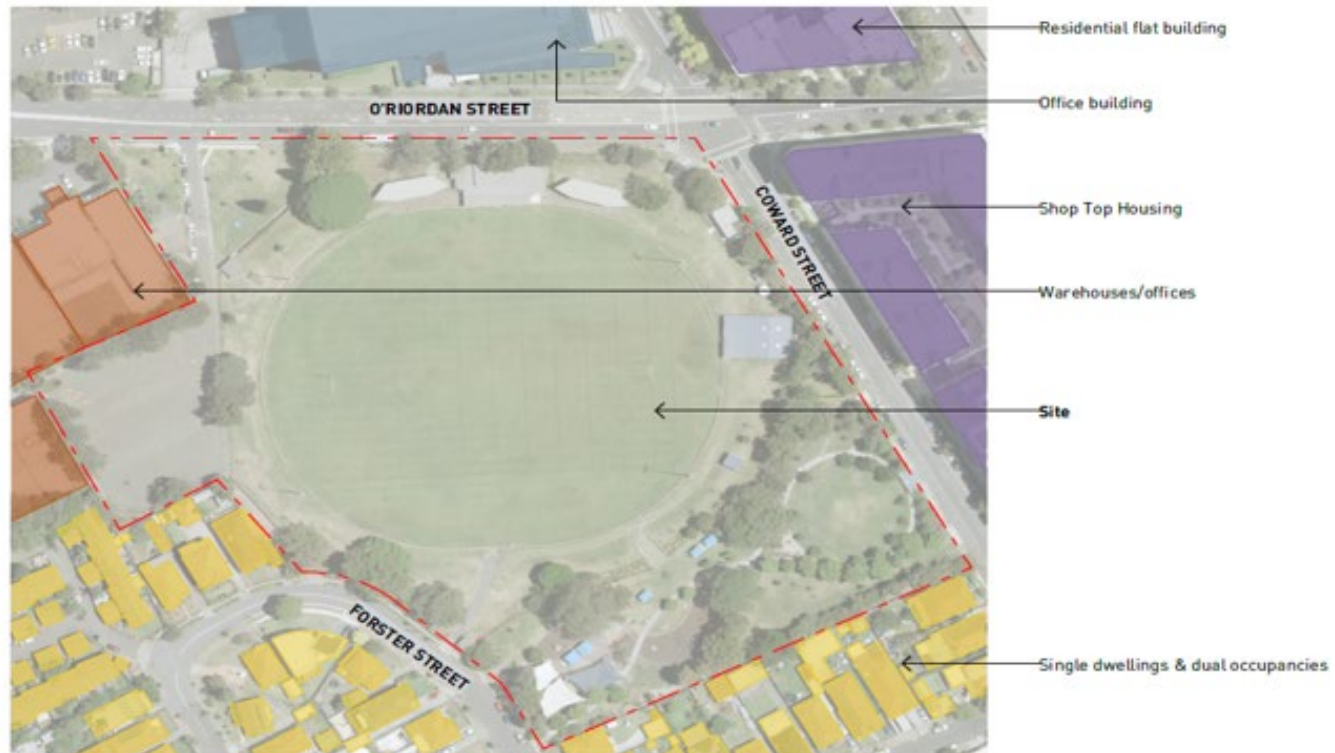
Mascot Oval Upgrade Project Update



Mascot Oval – Location



Mascot Oval – Surrounding Land Uses



Mascot Oval – History



HISTORY

The site is a Landscape Heritage, originally a farm which in turn became a market garden before finally becoming a public green space.



1943



1951



1971



Existing Mascot Oval Site Layout



Existing buildings – Grandstand & Sporting Amenities



Existing Buildings – Gym, Public Amenities & Other



Mascot Oval – Upgrade Objectives



- upgrade the sporting infrastructure and provide facilities that encourage women to participate in sport;
- improve access to and around the park and better connections;
- incorporate public art to celebrate the history of Mascot Rugby League Club;
- Provide accessible facilities for community;
- Minimise impact on the Club's operations - undertaking construction in stages to align with the Club's playing season;
- Undertake an overall review of all site buildings with a sitewide rationalisation of function and use.



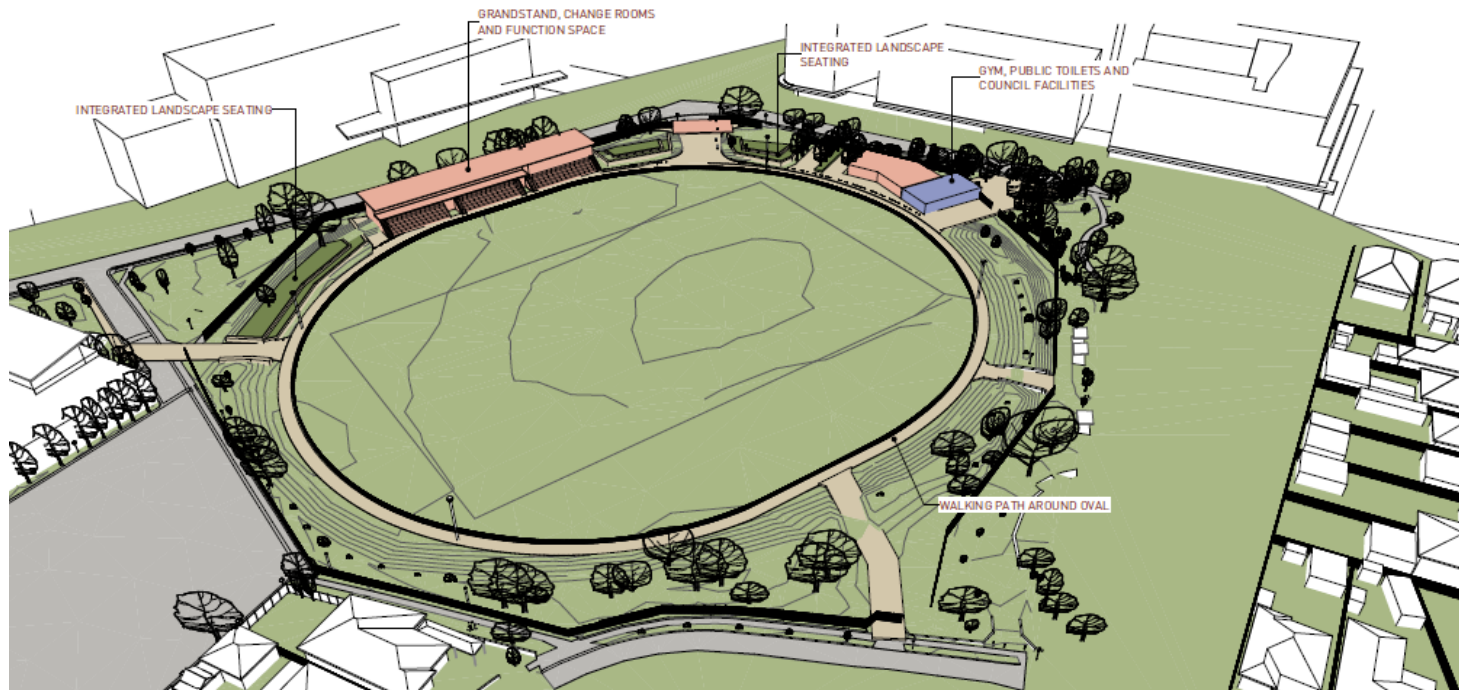
Functional Plan



- A – New Grandstand, Change Rooms & Function Space
- B – New Gymnasium
- C – New Public Toilets and Council Facilities
- D - New Main Entry to Mascot Oval
- E – Entry Structure
- F – Adjust Fencing
- G – Existing Sports Field
- H – New Walking Path Around Oval
- I – New Fence Around Oval
- J – Entry to Oval from Carpark
- K – Existing Carpark with New Linemarking
- L – New scoreboard
- M – New Integrated Landscape Seating
- N – Defined Entries
- O – External Spaces
- P – Native Planting
- Q – Existing Playground
- R – Future Shared Cycleway



Functional Plan - Perspective



10

Functional Area Comparison

	NRL Guidelines				Providing	Requested	Existing	Eric Tweedale	
	Local	Regional	State	Providing					
Changing rooms	2 x 30m ²	2 x 45m ²	4 x 45m ²	4 x 45m ²	335m ²	4 x change rooms	295m ²	4 x 37m ²	
Showers	2 x 15m ²	2 x 15m ²	4 x 20m ²	4 x 20m ²				-	4 x 12m ²
Toilets	2 x 10m ²	2 x 10m ²	4 x 10m ²	4 x 10m ²				-	4 x 6m ²
Referee's Room (including shower and toilet)	15m ²	15m ²	15m ²	15m ²		-		36m ²	
Scorer & Timekeeping Box	10m ²	15m ²	15m ²	15m ²		-		-	
Kitchen & Kiosk (Canteen)	20m ²	30m ²	40m ²	40m ²		-		30m ²	
Medical Room	10m ²	10m ²	2 x 15m ²	2 x 15m ²		-		30m ²	
Administration	15m ²	15m ²	20m ²	15m ²		-		26m ²	
Cleaner's Store	5m ²	5m ²	15m ²	15m ²		-		3m ²	
Accessible Public Toilets	35m ²	35m ²	45m ²	90m ²	-	72m ²	120m ²		
Storage - Internal	10m ²	10m ²	15m ²	200m ²	200m ²	76m ²	92m ²		
Storage - External	10m ²	10m ²	15m ²						
Plant Room	5m ²	5m ²	5m ²	5m ²	-	-	6m ²		
Strength & Conditioning area (gym)	20m ²	30m ²	40m ²	350m ²	336m ² int. 168m ² ext.	185m ²	90m ²		
Social/Community Room	75m ²	125m ²	175m ²	230m ²	230m ²	-	230m ²		
External covered area	-	-	100m ²	200-300m ²	230m ²	-	298m ²		
Broadcast area	-	-	Yes	Yes	Yes	-	Yes		
BBQ zone	-	-	-	Yes	Yes	-	-		
Commercial kitchen & bar	-	-	-	40m ²	Yes	-	77m ²		
Grandstand seating	-	-	-	450 or 630	-	276 seats	760 seats		



PRECEDENT FACILITY Eric Tweedale Stadium



Location: Granville
Completed: 2021
Cost of Works: \$13.5M

Facilities:

- Change rooms
- Function space
- Commercial kitchen
- Admin space
- First Aid rooms
- Canteen
- Community multipurpose space

Grandstand Seating: 760

Program



INVESTIGATIONS & DESIGN	
Phase 1	
Site Investigations	Completed
Phase 2C	
Functional Design	Completed
Phase 3	
Concept Design	April/May 2024
Community Consultation	June/July 2024
Phase 4	
Detailed Design	August/September 2024
Development Application Documentation	October/November 2024
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TENDER & CONSTRUCTION	
Phase 5	
Tender Documentation 50% - 100%	24 weeks
Tender for Construction	3 months after approved DA
Construction Certificate	5 weeks
Phase 6	
Construction – Stage 1	18 months
Construction – Stage 2	12 months

Recommendation and next steps



1. That the report be received and noted;
2. That the Committee consider the budget and funding for the design and construction of the upgrade of the Mascot Oval.

City Works & Assets Committee

10/04/2024

Item No	CWA24.004
Subject	Expressions of Interest - Barton Park Sports Complex
Report by	Peter Barber, Director City Futures
File	F23/632

Summary

The Barton Park Sports Complex is due to be opened in May 2024. This report considers the recent Expressions of Interest (EOI) campaign that was released to the market for the use of various playing fields, courts and related facilities.

Officer Recommendation

- 1 That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) General of the Local Government Act 1993, the attachments to this report are confidential, as it is considered that it is in the public interest that they not be disclosed to the public. In accordance with the Code of Conduct, the matters and the information contained within this report must not be discussed with or disclosed to any person who is not a member of the meeting or otherwise authorised.
 - 2 That Council accepts in principle the offer from St George Football Club for Licence #1 over fields 1 and 2 and the grandstand, subject to negotiation of the terms and details, including the intended hours of use, community access, and maintenance arrangements for buildings and other assets.
 - 3 That the General Manager be authorised to negotiate final terms under (i) above and execute a licence.
 - 4 That Council rejects the submissions for license #2 over playing fields 3 and 4, and licence #3 over the tennis courts, and instead offer these facilities to the community through Council for various types of bookings on a fee for use basis, with the usage, costs and income to be reviewed in 12 months.
-

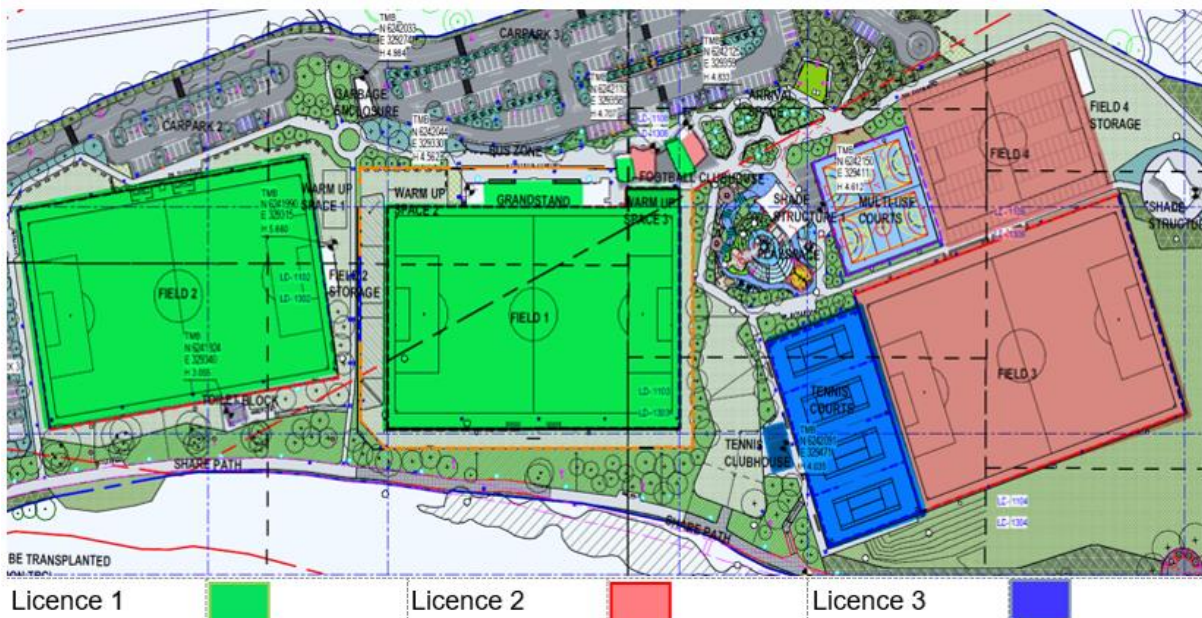
Background

In 2022 Council commenced the approved upgrades to the Barton Park Sports Complex (the premises), which included the construction of a new grandstand, 3 full size turf playing fields, a midi field, field lighting, tennis courts, car parking and 2 multi-purpose courts.

In anticipation of these works being completed for handover in May 2024, Council invited Expressions of Interest (EOI) via the Vendor panel website for appropriately qualified and experienced operators to submit proposals for 1 or more licenses (3 in total offered) that formed part of the Barton Park Sports Complex. The EOI opened in November 2023 and closed on 17 January 2024. No late submissions were received.

The 3 licenses offered through the EOI were:

Licence	Inclusions
#1	<ul style="list-style-type: none"> ▪ Field 1 (Grandstand) ▪ Field 2 ▪ Clubroom ▪ Club Storage room ▪ Canteen
#2	<ul style="list-style-type: none"> ▪ Field 3 + change room ▪ Field 4 + change room ▪ Sporting club storage ▪ Referees room
#3	<ul style="list-style-type: none"> ▪ Tennis courts x 4 ▪ Clubroom (TBC)



EOI Objectives

Council sought to identify potential operators capable of fulfilling Councils requirements and to establish if the respondents have the technical, managerial, and financial capacity to satisfy the requirements.

Councils stated objectives in the EOI were to;

- Identify operators that was able to operate the premises in line with the Permitted Uses of the area and the premises.
- Ensure that the facilities can be shared by more than 1 sporting body/organisation for training, games, and programmes.
- Accommodate the temporary overflow/relocation of sports activities from time to time (e.g. Redevelopment of other sporting fields that displaces clubs and user groups)
- Agree on a financial model that contributes to the maintenance and future replacement costs.

EOI's Received

There were 5 respondents in total with 2 proposals for licenses 1 & 2, and 3 for licence 3.

Proposals for licence 1 & 2 were received from:

- St George Football Club Pty Ltd
- St George Football Association

Proposals for licence 3 were received from:

- Voyager Tennis Australia
- Padel Australia Group Pty Ltd
- National Pickleball League Australia

The key personnel representing each respondent are listed in the following table:

Company Name	Officers	Location
Football St George	Phillip Brown (Chief Executive Officer)	249 Princes Hwy Carlton, NSW 2218
National Pickleball League	Ron Shell (CEO)	29 White St South Melbourne, VIC 3205
Padel Australia Group Pty Ltd	Christopher Sampaio (Director)	5 Webbs Terrace Westleigh, NSW 2120
St George Football Club Ltd	Greg Glanville (Secretary)	88 Bestic St Rockdale, NSW 2216
Voyager Tennis Pty Ltd	Ryan Henry (Managing Director)	130 Eastern Valley Way Willoughby East, NSW 2068

The detailed submissions from each respondent are in the confidential Attachments:

- Football St George – Attachment 1
- National Pickleball League – Attachment 2
- Padel Australia – Attachment 3
- St George Football Club – Attachment 4
- Voyager Tennis – Attachment 5

Evaluation Criteria

Each proposal was assessed on merit against the Evaluation Criteria (see Attachment 6) stated in 5.3 Part A & B of the EOI and were required to address each of the Returnable Schedules in Part C(i) for licenses 1 & 2 and part C(ii) for licence 3 of the EOI.

The key difference with each licence is in the operating model criteria. Licenses 1 & 2 reflects the use, needs and requirements of sporting fields, which can support different sporting codes e.g. Soccer, Rugby League, Rugby Union, Australian Rules, compared to licence 3, which reflects the use, needs and requirements of tennis courts which is a single use sporting code.

Panel members assessed each proposal individually before meeting as a group to review the merits of each as a collective group.

Further Analysis

Separate to the Evaluation Panel process, Council's Executive Committee met on 2 occasions to discuss the merits of each proposal. This discussion prompted further analysis of the offers against other alternatives and Council's estimated costs and likely income for the facilities at Barton Park. This analysis is summarised in Confidential Attachment 7.

Conclusion / Recommendation

It is recommended that Council accept in principle the offer from St George Football Club for Licence #1, subject to negotiation of the terms and details, as it includes maintenance of fields 1 and 2 and a contribution toward other expenses. Additionally, Council will provide clarity to the Club about intended hours of use, community access and maintenance arrangements for buildings and other assets.

It is recommended that the submissions for licenses #2, and #3 be rejected as they do not offer a fair return on the community investment in these facilities. Greater value to the community would be delivered by having the facilities under these two licences available through Council for various types of bookings on a fee for use basis.

Financial Implications

Maintenance of the new, improved facilities at Barton Park will exceed the cost of maintaining Barton Park in the past. This will be included in the draft 2024/5 budget, offset by additional new income from the facilities.

Not applicable	<input type="checkbox"/>
Included in existing approved budget	<input type="checkbox"/>
Additional funds required	<input checked="" type="checkbox"/>

Community Strategic Plan

Theme One – In 2032 Bayside will be a vibrant place	<input checked="" type="checkbox"/>
Theme Two – In 2032 Our people will be connected in a creative City	<input type="checkbox"/>
Theme Three – In 2032 Bayside will be green, resilient, and sustainable	<input type="checkbox"/>
Theme Four – In 2032 Bayside will be a prosperous community	<input type="checkbox"/>

Risk Management – Risk Level Rating

No risk	<input type="checkbox"/>
Low risk	<input type="checkbox"/>
Medium risk	<input checked="" type="checkbox"/>
High risk	<input type="checkbox"/>
Very High risk	<input type="checkbox"/>
Extreme risk	<input type="checkbox"/>

Community Engagement

Not Applicable

Attachments

- 1 Attachment 1: Football St George Proposal (confidential)
- 2 Attachment 2: National Pickleball League Proposal (confidential)
- 3 Attachment 3: Padel Australia Proposal (confidential)
- 4 Attachment 4; St George Football Club Proposal (confidential)
- 5 Attachment 5: Voyager Tennis Proposal (confidential)
- 6 Attachment 6: Evaluation Criteria [↓](#)
- 7 Attachment 7: Further Analysis of offers, costs and income (confidential)



EVALUATION PLAN

for

Expressions of Interest (EOI)
Licence of Barton Park Sporting Facilities

1. BACKGROUND

The purpose of this Evaluation Plan is to specify the process to be used to evaluate Expressions of Interest submitted in response to EOI F23/632 for Licence of Barton Park Sporting Facilities.

The EOI is split in two parts with the Licence of the fields separate to that of the Tennis Courts, therefore respondents will be evaluated on their relevant response.

This Plan identifies:

- Management arrangements to apply to the evaluation.
- Processes to evaluate submissions and identify a recommendation.

The Plan complies with the Office of Local Government Tendering Guidelines, Bayside Council Procurement Policy and the EOI documents contained in F23/632

2. MANAGEMENT OF THE EVALUATION PROCESS

2.1. Evaluation Team

Team Member	Position Title	Role
Nik Simonovic	Property Project Officer	Project Lead. prepares Evaluation Plan and Report
Eli Cowley	Coordinator Strategic Property	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Josie Hodgson	Acting Manager Property	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Louise Farrell	Manager City Projects	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Neville Naicker	Coordinator Asset Planning	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Bobbi Mayne	Manager Libraries and Lifestyle	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Tracy Maroney	Manager Parks and Open Space	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Josh Ford	Coordinator Planning Policy	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report

2.2. Evaluation Team Roles and Responsibilities

The responsibility of the evaluation team is to evaluate all Expressions of Interest in a fair and ethical manner, maintaining confidentiality of all commercial in confidence information submitted. All Team members are to sign a Conflict of Interest and Declaration Form.

The Team may refer to additional external specialists to obtain advice in the technical or financial analysis of the Expressions of Interest if required.

2.3. Clarifications

Clarification of any information provided in an Expression of Interest may be sought by the Team to assist in the evaluation process. Requests for clarification will be sought in writing. Such requests will not permit any new information to be provided, only explanation of provided details or documents submitted.

3. EVALUATION OBJECTIVES

- 3.1. The objectives of the evaluation are to:
- Identify the successful Expressions of Interest in a rational, objective, and defensible manner which is fair and seen to be fair to all Expressions of Interests.
 - Identify the Expression/s of Interest that best meet/s Council's objectives for the site as listed in the EOI.
 - Identify any submissions which have failed to properly complete requirements as necessitated within the EOI.
 - Determine if a formal tender should be undertaken or if submissions meet suitable requirements to accept any submissions in full.
 - Determine if submissions will be rejected on the basis of pursuing direct negotiations with any identified party in line with the Office of Local Government Tendering Guidelines.
- 3.2. Where this Evaluation Plan does not provide for a particular eventuality, the Office of Local Government Tendering Guidelines for NSW Local Government will be followed as required.

4. EVALUATION CRITERIA AND WEIGHTINGS

- 4.1. The Expressions of Interests are required to address the criteria in the returnable schedules.

The weightings for each of the criteria were determined prior to the receipt of Expressions of Interest.

The key criteria to review will added:

Responses will be examined and assessed against the Evaluation Criteria:

- Proposed uses in line with the Permitted Use;
- Synergy with Council and the Community
- Previous experience in similar projects;
- Proven financial capacity; and
- Compliance with the terms and conditions of the Licence.

- 4.2. Evaluation criteria and relative weightings are listed in the following table(Fields Licence 1 & 2)

Criteria Theme	Statement of Requirements	Value	Total Weighting
Returnable schedules submitted and references provided	All returnable schedules submitted, signed in full and references provided.	100%	100%

	If above not completed, no further criteria will be assessed.		
Compatibility with the required use, and synergies with the community and Council activities.	The overall concept shows an understanding and awareness of the requirement and Permitted Use.	5	50%
	How the offer meets the needs of the key customer groups	10	
	Membership / participant breakdown for the past 3 years including number, teams, team grades and gender	15	
	Percentage of members / participants that are based in Bayside LGA	5	
	What strategies the respondent applies or will apply to enable inclusivity for all abilities and to increase women's participation in sport in accordance with the NSW Office of Sport Level Playing Field initiative	10	
	Example of usage schedule required including training, develop and representative programs, competitions and clinics	5	
Experience in successfully running a relevant operation.	Company structure and Principal Shareholders	5	30%
	History of the entity (club / association / sporting body / business) – what fields have they used past and present in Bayside and other LGA	5	
	Breakdown of previous/current sites occupied in the past 3 years with a breakdown of licence/hire fees	5	
	Provide a breakdown of fees to participants and other stakeholders (A) Registration for the different levels and programs (B) Additional fees; (1) Programs, clinics, training (2) Provide information if you intend to charge gate fees for games, special events	10	
	Related companies and/or partnerships or alliances including the details and evidence of any commitment of any third party required to support the Respondent's proposed business.	5	
Strength of commercial offering and Licence terms.	Proposed licence fee \$	5	10%
	Proposed licence term is no more than 10 years	5	
Understanding of maintenance and or improvements.	Initiatives and practices that maintain and improve the condition of the Premises over the operation of the licence.	5	5%
Compatibility with the surroundings and an ability to activate the space.	The response shows an awareness of the surrounding amenities and objectives of the Barton Park Recreational Precinct Upgrade Project.	5	5%
TOTAL			100.0%

Evaluation criteria and relative weightings are listed in the following table for Licence 3 (Tennis Courts)

Criteria Theme	Statement of Requirements	Value	Total Weighting
Returnable schedules submitted and references provided	All returnable schedules submitted, signed in full and references provided.	100%	100%
	If above not completed, no further criteria will be assessed.		
Compatibility with the required use, and synergies with the community and Council activities.	The overall concept shows an understanding and awareness of the requirement and Permitted Use.	15	40%
	How the offer meets the needs of the key customer groups	10	
	Any potential Synergies with other community and/or Council activities	15	
Experience in successfully running a relevant operation.	Company structure and Principal Shareholders	5	25%
	Track record and experience in similar projects	15	
	Related companies and/or partnerships or alliances including the details and evidence of any commitment of any third party required to support the Respondent's proposed business.	5	
Strength of commercial offering and Licence terms.	Proposed licence fee \$	10	15%
	Proposed licence term is no more than 10 years	5	
Understanding of maintenance and or improvements.	Initiatives and practices that maintain and improve the condition of the Premises over the operation of the licence.	10	10%
Compatibility with the surroundings and an ability to activate the space.	The response shows an awareness of the surrounding amenities and objectives of the Barton Park Recreational Precinct Upgrade Project.	10	10%
TOTAL			100.0%

Scoring Scale for Evaluation Criteria

Score	Descriptor	Methodology to determine the appropriate score
10	Requirement Significantly Exceeded	Requirements are significantly exceeded in all areas; The Team is fully confident of the substantiation of claims and the proposals are of an excellent standard. Offer includes value added services beyond the specified requirement which will demonstrably provide significant benefit to Council.
9	Requirement Exceeded	Requirements are exceeded in key areas; The Team is fully confident of the substantiation of claims and proposals are of an excellent standard. Offer includes value added services that demonstrably provide measurable benefit to Council.
8	Requirement met to a high standard	Requirements met to a high standard in all areas; The Team is very confident of the substantiation of claims; proposals are of a high standard. Offer includes value added services that may provide measurable benefit to Council.
7	Requirement met to a good standard	Requirements are met to a good standard in all areas; The Team is confident of the substantiation of claims in key areas; proposals fully satisfy the requirement.
6	Acceptable overall	Requirements are met to a reasonable standard in all areas, claims are well substantiated in most areas and the proposals are credible and meet the requirements to an acceptable level. Some substantiation may require clarification for the Team to confirm the requirements are in fact met in full.
5	Base Level of Acceptability	Requirements are met to a basic level of acceptability. No obvious or significant shortcomings in proposals. All claims are substantiated however the credibility of some substantiation may require clarification for the Team to confirm the requirements are in fact met in full.
4	Marginal	Requirements are not met to a Base Level of Acceptability; some claims are unsubstantiated while others have a base level of substantiation. The Team may clarify the claims and substantiation to determine whether proposals will meet the requirements to an acceptable level.
3	Poor Quality	Requirements are poorly addressed in some or all areas; claims are largely unsubstantiated and the proposals are generally unworkable.
2	Very Poor	Requirements are inadequately addressed in most or all areas; inadequate substantiation and the majority of proposals are clearly unworkable. Team has no confidence the respondent can meet the requirements.
1	Unacceptable	Requirements are clearly not met; claims are unsubstantiated and proposals are unworkable; Team has no confidence the respondent can meet the requirements.
0	Non-Compliant	Respondent did not provide any response to the criterion.

5. RECOMMENDATION OF A PREFERRED EXPRESSIONS OF INTEREST

- 5.1. The Team will determine a shortlist of Expressions of Interest based on ranking of the total scores achieved for each Expressions of Interest.
- 5.2. Referees nominated by short-listed Expressions of Interest will be contacted by email and asked to confirm the Expressions of Interest’s capacity and capability to perform the requirements and substantiate material claims detailed in offers.
- 5.3. The Team will produce an Evaluation Report that documents the decisions that resulted in the recommendation.

The recommendation can be to accept or reject submissions and can determine if a further formal “request for tender” should be undertaken.

6. ENDORSEMENT

- 6.1. The Team may endorse this Plan by signing in the table below or via an email stating endorsement of the Plan.

Team Member	Position Title	Signature
Nik Simonovic	Property Project Officer	
Eli Cowley	Coordinator Strategic Property	
Josie Hodgson	Acting Manager Property	
Louise Farrell	Manager City Projects	
Neville Naicker	Coordinator Asset Planning	
Bobbi Mayne	Manager Libraries and Lifestyle	
Tracy Maroney	Manager Parks and Open Space	
Josh Ford	Coordinator Planning Policy	

City Works & Assets Committee

10/04/2024

Item No	CWA24.005
Subject	Expressions of Interest - Muddy Creek Foreshore
Report by	Peter Barber, Director City Futures
File	F23/914

Summary

At Council's ordinary meeting on 27 September 2023, item 10.4 use of Foreshore Public Open Space at Studdert Reserve/Muddy Creek – proposed Expressions of Interest, it was resolved that:

An Expressions of Interest (EOI) campaign be conducted for the use of space and facilities along the foreshore of Muddy Creek in Studdert Reserve.

This report considers the recent Muddy Creek EOI and its outcome.

Officer Recommendation

- 1 That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) General of the Local Government Act 1993, the attachment relates to matters in this report that are confidential, as it is considered that it is in the public interest that they not be disclosed to the public. In accordance with the Code of Conduct, the matters and the information contained within this report must not be discussed with or disclosed to any person who is not a member of the meeting or otherwise authorised.
- 2 That Council accepts in principle the proposal from Volunteer Marine Rescue NSW subject to negotiation of the terms and details, including the location and footprint of a building, assessment and regularisation of waterfront facilities, and maintenance arrangements for buildings and other assets, and operational costs.
- 3 That the General Manager be authorised to negotiate final terms under (i) above and execute a licence.
- 4 That Council declines the proposals from the Bayside Community Recreation Club and the Bayside Boating Association, thank them for their submissions.
- 5 That the draft Masterplan for Studdert Reserve be completed and reported to Council for consideration.
- 6 That arrangements be made with the Bayside Community Recreation Club for the orderly vacation and make good of the waterfront area.

Background

On 14 November 2023 Council released an Expressions of Interest (EOI) campaign via the Vendor Panel website to the public. Council was seeking suitably qualified and experienced

community-based operators to submit a proposal for the use of the foreshore open public space at Studdert Reserve/Muddy Creek. The EOI was open for 9.5 weeks and closed on 19 January 2024. No late submissions were received.

EOI Objectives

Council's stated objectives in the EOI were to:

- To bring the premises up to an appropriate standard and operate in line with Permitted Uses.
- Obtain ongoing operational and capital investment into the premises to ensure its longevity, safety, and appearance.
- Provide services and facilities to a wide cross-section of the local Bayside Community.

Ideally the respondents were to display the following focus elements in their proposals:

- A willingness to share access to valued waterfront space with the general community and other organisations to minimise exclusivity.
- Strong internal governance, ethics, integrity, and a cooperative, respectful relationship with Council as landowner and manager.
- To have a high proportion of its leadership and membership from the local Bayside community.
- Clarity on the footprint and number of buildings required and other land and water-based facilities (water-based structures subject to separate State Government approvals).
- The amount of parking required, particularly for dedicated car and trailer parking.
- The overall value proposition for the entire community in terms of the services provided, the level of inclusiveness, like the number of participants, value for money impact on the park amenities and environmental performance.

EOI's Received

In total there were 3 respondents to the EOI:

1. Volunteer Marine Rescue NSW (VMRNSW)
2. Bayside Boating Association (BBA)
3. Bayside Community Recreational Club Inc. (BCRC)

The key representative from each organisation are listed below:

Company Name	Officers	Location
Bayside Community Recreation Club	Chris Jeffs David Butisill Brian Goody	100 Bestic Street, Kyeemagh
Bayside Boating Association Incorporated	Danny Josifovski	20 Albert St Bexley, New South Wales 2207
Volunteer Marine Rescue NSW	Darren Schott	1/202 Nicholson Parade Cronulla, NSW 2230

Refer to Confidential Attachments 1, 2, and 3 for respondent's full proposals.

Scorecard Evaluation Summary

Each proposal was assessed on merit against the Evaluation Criteria stated in the 5.3 Part A & B of the EOI and were required to address each of the Returnable Schedules in Part C of the EOI.

Panel members assessed each proposal individually before meeting as a group to review and discuss the merits of each as a collective. The technical assessment based on written submissions only assessment is contained in Confidential Attachment 4.

Conclusion

Further analysis is contained in Confidential Attachment 4. The analysis considers the current state of the site, the desired future state, safety and environmental issues, the value of the site as waterfront land to the broader community, and the possible outcomes from allowing one community group to occupy the site exclusively.

On balance the best way forward is recommended as allowing VMRNSW to maintain a presence on site and to continue to provide rescue services, and otherwise to maximise community access by not assigning an exclusive tenant. This will allow time for the site to be fully assessed environmentally and in relation to assets, to be remediated, cleaned up and restored where necessary, properly planned for finalisation of the draft masterplan, and embellished for access by the broader community.

Broadly, the future state would include the boat ramp being modified and made available to the public for paddle and small watercraft launching, the slipways being assessed for safety, environmental compliance, permissibility and appropriateness in a public park, the car park being rationalised, tidied up and areas returned to the community as turfed and landscaped open space, and the waterfront area being finally master-planned with an emphasis on open community access.

In relation to the potential loss of trailer boat launching capacity if the Muddy Creek boat ramp is modified, Council officers have been investigating alternatives. Council recently received a positive response from the Minister for Transport regarding potential to increase boat trailer parking at the Foreshore Drive boat ramp, which is about 5km drive from Muddy Creek. There is scope to increase parking at Foreshore Drive to completely replace trailer parking available at Muddy Creek, the difference being that parking at Foreshore Drive is available to anyone, not just fee paying members.

Council will need to work with all stakeholders so that the site is managed in an orderly and safe manner in the short to medium term, including the BCRC, VMRNSW and the owners of moored boats. This will include security arrangements, removal of assets and clean-up of the site, provision of access to the water for moored boat owners (possibly tender storage), and alternate meeting locations for community groups if required.

Financial Implications

There is no budget provision at this stage for works in Studdert Reserve. Future funding allocations will need to be decided depending on the outcome of this report and the master plan.

Not applicable



Included in existing approved budget
Additional funds required

Community Strategic Plan

Theme One – In 2032 Bayside will be a vibrant place
Theme Two – In 2032 Our people will be connected in a creative City
Theme Three – In 2032 Bayside will be green, resilient and sustainable
Theme Four – In 2032 Bayside will be a prosperous community

Risk Management – Risk Level Rating

No risk
Low risk
Medium risk
High risk
Very High risk
Extreme risk

Community Engagement

Not Applicable

Attachments

- 1 Attachment 1: Volunteer Marine Rescue NSW Proposal (confidential)
- 2 Attachment 2: Bayside Boating Association Proposal (confidential)
- 3 Attachment 3: Bayside Community Recreation Club Proposal (confidential)
- 4 Attachment 4: Scorecard Evaluation Summary (confidential)
- 5 Attachment 5: Confidential Further Analysis (confidential)

City Works & Assets Committee

10/04/2024

Item No	CWA24.006
Subject	Outcome of the Expression of Interest Campaign for the Lease and Refurbishment of 2 Laycock St, Bexley North
Report by	Peter Barber, Director City Futures
File	F22/878

Summary

This report addresses the outcome the Expression of Interest (EOI) Campaign for the Lease and Refurbishment of 11 Units located at 2 Laycock Street Bexley.

Two proposals were received from the EOI. One was deemed as compliant to the EOI criteria, the other was not.

Officer Recommendation

- 1 That attachments 3 and 4 to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) General of the Local Government Act 1993, the attachment relates to the matters in this report are confidential, as it is considered that it is in the public interest that they are not disclosed to the public. In accordance with the Code of Conduct, the matters and the information contained within this report must not be discussed with or disclosed to any person who is not a member of the meeting or otherwise authorised.

- 2 That Council to rejects all Expressions of Interest and proceed to negotiate with the two organisations that made submissions and any other interested parties.
-

Background

Proposals were requested from experienced providers of projects for social or affordable or emergency residential accommodation to lease and refurbish the 11 dwellings at 2 Laycock Street Bexley.

The subject land has dual street frontages primarily from Laycock Street and a secondary frontage to Oliver Street. The property is owned by Bayside Council and is classified as Operational Land.

The site consists of two blocks of single storey brick attached units/villas. There are 11 units/villas within the complex, all with a similar internal layout comprising one bedroom, bathroom, living room and kitchen. Within the grounds of the property there is a pergola, clotheslines, landscaped gardens, and lawns. A common laundry is also located between the 2 accommodation blocks, providing washing and drying facilities.

The property is currently managed by St Vincent De Paul Housing (SVDP) who operate the premises as accommodation for over 55's.

The premises has a vacancy of approximately 70% and has had very low occupancy for several years. There is currently no maintenance program in place for the units and the units require extensive refurbishment works. Council Officers have obtained a Condition and Compliance Assessment, and Cost Plan report to assess the condition of the units and the report also details the works that need to be undertaken. Please refer to confidential attachment 1.

EOI Process

The EOI campaign was conducted via the Vendor panel website over a 6- week period, commencing on 03 November 2023 and closing on 15 December 2023.

- 101 views were received from Community Services providers.
- 1 inspection held with both respondents present.
- No late submissions were received.

EOI Evaluation Criteria

The submissions were assessed against pre- set criteria and weightings assigned to the main themes, being:

1. Compatibility with applicable planning instruments, existing uses.
2. Asset rehabilitation and ongoing maintenance.
3. Proposed Licence terms and conditions.
4. Community outcomes and services.
5. Synergy with the surrounding community.

Please refer to EOI Evaluation Plan in Confidential Attachment 2.

The Respondent's Proposals

Council received two proposals in total from:

- Evolve Housing Limited; and
- St Vincent De Paul Society.

Company Name	Director(s)	Location
Evolve Housing Limited	Lyall Gorman Jitender Balani Jo Lang Brett Manwaring	9-13 Argyle St, Parramatta NSW 2150
St Vincent De Paul Society NSW	Yolanda Saiz Kathryn Kerr Sam Crosby Brett Macklin Leo Tucker Satya Tanwer	99 Forbes St, Woolloomooloo NSW 2011

Evolve Housing Limited

Evolve Housing is a Tier 1 Community Housing Provider (CHP), providing housing solutions to eligible people on very low to moderate incomes who are unable to access appropriate housing in the private housing market.

Evolve Housing, via its subsidiary Echo Realty, has a current Affordable Housing property management agreement in place with Council that commenced in November 2021 over Council's properties in Pagewood Green.

Evolve Housing Limited's response has been deemed non-compliant as it did not address all the returnable schedules. Please refer to the Evolve Housing Limited proposal in Confidential Attachment 3.

St Vincent De Paul Society NSW

SVDP Housing is a Tier 1 CHP, providing support to those who are homeless, disadvantaged or on low or moderate incomes. SVDP provides a range of different housing solutions to meet the various community needs.

SVDP currently operate the premises at 2 Laycock Street, Bexley as accommodation for over 55's. They have been the tenants in residence since 1975. The last Lease Agreement expired in December 2022 and SVDP currently operates in a hold-over status.

St Vincent De Paul's response was deemed compliant, however, there were some notable areas with the proposed works, maintenance, and rental offer that reflected poorly in the Evaluation Panel scorecard. Please refer to the St Vincent De Paul proposal in Confidential Attachment 4.

Recommendation

That the EOI proposals be rejected and Council proceeds to negotiations with the two organisations that made submissions as well as any other. This recommendation is based on the following:

- Submissions that were received cannot be accepted, as they have substantial shortcomings with rents and the understanding refurbishment/ maintenance requirements.
- Concerns surrounding St Vincent de Pauls' history at the site, its current condition and the high vacancy rate.
- It would be prudent to provide Evolve Housing the opportunity to provide a complying submission, given their proven ability to manage other Council affordable housing assets.
- There may be other housing providers better placed to submit at this time of the year compared to pre-Christmas.

Financial Implications

Not applicable	<input checked="" type="checkbox"/>
Included in existing approved budget	<input type="checkbox"/>
Additional funds required	<input type="checkbox"/>

Community Strategic Plan

- Theme One – In 2032 Bayside will be a vibrant place
- Theme Two – In 2032 Our people will be connected in a creative City
- Theme Three – In 2032 Bayside will be green, resilient, and sustainable
- Theme Four – In 2032 Bayside will be a prosperous community
-

Risk Management – Risk Level Rating

- No risk
- Low risk
- Medium risk
- High risk
- Very High risk
- Extreme risk
-

Community Engagement

Not Applicable

Attachments

- 1 Attachment 1: Condition & Compliance Assessment, and Cost Plan Report [↓](#)
- 2 Attachment 2: Evaluation Plan [↓](#)
- 3 Attachment 3: Evolve Housing Proposal (confidential)
- 4 Attachment 4: SVDP Housing Proposal (confidential)



BAYSIDE COUNCIL

2 Laycock Street, Bexley North Condition and Compliance Assessments and Cost Plan



Draft 1.01 – 22 February 2024

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QUALITY SYSTEM

Client:	Bayside Council
Document:	2 Laycock Street, Bexley North Condition and Compliance Assessments and Cost Plan
Version:	Draft 1.01 – 22 February 2024
Reason for Issue:	Client Review

CONFIDENTIAL

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This Condition and Compliance Assessments and Cost Plan Report has been prepared based on visual inspection of the systems, services and structures. Equipment and furniture were not moved during the inspection, and invasive engineering tests have not been conducted. Asset Technologies Pacific cannot be held liable for any losses that result from the use of this document.

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EXECUTIVE SUMMARY

The land and property located at 2 Laycock Street, Bexley North is owned by Bayside Council (Council) and leased to St Vincent’s Care Services. Eleven residential units are located across two buildings (Building 1 and Building 2).

Council has recognised the need to assess the condition and compliance status of the building structures, systems and services so that informed decisions can be made in relation to the building occupancy strategy, planning of the capital renewal and maintenance works and annual budgeting.

The condition assessment was undertaken based on visual inspection of the structures, systems and services, in accordance with Council’s condition rating definitions. The compliance assessment was undertaken in accordance with the requirements of the National Construction Code (NCC) 2023, relevant Australian Standards and the NSW Work Health and Safety Act 2011. A life cycle cost plan has been prepared for a ten year period of financial interest from 2024/25 to 2033/34.

Following is a functional, condition, compliance and financial overview of the residential units:

Site Details	Detail
Location:	2 Laycock Street, Bexley North, NSW 2207
NCC Classes and Types:	<p>Class 1a, Residential Building</p> <p>The buildings have been assessed as Class 1a, Residential Building against the requirements of NCC 2023 Volumes Two and Three as the occupants do not require assistance conducting their daily activities or to evacuate the building during an emergency. The buildings do not qualify as Residential Aged Care Buildings (Class 3 or 9a building) where the residents, due to their incapacity associated with the ageing process, are provided with physical assistance in conducting their daily activities and to evacuate the building during an emergency.</p>
Functional Status:	All units are currently fit for purpose. However, internal fittings, fixtures, finishes, floor covers, light fittings and plumbing fixtures are approaching end of life and will require replacement during the short term.
Condition Status:	<p>Building 1</p> <p>The building construction elements are generally in fair condition. Minor to moderate deterioration has occurred to the building shell elements.</p> <p>Internal fittings, fixtures, finishes and floor covers are in fair to poor condition with significant deterioration. The internal areas will require refurbishment during the short to medium term.</p> <p>Electrical and hydraulic services are in fair to poor condition, which should be upgraded in conjunction with the unit refurbishment.</p> <p>Building 2</p> <p>The building construction elements are generally in fair condition. However, significant deterioration has occurred to sections of the soffit.</p> <p>Internal fittings, fixtures, finishes and floor covers are in fair to poor condition with significant deterioration. Internal areas require refurbishment during the short term.</p> <p>Electrical and hydraulic services are in fair to poor condition, which should be upgraded in conjunction with the unit refurbishment.</p> <p>Sitewide Services</p> <p>The fire panel which monitors both buildings and the smoke detectors installed within the units are approaching end of life and will require an upgrade during the short term.</p>



Site Details	Detail			
	<p>External Areas</p> <p>The garden shed is in a state of dilapidation and requires immediate replacement. The driveway and hardstand surfaces, boundary fences and gates are in fair condition with moderate deterioration.</p>			
Compliance Status:	<p>Building 1</p> <p>The building generally complies with the performance requirements of the current version of the NCC (2023). A minor non-compliance was identified against the requirements of Health and Amenity, in relation to minor mould growth on the wall in unit 5 bedroom.</p> <p>The soffit material contains asbestos, which should be removed by a licensed contractor in conjunction with the building structure capital renewal works.</p> <p>Building 2</p> <p>The building generally complies with the performance requirements of the current version of the NCC (2023). Minor non-compliances were identified against the requirements of Health and Amenity, in relation to minor mould growth on the wall in unit 10 bedroom and bathroom.</p> <p>The soffit material contains asbestos, which should be removed by a licensed contractor in conjunction with the building structure capital renewal works.</p>			
Cost Type	Cost Plan Summary			
	Five Year Total	Five Year Average	Ten Year Total	Ten Year Average
Capital Renewal	\$836,000	\$167,200	\$1,102,100	\$110,210
Regular and Reactive Maintenance	\$191,700	\$38,340	\$380,700	\$38,070
2024/25 Defect Rectification	\$3,760	\$752	\$3,760	\$376
Total	\$1,031,460	\$206,292	\$1,486,560	\$148,656

Table ES.1 – Site Overview

Life Cycle Cost Overview by Cost Type, Building and Asset Type

Table ES.2 contains an overview of life cycle costs over a ten year period from 2024/25 to 2033/34 by cost type, building and asset type. The values are in 2024/25 real values, and exclude GST.

Cost Type	Building	Asset Type	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Ten Year Total
Capital Renewal	Building 1, Units 1 to 5	Structure and Roof	\$64,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,000	\$0	\$110,000
Capital Renewal	Building 1, Units 1 to 5	Fitout	\$0	\$145,800	\$42,000	\$0	\$0	\$5,800	\$2,900	\$14,000	\$14,000	\$0	\$224,500
Capital Renewal	Building 1, Units 1 to 5	Electrical Services	\$5,000	\$11,200	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,000
Capital Renewal	Building 1, Units 1 to 5	Hydraulic Services	\$0	\$45,000	\$2,800	\$0	\$9,000	\$0	\$0	\$0	\$0	\$28,000	\$84,800
Capital Renewal	Building 2, Units 6 to 11	Structure and Roof	\$62,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,000	\$0	\$108,000
Capital Renewal	Building 2, Units 6 to 11	Fitout	\$0	\$114,900	\$100,900	\$0	\$0	\$36,700	\$2,900	\$0	\$0	\$0	\$255,400
Capital Renewal	Building 2, Units 6 to 11	Electrical Services	\$5,000	\$8,400	\$8,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,800
Capital Renewal	Building 2, Units 6 to 11	Hydraulic Services	\$0	\$15,200	\$15,200	\$0	\$18,000	\$0	\$18,000	\$0	\$0	\$28,000	\$94,400
Capital Renewal	Building 2, Units 6 to 11	Mechanical Services	\$0	\$0	\$0	\$12,000	\$0	\$0	\$0	\$3,000	\$0	\$0	\$15,000
Capital Renewal	Sitewide	Fitout	\$0	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000
Capital Renewal	Sitewide	Electrical Services	\$0	\$0	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Capital Renewal	Sitewide	Hydraulic Services	\$0	\$20,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,600
Capital Renewal	Sitewide	Fire and Safety Services	\$51,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,000
Capital Renewal	Sitewide	Civil Elements	\$16,000	\$0	\$0	\$0	\$41,000	\$0	\$20,800	\$0	\$0	\$0	\$77,800
Capital Renewal Sub-total			\$203,000	\$379,100	\$173,900	\$12,000	\$68,000	\$42,500	\$44,600	\$17,000	\$106,000	\$56,000	\$1,102,100
Maintenance	Sitewide	Structure and Roof	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$48,000
Maintenance	Sitewide	Fitout	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$49,000
Maintenance	Sitewide	Electrical Services	\$4,800	\$4,800	\$4,800	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$41,700
Maintenance	Sitewide	Hydraulic Services	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$53,000
Maintenance	Sitewide	Mechanical Services	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$12,000
Maintenance	Sitewide	Fire and Safety Services	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$48,000



2 Laycock Street, Bexley North - Condition and Compliance Assessments and Cost Plan

Asset Technologies Pacific

Cost Type	Building	Asset Type	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Ten Year Total
Maintenance	Sitewide	Civil Elements	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$49,000
Maintenance	Sitewide	Landscape	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$80,000
Maintenance Sub-total			\$38,700	\$38,700	\$38,700	\$37,800	\$37,800	\$37,800	\$37,800	\$37,800	\$37,800	\$37,800	\$380,700
2024/25 Defect Rectification			\$3,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,760
GRAND TOTAL			\$245,460	\$417,800	\$212,600	\$49,800	\$105,800	\$80,300	\$82,400	\$54,800	\$143,800	\$93,800	\$1,486,560

Table ES.2 – Life Cycle Cost Plan Overview by Cost Type, Building and Asset Type

Life Cycle Cost Summary by Cost Type

Figure ES.1 depicts the life cycle costs by cost type:

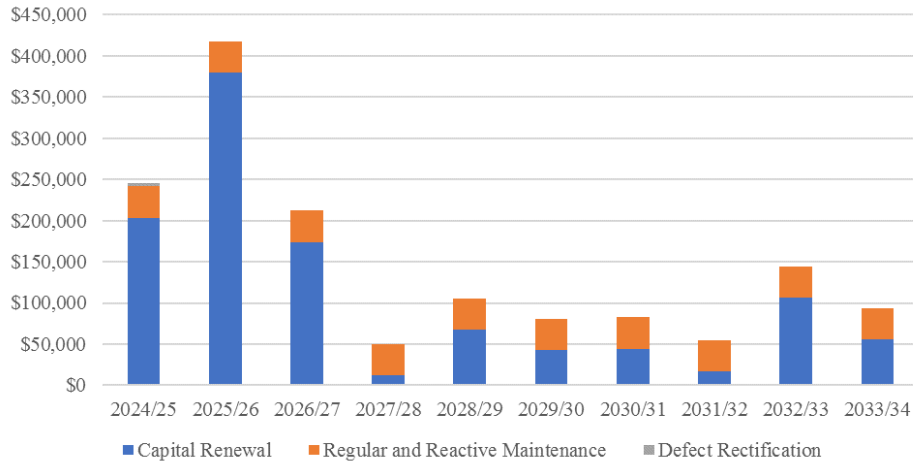


Figure ES.1 – Life Cycle Cost Summary by Cost Type

Life Cycle Cost Summary by Asset Type

Figure ES.1 depicts the life cycle costs by asset type:

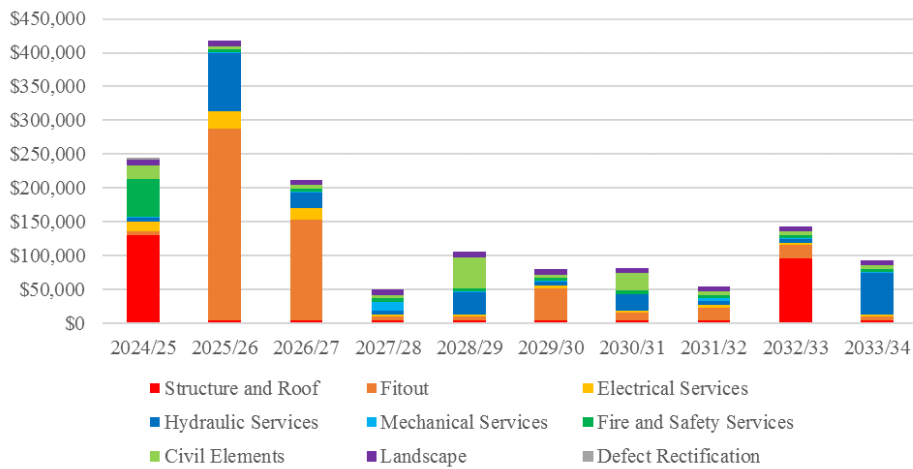


Figure ES.2 – Life Cycle Cost Summary by Asset Type

Increased capital renewal costs are required during 2024/25, 2025/26 and 2026/27 to address deteriorated building structural and internal fitout elements and services which are approaching end of life.

Condition Overview by Asset Type

Figure ES.3 depicts the average condition status of the systems, services and structures across the residential units:

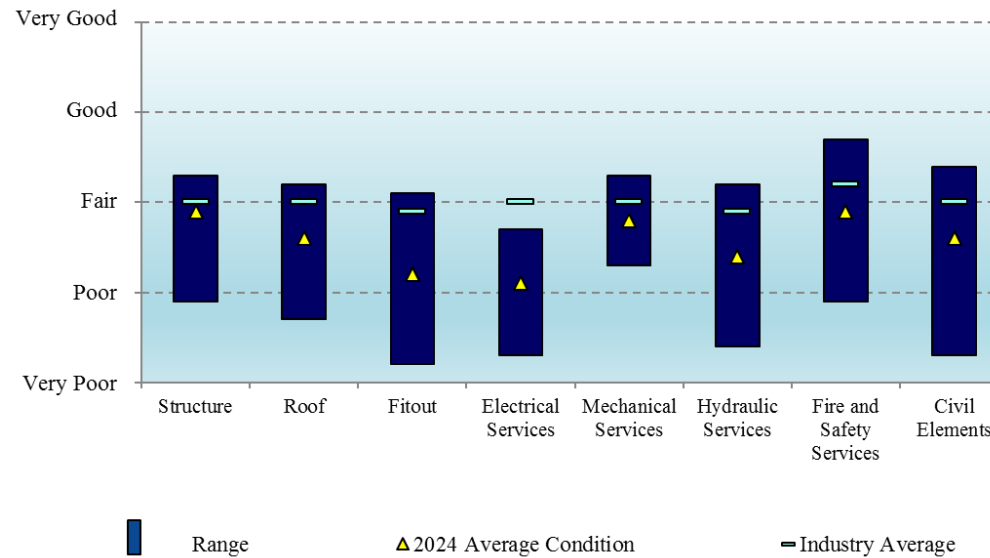


Figure ES.3 – Condition Overview by Asset Type

The systems, services and structures across the residential units range between fair to poor condition. The average condition of all asset types is below the industry average for similar aged care residential facilities.

Table ES.3 contains the condition rating definitions.

Numerical Rating	Qualitative Rating	Definition
1	Very Good	No defects, normal maintenance required
2	Good	Minor defects only, normal maintenance required
3	Fair	Maintenance required to retain at an acceptable level of service
4	Poor	Significant deterioration or defects have occurred which require rectification or maintenance to mitigate risks to health, safety or performance
5	Very Poor	Asset has reached end of life, is unfit for normal use and requires major remedial work to mitigate risks to health, safety or performance

Table ES.3 – Condition Rating Definitions

Table ES.4 contains a qualitative overview of the average condition status of the structure, system and service group elements at the respective areas within Building 1. The average condition is a weighted average of the condition ratings assigned to each individual element, giving higher weightings to the specific elements that are fundamental to the operation, performance and integrity of the building.

Functional Area	Qualitative Description of the Condition Rating for Each Asset Type					
	Structure and Roof	Fitout	Electrical Services	Hydraulic Services	Fire and Safety Services	Civil Elements
Building 1						
Building Exterior	Fair	-	Poor	Fair	-	Fair – Poor
Unit 1 (Vacant)	-	Poor	Poor	Poor	Fair – Poor	-
Unit 2 (Occupied)	-	Fair – Poor	Poor	Fair	Fair – Poor	-
Unit 3 (Vacant)	-	Poor	Poor	Fair – Poor	Fair	-
Unit 4 (Vacant)	-	Fair	Fair – Poor	Fair – Poor	Fair	-
Unit 5 (Vacant)	-	Poor	Poor	Fair – Poor	Fair – Poor	-
Laundry	-	Poor	Fair	Poor	-	-

Table ES.4 – Building 1, Condition Ratings by Asset Type and Functional Area

Table ES.5 contains a qualitative overview of the average condition status of the structure, system and service group elements at the respective areas within Building 2.

Functional Area	Qualitative Description of the Condition Rating for Each Asset Type						
	Structure and Roof	Fitout	Electrical Services	Mechanical Services	Hydraulic Services	Fire and Safety Services	Civil Elements
Building 2							
Building Exterior	Fair	-	Poor	-	Fair	Poor	Fair
Unit 6 (Vacant)	-	Poor	Poor	-	Fair – Poor	Poor	-
Unit 7 (Occupied)	-	Poor	Poor	-	Fair	Poor	-
Unit 8 (Occupied)	-	Fair	Fair – Poor	-	Fair – Poor	Fair	-
Unit 9 (Vacant)	-	Poor	Poor	-	Fair – Poor	Poor	-
Unit 10 (Occupied)	-	Fair	Poor	-	Fair	Fair	-
Unit 11 (Vacant)	-	Fair	Fair – Poor	Fair	Fair	Fair	-

Table ES.5 – Building 2, Condition Ratings by Asset Type and Functional Area

Compliance Summary

The compliance assessment has been undertaken on the basis that the building will be utilised as a Class 5 office accommodation building. Compliance provisions have been assessed with respect to the relevant sections of the National Construction Code (NCC) 2023 and relevant Australian Standards. Safety has also been taken into consideration in accordance with Work Health and Safety legislation. Table ES.6 summarises the buildings compliance status using Council’s asset functional performance rating scale:

Numerical Rating	Qualitative Rating	Assessment Score	Definition
1	Very Good	≥85	Generally: No change required, meets requirements in a fully efficient and effective manner NCC: Defects with meeting relevant mandatory performance requirements and voluntary performance requirements not identified WHS: Meets all relevant requirements
2	Good	65 to 84	Generally: No change required (except if voluntary work is performed to improve compliance) and meets requirements in acceptable manner NCC: Defects relevant to mandatory performance requirements not identified, with minor issues associated with deemed to satisfy solutions or performance solutions WHS: Satisfies the intent of, and generally meets, relevant requirements
3	Average	40 to 64	Generally: Minor to moderate changes only, meets most requirements and some inefficiencies and ineffectiveness present NCC: Satisfies the intent of mandatory performance requirements and has deemed to satisfy solutions or performance solutions that generally meet the requirements WHS: Satisfies the intent of most relevant requirements
4	Poor	10 to 39	Generally: Major changes required, limited ability to meet requirements NCC: Unacceptable - Does not satisfy the intent of relevant mandatory performance requirements and isolation may be required WHS: Unacceptable - Does not satisfy the intent of relevant requirements and isolation may be required
5	Very Poor	<10	Generally: Provisions are critically deficient and NCC: Unacceptable – Immediate isolation and major remedial works required WHS: Unacceptable - Immediate isolation and major remedial works required

Table ES.6 – Compliance Rating Definition

The following table contains the average compliance status of the provisions for each unit and laundry Low to medium risk non-compliances were identified in relation to health and amenity and work health and safety (refer Section 5, Compliance Assessment):

Unit	Compliance Score by Provision Type					
	Structure	Damp and Weatherproofing	Fire Safety	Health and Amenity	Safe Movement and Access	Work Health and Safety
Unit 1 (Vacant)	48 / 100 Average	50 / 100 Average	48 / 100 Average	45 / 100 Average	49 / 100 Average	46 / 100 Average
Unit 2 (Occupied)	48 / 100 Average	50 / 100 Average	48 / 100 Average	45 / 100 Average	49 / 100 Average	46 / 100 Average
Unit 3 (Vacant)	48 / 100 Average	50 / 100 Average	48 / 100 Average	45 / 100 Average	49 / 100 Average	46 / 100 Average
Unit 4 (Vacant)	48 / 100 Average	50 / 100 Average	48 / 100 Average	47 / 100 Average	49 / 100 Average	46 / 100 Average
Unit 5 (Vacant)	48 / 100 Average	50 / 100 Average	48 / 100 Average	44 / 100 Average	49 / 100 Average	46 / 100 Average
Laundry	46 / 100 Average	48 / 100 Average	49 / 100 Average	42 / 100 Average	47 / 100 Average	44 / 100 Average
Unit 6 (Vacant)	47 / 100 Average	49 / 100 Average	48 / 100 Average	43 / 100 Average	49 / 100 Average	46 / 100 Average
Unit 7 (Occupied)	47 / 100 Average	49 / 100 Average	48 / 100 Average	43 / 100 Average	49 / 100 Average	49 / 100 Average
Unit 8 (Occupied)	47 / 100 Average	49 / 100 Average	48 / 100 Average	51 / 100 Average	49 / 100 Average	46 / 100 Average
Unit 9 (Vacant)	47 / 100 Average	49 / 100 Average	48 / 100 Average	43 / 100 Average	49 / 100 Average	46 / 100 Average
Unit 10 (Occupied)	47 / 100 Average	48 / 100 Average	48 / 100 Average	45 / 100 Average	49 / 100 Average	49 / 100 Average
Unit 11 (Vacant)	47 / 100 Average	49 / 100 Average	48 / 100 Average	49 / 100 Average	49 / 100 Average	49 / 100 Average

Table ES.7 - Compliance Status by Unit



1. INTRODUCTION

The residential units located 2 Laycock Street, Bexley North accommodate senior citizens. The units have been designed and constructed to accommodate occupants who are capable of conducting their daily activities without assistance.

Building 1 is located on the western side of the site and Building 2 is located on the eastern side of the site. Each unit comprises a kitchen and living area, bedroom and a bathroom. The total floor area of each unit is approximately 55m².

As of February 2024, four units (units 2, 7, 8 and 10) were occupied and seven units (units 1, 3, 4, 5, 6, 9 and 11) were vacant. In consideration of Council's refurbishment strategy, the vacant units may be prioritised to be made ready for lease.

Figure 1.1 is an aerial photograph of the residential units:



Figure 1.1 – Aerial Photo of the Residential Units

Vehicular and pedestrian access to the site are available from Laycock Street and Oliver Street.

2. FUNCTIONAL STATUS

The functional status of each unit has been determined from an analysis of the current condition and compliance status and overall fitness for purpose. Occupant safety and the suitability of each functional area to meet the intended design have also been taken into consideration. Following is a summary of the functional assessment for each unit:

Item	Building – Location	Occupancy Status	Fitness for Purpose	Functional Limitations
1	Building 1 – Exterior	-	Fit for purpose	-
2	Building 1 – Unit 1	Vacant	Fit for purpose with limitations	The condition will warrant a refurbishment within the short to medium terms.
3	Building 1 – Unit 2	Occupied	Fit for purpose	-
4	Building 1 – Unit 3	Vacant	Fit for purpose with limitations	The condition will warrant a refurbishment within the short to medium terms.
5	Building 1 – Unit 4	Vacant	Fit for purpose with limitations	The condition will warrant a refurbishment within the short to medium terms.
6	Building 1 – Unit 5	Vacant	Fit for purpose with limitations	The condition will warrant a refurbishment within the short to medium terms.
7	Building 1 – Laundry	-	Fit for purpose	The basins and hot water heater are approaching end of life and will require replacement during the short term.
8	Building 2 – Exterior	-	Fit for purpose	-
9	Building 2 – Unit 6	Vacant	Fit for purpose with limitations	The condition will warrant a refurbishment within the short to medium terms.
10	Building 2 – Unit 7	Occupied	Fit for purpose	-
11	Building 2 – Unit 8	Occupied	Fit for purpose	-
12	Building 2 – Unit 9	Vacant	Fit for purpose with limitations	The condition will warrant a refurbishment within the short to medium terms.
13	Building 2 – Unit 10	Occupied	Fit for purpose	-
14	Building 2 – Unit 11	Vacant	Fit for purpose with limitations	The condition will warrant a refurbishment within the short to medium terms.

Table 2.1 – Functional Assessment

3. CAPITAL RENEWAL AND MAINTENANCE STRATEGIES

3.1 Capital Renewal Strategies

The capital renewal strategies outlined in this report apply to the residential units located at 2 Laycock Street, Bexley North. Capital renewal is considered in lieu of reactive maintenance when one or more of the following conditions are met:

- a. Where the repair cost exceeds the replacement cost of the asset;
- b. Where repairs to the asset provide diminishing levels of success at reinstating the asset; and
- c. Where a financial cost benefit can be demonstrated from bringing forward the replacement of the asset.

The maximum life of systems, services and structures is achieved under optimal conditions where appropriate maintenance and operational services are performed. The maximum life of systems, services and structures is influenced by usage profiles, legislation and Council requirements (if any).

The effective life of systems, services and structures is determined by taking into consideration dependencies between building elements and extreme operational and environmental conditions (if any).

3.1.1 Building Substructure

The following table contains the foundations maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
Foundations	60 years	27 years	Repair until end of life.

Table 3.1 – Building Substructure Element Maximum Life, Effective Life and Strategy

3.1.2 Building Superstructure

The following table contains a list of superstructure building elements and the respective maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
Perimeter Walls	60 years	27 years	Repair until end of life.
Window Frames	30 years	5 years	Replace at end of life.

Table 3.2 – Building Superstructure Element Maximum Life, Effective Life and Strategy



3.1.3 Roof

The following table contains a list of roof elements and the respective maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
Roof Structure	60 years	27 years	Repair until end of life.
Roof Cover – Concrete Tiles	40 years	14 to 16 years	Replace at end of life.

Table 3.3 – Roof Element Maximum Life, Effective Life and Strategy

3.1.4 Fittings and Floor Coverings

The following table contains a list of relevant fittings and floor coverings and the respective maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
Floor Cover – Carpet/Vinyl	12 years	3 to 9 years	Replace at end of life.
Wall/Ceiling Finish – Paint	9 years	2 to 6 years	Repaint at end of life.
Wall/Floor Finish – Ceramic Tiles	21 years	3 to 11 years	Repaint at end of life.

Table 3.4 – Fitting/Floor Covering Maximum Life, Effective Life and Strategy

3.1.5 Electrical Services

The following table contains a list of relevant electrical services elements and the respective maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
General Power	40 years	27 years	Repair until end of life.
General Lighting	24 years	3 to 16 years	Replace at end of life.
Electrical Switchboard	30 years	16 years	Replace at end of life.

Table 3.5 – Electrical Service Maximum Life, Effective Life and Strategy

3.1.6 Mechanical Services

The following table contains a list of relevant mechanical services elements and the respective maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
Split System Condensor Unit	12 years	4 years	Replace at end of life.
Split System Evaporator Unit	12 years	8 years	Replace at end of life.

Table 3.6 – Mechanical Service Maximum Life, Effective Life and Strategy

3.1.7 Hydraulic Services

The following table contains a list of relevant hydraulic services elements and the respective maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
Potable Water System	60 years	27 years	Repair until end of life.
Sewer System	60 years	27 years	Repair until end of life.
Gutters and Downpipes	30 years	11 years	Replace at end of life.

Table 3.7 – Hydraulic Service Maximum Life, Effective Life and Strategy

3.1.8 Fire Services

The following table contains a list of relevant fire services elements and the respective maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
Smoke Detectors	24 years	4 to 7 years	Replace at end of life.
Fire Blankets	24 years	18 years	Replace when used.
Extinguishers	28 years	18 years	Replace when used.

Table 3.8 – Fire Service Maximum Life, Effective Life and Strategy

3.1.9 Civil Elements

The following table contains a list of civil elements and the respective maximum life, effective life and refurbishment/capital renewal strategy.

Element	Maximum Life	Effective Life	Strategy
Hardstand Surface	24 years	6 years	Repair until end of life then resurface at end of life.
Driveway Surface	28 years	13 years	Repair until end of life then resurface at end of life.
Fencing	30 years	4 to 12 years	Replace at end of life.
Gates	30 years	7 to 8 years	Replace at end of life.

Table 3.9 – Civil Element Maximum Life, Effective Life and Strategy

3.2 Maintenance Strategies

3.2.1 Maintenance Levels

Maintenance levels have been defined which relate to the extent to which maintenance is performed to protect the integrity, functionality, performance and availability of the respective building elements. With increasing maintenance levels, a greater level of protection is afforded and correspondingly, an increase in maintenance cost is realised.

The maintenance levels have been recommended on the basis of the criticality of the respective building elements to Council and the safe, comfortable and effective operation of the building. The maintenance levels also take into consideration Council's budgetary constraints.

Basic: Maintenance is performed to comply with manufacturer recommendations.

Following are the key maintenance procedures:

- a) Perform maintenance activities in accordance with Australian Standards, industry codes and manufacturers' recommended maintenance tasks;
- b) Identify defects, operational issues and functional/design issues;
- c) Repair defects and operational issues;
- d) Identify functional/design issues;
- e) Refer functional/design issues to Council;
- f) Refer circumstances where it is economically advantageous to rectify issues through capital renewal to Council;
- g) Reinstatement building elements to an operational state following the completion of each maintenance activity.
- h) Address functional/design issues identified by the occupant;
- i) Review recommendations from the occupant to undertake capital renewal and undertake where appropriate; and
- j) Reinstatement building elements to an operational state following the rectification of any functional/design issue.

Standard: In addition to basic maintenance, tasks are performed to tailor operation of the building elements to specific site conditions.

Following are the key maintenance procedures:

- a) Perform all basic maintenance procedures;
- b) Periodically recalibrate building elements to the suit local environment;
- c) Identify extraneous issues that may affect system performance or reliability over a period of time and rectify, or, where the scale or scope of the issue warrants, refer the extraneous issue to Council;
- d) Verify the compliance of the building elements compared against applicable legislation, codes and standards. Rectify the non-complying building element or, where the scale or scope of the issue warrants, refer the non-compliance to Council;
- e) Perform all basic maintenance procedures;
- f) Review extraneous issues identified by the occupant and, where the issue warrants Council action, address the issue; and
- g) Review non-compliances identified by the occupant and, where the issue warrants Council action, address the issue.

Enhanced: In addition to standard maintenance, tasks are performed to extend the life of the building elements past its normal operating life, and to ensure continuous availability.

Following are the key maintenance procedures:

- a) Perform all standard maintenance procedures;
- b) Periodically inspect and test the performance of equipment sub-components for operation and integrity;
- c) Record and analyse measurements to determine whether assets are not functioning as effectively as at the previous inspections and/or are not in accordance with manufacturers' performance curves. Determine cause of the performance limitation and rectify;
- d) Verify that equipment control strategies are operating as intended;

- e) Review loading, balancing, configuration and other service parameters to ensure that operation will not adversely impact on the desired life target;
- f) Ensure adequate level of redundancy and undertake upgrades where appropriate; and
- g) Undertake upgrades of control devices where inadequate to deliver the intended control strategies.

3.2.2 Maintenance Types

The type of maintenance identifies the conditions under which the contractor attends site, what parts they provide as part of the service, and correspondingly, the level of risk that they accept (i.e. the risk that the Council passes on).

Due to the criticality of the specific building element to the service delivery function and the level of risk that Council is prepared to accept, the type of maintenance performed will be selected on a building element basis.

The following maintenance types have been established:

Reactive Maintenance

Reactive maintenance is performed on an as-needs basis, generally in response to a request for service from an authorised individual following equipment breakdown or malfunction. The work is undertaken on a do-and-charge basis for labour and parts.

When reactive maintenance is the only maintenance undertaken, the objective is to minimise maintenance costs. This is a risk management exercise, as it requires the balancing of disruption to services and the likely reduction in the lifecycle of the equipment, with the potential for savings on planned maintenance costs.

Corrective Maintenance

Corrective maintenance is performed on a first opportunity basis and is generally in response to a request from an authorised individual to correct performance before breakdown occurs. The large majority of this work is identified from regular and ad hoc inspections.

When corrective maintenance is undertaken, the objective is to avoid breakdown and disruption to services and the likely disruption in the life cycle of the equipment. Preventative maintenance can be brought forward and carried out concurrently to reduce costs.

Regular Preventative Maintenance

Regular maintenance is generally carried out at scheduled intervals and the emphasis on protecting the integrity and value of the asset, optimising performance and eliminating breakdowns as far as possible between regular services. Labour costs for regular service are covered under the contract as well as minor parts.

The cost of major parts and labour associated with remedial works are excluded. Should breakdowns occur between regular maintenance visits, the repair is attended to under normal breakdown maintenance procedures on a labour and parts basis.

Regular maintenance contracts should be prepared that places the onus onto the contractor to rectify minor faults before they develop into major defects.

Comprehensive (Exclusive) Maintenance

Comprehensive maintenance includes preventive maintenance, as well as labour and parts associated with reactive maintenance. However, the replacement of major system components that become obsolete during the term of the agreement are not included. It is important that the contracts clearly define obsolescence.

The objective is to transfer some of the risk to the service provider to achieve optimum preventative maintenance and equipment life.

Comprehensive (Inclusive) Maintenance

Comprehensive maintenance includes preventive maintenance as well as labour and parts associated with breakdown maintenance. The replacement of all major system components that become obsolete during the term of the agreement are also included.

The objective of implementing fully comprehensive maintenance is to transfer all risk to the service provider and virtually eliminate disruption to services. It also ensures that budgets can be planned effectively. However, it is also the most expensive approach and, therefore, may not realistically represent true value for money.

3.2.3 Recommended Maintenance Tasks

Regular Maintenance

Regular maintenance will be managed by Council. Following are examples of recommended maintenance tasks and the corresponding level to which the maintenance tasks should be delivered.

Asset Type	Task Description	Maintenance Level
Electrical Services	Inspection, testing and annual certification of emergency lighting and illuminated exit signage	Enhanced
Electrical Services	Testing of residual current devices	Standard
Electrical Services	Thermal scanning of switchboards	Standard
Electrical Services	Test / tag of electrical appliances	Standard
Mechanical Services	Inspection of roof mounted HVAC equipment and perform repairs where necessary	Standard
Hydraulic Services	Inspection and testing of thermostatic mixing valves and recalibration where necessary	Standard
Hydraulic Services	Clear stormwater drainage grates and inspect hydraulic system for defects	Standard
Fire and Safety Services	Inspection, testing and annual certification of fire fighting and detection equipment	Enhanced
Fire and Safety Services	Collation of certifications for each essential service and preparation of the annual fire safety statement	Standard
Fire and Safety Services	Clean closed circuit television camera enclosures and verify camera image	Standard
Civil Elements	Inspection of paths and hardstand areas	Standard

Table 3.10 – Recommended Regular Maintenance Tasks and Maintenance Levels

Reactive Maintenance

Following are typical reactive maintenance tasks and the corresponding level to which the maintenance tasks should be delivered.

Asset Type	Task Description	Maintenance Level
Structure and Roof	Repair damaged structural (load-bearing) members.	Standard
Structure and Roof	Replace door and window seals.	Standard
Structure and Roof	Touch up finishes and protective coatings.	Standard
Structure and Roof	Re-hang doors and adjust windows.	Standard
Structure and Roof	Treat corrosion.	Standard
Structure and Roof	Apply sealants to address minor roof leaks.	Standard
Structure and Roof	Rectify flashings and roof leaks.	Standard
Hydraulic Services	Clean and clear roof, gutters and downpipes.	Standard
Fitout	Touch up finishes and protective coatings.	Standard
Fitout	Patch cracks and mechanical damage to internal construction elements.	Standard
Fitout	Touch up paint finishes.	Standard
Fitout	Adjustments to ensure elements are mechanically secure.	Standard

Asset Type	Task Description	Maintenance Level
Electrical Services	Replace faulty lamps.	Standard
Electrical Services	Repair minor damage to electrical socket outlets.	Standard
Electrical Services	Repair damaged electronic security system field devices.	Standard
Mechanical Services	Repair air-conditioning faults.	Standard
Hydraulic Services	Replace washers and seals.	Standard
Hydraulic Services	Clear blocked toilets and drains.	Standard
Hydraulic Services	Clear drain waste traps.	Standard
Fire and Safety Services	Rectify fire system faults.	Standard
Fire and Safety Services	Recharge extinguishers.	Standard
Civil Elements	Repair cracks in hardstand areas and pathways.	Standard
Civil Elements	Repair damage to stairs and ramps.	Standard
Civil Elements	Re-level small sections of uneven surfaces (up to 2m ²).	Standard
Civil Elements	Repair trip hazards.	Standard

Table 3.11 – Recommended Reactive Maintenance Tasks and Maintenance Levels

4. CONDITION ASSESSMENT

This section contains individual subsections which relate to each asset type. For comparative purposes, substructure, structure and roof elements have been reported as a combined entity as have fittings and floor coverings.

The asset register identifies the specific systems and services and details relating the assets. The condition rating was assigned at the site inspection performed in February 2024. Asset defects have been identified in the report and cross references are inserted against relevant assets. Where a defect relates to two or more assets, then the cross reference is assigned to the asset to which the defect most relates.

The condition assessment was undertaken using Council’s audit specification and the assets were assigned condition ratings in accordance with the following rating scale:

Score	Condition	Maintenance Requirement
1	Very Good	No defects, normal maintenance required
2	Good	Minor defects only, normal maintenance required
3	Fair	Maintenance required to retain at an acceptable level of service
4	Poor	Significant deterioration or defects have occurred which require rectification or maintenance to mitigate risks to health, safety or performance
5	Very Poor	Asset has reached end of life, is unfit for normal use and requires major remedial work to mitigate risks to health, safety or performance

Table 4.1 – Condition Rating Definition

Figure 4.1 is an overview of the asset condition across the residential units. A weighted average condition has been applied, assigning higher weighting for assets which are critical to the occupant safety and functionality.

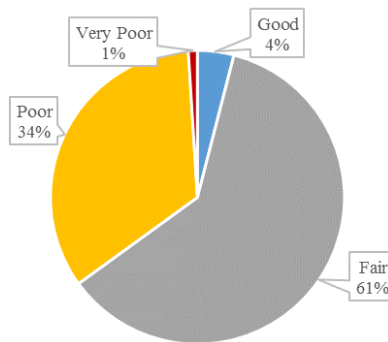


Figure 4.1 – Asset Condition Overview

35% of the assets are in poor or very poor condition. The assets which are rated as very poor include internal fittings, fixtures, finishes, floor covers, plumbing fixtures, light fittings and smoke detectors.

4.1 Building 1, Units 1 to 5

4.1.1 Structure and Roof

The residential units located at 2 Laycock Street, Bexley North, are spread across two buildings. Building 1 is located on the western side of the site and comprises units 1 to 5 and a laundry.

Building 1 is a single level brick construction structure on a concrete foundation. The roof structure is constructed from timber with a concrete tile roof cover. The structural elements are in fair condition with moderate deterioration. Displacement has occurred to the window frames and deterioration has occurred to the window seals.

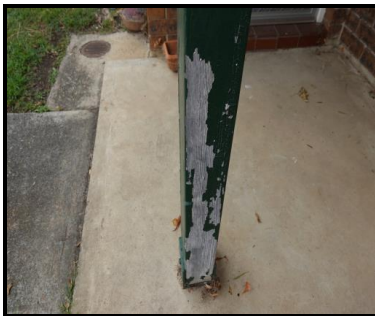


Location Photo: 01-7191

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Belowground	Foundation	Concrete		3 - Fair	27
Exterior	Awning	Window Awning, Metal Frame and Metal Cover		3 - Fair	7
Exterior	Exterior Column	Timber		3 - Fair	27
Exterior	Perimeter Wall	Brick		3 - Fair	27
Exterior	Perimeter Window	Metal Frame and Glass		4 - Poor	5
Exterior	Soffit	Fibre Cement		3 - Fair	14
Exterior	Soffit Finish	Paint		4 - Poor	2
Roof	Roof Construction	Timber		3 - Fair	27
Roof	Roof Cover	Concrete Tile		3 - Fair	16

Defects Identified:



Defect ID: 133
Individual Element: Exterior Column
Defect Description: Building 2 Exterior: Significant deterioration has occurred to the column paint finish.
Recommended Works: Repaint columns as part of capital renewal.
Photo No.: 01-7315
Priority: Low



Defect ID: 120
Individual Element: Perimeter Window
Defect Description: Building 1 Exterior: Moderate deterioration has occurred to the window seals. Moderate displacement has occurred to the window frames.
Recommended Works: Replace deteriorated seals and replace displaced window frames as part of capital renewal.
Photo No.: 01-7195
Priority: High



Defect ID: 119
Individual Element: Roof Cover
Defect Description: Building 1 Roof: Damage has occurred to roof concrete tiles.
Recommended Works: Replace damaged roof tiles as part of capital renewal as defect rectification.
Estimated Cost: \$380.00
Photo No.: 01-7192
Priority: High

4.1.2 Fitout

Units 1 to 5 comprise a kitchen and living area, bedroom and a bathroom. The internal construction elements include concrete floors, brick walls and plasterboard ceilings and are in fair to poor condition, with damage and deterioration evident. The finishes, joinery and floor covers are generally in poor condition and will require replacement during the short term.

The laundry internal construction elements, finishes and fittings are in poor condition with significant deterioration. Remediation works will be required during the short term.



Location Photo: 01-7270

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Laundry	Ceiling Construction	Plasterboard		3 - Fair	27
Laundry	Ceiling Finish	Paint		4 - Poor	2
Laundry	Entry Door	Timber	1	4 - Poor	3
Laundry	Floor Construction	Concrete		3 - Fair	27
Laundry	Wall Construction	Rendered Brick		3 - Fair	27
Laundry	Wall Finish	Ceramic Tile		4 - Poor	3
Laundry	Wall Finish	Paint		4 - Poor	2
Unit 1 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 1 - Bathroom	Ceiling Finish	Paint		3 - Fair	6
Unit 1 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 1 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	12
Unit 1 - Bathroom	Internal Door	Timber	1	4 - Poor	3
Unit 1 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 1 - Bathroom	Wall Finish	Ceramic Tile		4 - Poor	7
Unit 1 - Bathroom	Wall Finish	Paint		3 - Fair	4
Unit 1 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 1 - Bedroom	Ceiling Finish	Paint		3 - Fair	5
Unit 1 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 1 - Bedroom	Floor Cover	Carpet		4 - Poor	3
Unit 1 - Bedroom	Internal Door	Timber	1	4 - Poor	3
Unit 1 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 1 - Bedroom	Wall Finish	Paint		3 - Fair	5
Unit 1 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 1 - Kitchen and Living Area	Ceiling Finish	Paint		3 - Fair	6
Unit 1 - Kitchen and Living Area	Entry Door	Timber	1	3 - Fair	7
Unit 1 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 1 - Kitchen and Living Area	Floor Cover	Vinyl		4 - Poor	3

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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 1 - Kitchen and Living Area	Joinery	Laminate		4 - Poor	3
Unit 1 - Kitchen and Living Area	Stove		1	4 - Poor	4
Unit 1 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 1 - Kitchen and Living Area	Wall Finish	Ceramic Tile		4 - Poor	3
Unit 1 - Kitchen and Living Area	Wall Finish	Paint		4 - Poor	2
Unit 2 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 2 - Bathroom	Ceiling Finish	Paint		3 - Fair	6
Unit 2 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 2 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	12
Unit 2 - Bathroom	Internal Door	Timber	1	3 - Fair	7
Unit 2 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 2 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	11
Unit 2 - Bathroom	Wall Finish	Paint		3 - Fair	5
Unit 2 - Bedroom	Ceiling Construction	Plasterboard		4 - Poor	27
Unit 2 - Bedroom	Ceiling Finish	Paint		4 - Poor	2
Unit 2 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 2 - Bedroom	Floor Cover	Carpet		3 - Fair	6
Unit 2 - Bedroom	Internal Door	Timber	1	3 - Fair	8
Unit 2 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 2 - Bedroom	Wall Finish	Paint		3 - Fair	4
Unit 2 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 2 - Kitchen and Living Area	Ceiling Finish	Paint		4 - Poor	3
Unit 2 - Kitchen and Living Area	Entry Door	Timber	1	3 - Fair	12
Unit 2 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 2 - Kitchen and Living Area	Floor Cover	Vinyl		3 - Fair	5
Unit 2 - Kitchen and Living Area	Joinery	Laminate		4 - Poor	3
Unit 2 - Kitchen and Living Area	Stove		1	3 - Fair	6
Unit 2 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 2 - Kitchen and Living Area	Wall Finish	Ceramic Tile		3 - Fair	8
Unit 2 - Kitchen and Living Area	Wall Finish	Paint		3 - Fair	4
Unit 3 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 3 - Bathroom	Ceiling Finish	Paint		3 - Fair	5
Unit 3 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 3 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	11
Unit 3 - Bathroom	Internal Door	Timber	1	3 - Fair	5
Unit 3 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 3 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	9
Unit 3 - Bathroom	Wall Finish	Paint		4 - Poor	3
Unit 3 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 3 - Bedroom	Ceiling Finish	Paint		4 - Poor	4

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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 3 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 3 - Bedroom	Floor Cover	Carpet		4 - Poor	3
Unit 3 - Bedroom	Internal Door	Timber	1	3 - Fair	7
Unit 3 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 3 - Bedroom	Wall Finish	Paint		4 - Poor	4
Unit 3 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 3 - Kitchen and Living Area	Ceiling Finish	Paint		3 - Fair	7
Unit 3 - Kitchen and Living Area	Entry Door	Timber	1	4 - Poor	4
Unit 3 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 3 - Kitchen and Living Area	Floor Cover	Vinyl		3 - Fair	6
Unit 3 - Kitchen and Living Area	Joinery	Laminate		3 - Fair	8
Unit 3 - Kitchen and Living Area	Stove		1	4 - Poor	3
Unit 3 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 3 - Kitchen and Living Area	Wall Finish	Ceramic Tile		3 - Fair	8
Unit 3 - Kitchen and Living Area	Wall Finish	Paint		4 - Poor	3
Unit 4 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 4 - Bathroom	Ceiling Finish	Paint		3 - Fair	6
Unit 4 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 4 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	12
Unit 4 - Bathroom	Internal Door	Timber	1	4 - Poor	2
Unit 4 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 4 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	12
Unit 4 - Bathroom	Wall Finish	Paint		3 - Fair	5
Unit 4 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 4 - Bedroom	Ceiling Finish	Paint		3 - Fair	6
Unit 4 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 4 - Bedroom	Floor Cover	Carpet		3 - Fair	6
Unit 4 - Bedroom	Internal Door	Timber	1	3 - Fair	9
Unit 4 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 4 - Bedroom	Wall Finish	Paint		3 - Fair	6
Unit 4 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 4 - Kitchen and Living Area	Ceiling Finish	Paint		3 - Fair	6
Unit 4 - Kitchen and Living Area	Entry Door	Timber	1	4 - Poor	4
Unit 4 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 4 - Kitchen and Living Area	Floor Cover	Carpet		3 - Fair	7
Unit 4 - Kitchen and Living Area	Floor Cover	Vinyl		3 - Fair	8
Unit 4 - Kitchen and Living Area	Joinery	Laminate		3 - Fair	9
Unit 4 - Kitchen and Living Area	Stove		1	3 - Fair	6
Unit 4 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 4 - Kitchen and Living Area	Wall Finish	Ceramic Tile		3 - Fair	10

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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 4 - Kitchen and Living Area	Wall Finish	Paint		3 - Fair	5
Unit 5 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 5 - Bathroom	Ceiling Finish	Paint		3 - Fair	5
Unit 5 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 5 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	9
Unit 5 - Bathroom	Internal Door	Timber	1	4 - Poor	3
Unit 5 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 5 - Bathroom	Wall Finish	Ceramic Tile		4 - Poor	5
Unit 5 - Bathroom	Wall Finish	Paint		3 - Fair	5
Unit 5 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 5 - Bedroom	Ceiling Finish	Paint		3 - Fair	6
Unit 5 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 5 - Bedroom	Floor Cover	Carpet		4 - Poor	3
Unit 5 - Bedroom	Internal Door	Timber	1	3 - Fair	5
Unit 5 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 5 - Bedroom	Wall Finish	Paint		3 - Fair	5
Unit 5 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 5 - Kitchen and Living Area	Ceiling Finish	Paint		3 - Fair	5
Unit 5 - Kitchen and Living Area	Entry Door	Timber	1	4 - Poor	3
Unit 5 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 5 - Kitchen and Living Area	Floor Cover	Carpet		3 - Fair	5
Unit 5 - Kitchen and Living Area	Floor Cover	Vinyl		3 - Fair	5
Unit 5 - Kitchen and Living Area	Joinery	Laminate		4 - Poor	4
Unit 5 - Kitchen and Living Area	Stove		1	3 - Fair	6
Unit 5 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 5 - Kitchen and Living Area	Wall Finish	Ceramic Tile		4 - Poor	4
Unit 5 - Kitchen and Living Area	Wall Finish	Paint		3 - Fair	5

Defects Identified:



Defect ID: 199
Individual Element: Entry Door
Defect Description: Laundry: Moderate deterioration has occurred to the door.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7420
Priority: Medium





Defect ID: 198
Individual Element: Floor Construction
Defect Description: Laundry: Minor cracking has occurred to the floor.
Recommended Works: Remediate cracked sections of the floor as part of capital renewal.
Photo No.: 01-7419
Priority: Medium



Defect ID: 195
Individual Element: Wall Construction
Defect Description: Laundry: Moderate cracking has occurred to the walls.
Recommended Works: Remediate cracked sections of the walls as part of capital renewal.
Photo No.: 01-7416
Priority: High



Defect ID: 143
Individual Element: Internal Door
Defect Description: Unit 1 - Bathroom: Significant deterioration has occurred to the door.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7281
Priority: High



Defect ID: 148
Individual Element: Floor Cover
Defect Description: Unit 1 - Bedroom: Moderate deterioration has occurred to the carpet floor cover.
Recommended Works: Replace the floor cover as part of capital renewal.
Photo No.: 01-7291
Priority: Medium



Defect ID: 144
Individual Element: Internal Door
Defect Description: Unit 1 - Bedroom: Moderate deterioration has occurred to the door.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7280
Priority: High



Defect ID: 149
Individual Element: Entry Door
Defect Description: Unit 1 - Entrance: Significant deterioration has occurred to the entry door.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7292
Priority: Medium



Defect ID: 139
Individual Element: Joinery
Defect Description: Unit 1 - Kitchen and Living Area: The joinery is approaching end of life.
Recommended Works: Replace the joinery as part of capital renewal.
Photo No.: 01-7272
Priority: Medium



Defect ID: 147
Individual Element: Wall Construction
Defect Description: Unit 1 - Kitchen and Living Area: Minor cracking has occurred to the walls.
Recommended Works: Remediate cracked sections of the walls as part of capital renewal.
Photo No.: 01-7289-B
Priority: Medium



Defect ID: 145
Individual Element: Wall Finish
Defect Description: Unit 1 - Kitchen and Living Area: Moderate cracking has occurred to the wall ceramic tiles.
Recommended Works: Replace damaged tiles as part of capital renewal.
Photo No.: 01-7288
Priority: Medium



Defect ID: 146
Individual Element: Wall Finish
Defect Description: Unit 1 - Kitchen and Living Area: Moderate damage has occurred to the wall paint finish.
Recommended Works: Repaint the walls as part of capital renewal.
Photo No.: 01-7287
Priority: Low



Defect ID: 137
Individual Element: Joinery
Defect Description: Unit 2 - Kitchen and Living Area: The joinery is approaching end of life.
Recommended Works: Replace the joinery as part of capital renewal.
Photo No.: 01-7240
Priority: Medium



Defect ID: 151
Individual Element: Ceiling Finish
Defect Description: Unit 3 - Bathroom: Minor deterioration has occurred to the ceiling paint finish.
Recommended Works: Repaint the ceiling as part of capital renewal.
Photo No.: 01-7357
Priority: Low



Defect ID: 152
Individual Element: Entry Door
Defect Description: Unit 3 - Entrance: Moderate deterioration has occurred to the entry door.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7353
Priority: Medium



Defect ID: 153
Individual Element: Stove
Defect Description: Unit 3 - Kitchen and Living Area: The stove is approaching end of life.
Recommended Works: Replace the stove as part of capital renewal.
Photo No.: 01-7358
Priority: Medium



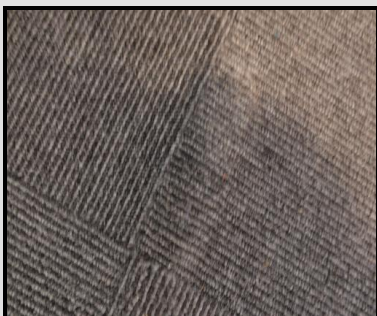
Defect ID: 154
Individual Element: Wall Finish
Defect Description: Unit 4 - Bathroom: Minor deterioration has occurred to the wall paint finish.
Recommended Works: Repaint the walls as part of capital renewal.
Photo No.: 01-7362
Priority: Low



Defect ID: 155
Individual Element: Entry Door
Defect Description: Unit 4 - Entrance: Moderate deterioration has occurred to the entry door.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7361
Priority: Medium



Defect ID: 156
Individual Element: Wall Construction
Defect Description: Unit 4 - Kitchen and Living Area: Minor cracking has occurred to the walls.
Recommended Works: Remediate cracked sections of the walls as part of capital renewal.
Photo No.: 01-7360
Priority: Medium



Defect ID: 157
Individual Element: Floor Cover
Defect Description: Unit 5 - Bedroom: Moderate deterioration has occurred to the carpet floor cover.
Recommended Works: Replace the carpet floor cover as part of capital renewal.
Photo No.: 01-7370
Priority: Low



Defect ID: 159
Individual Element: Entry Door
Defect Description: Unit 5 - Entrance: Moderate deterioration has occurred to the entry door.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7368
Priority: Medium



Defect ID: 158
Individual Element: Joinery
Defect Description: Unit 5 - Kitchen and Living Area: The joinery is approaching end of life.
Recommended Works: Replace the joinery as part of capital renewal.
Photo No.: 01-7371
Priority: Medium

4.1.3 Electrical Services

The individual switchboards which supply the units within Building 1 and also Building 2 are located on the western exterior of Building 2. The panels and protection equipment are in fair condition with minor deterioration. The socket outlets are installed in appropriate locations and are in fair condition with minor deterioration.

Internal lighting is provided by a combination of fluorescent, oyster and LED light fittings. The fluorescent and oyster light fittings are approaching end of life. The LED light fittings are in good condition. A ceiling light fan is installed in the unit 4 bedroom and is in fair condition.

External lighting is provided by fluorescent light fittings, which are in poor condition and will require replacement during the short term.



Location Photo: 01-7284

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Exterior	Antenna System			3 - Fair	8
Exterior	Lighting - General	1x24w Fluorescent	2	4 - Poor	3
Exterior	Lighting - General	CFL	5	4 - Poor	3
Laundry	General Power			3 - Fair	27
Laundry	Lighting - General	Bayonet Cap	1	3 - Fair	6
Unit 1 - Bathroom	General Power			3 - Fair	27
Unit 1 - Bathroom	Lighting - General	2x24W Fluorescent	1	4 - Poor	4
Unit 1 - Bedroom	General Power			3 - Fair	27
Unit 1 - Bedroom	Lighting - General	Oyster	1	4 - Poor	4
Unit 1 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 1 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3
Unit 2 - Bathroom	General Power			3 - Fair	27
Unit 2 - Bathroom	Lighting - General	2x9W LED	1	2 - Good	16
Unit 2 - Bedroom	General Power			3 - Fair	27
Unit 2 - Bedroom	Lighting - General	Oyster	1	4 - Poor	4
Unit 2 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 2 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3
Unit 3 - Bathroom	General Power			3 - Fair	27
Unit 3 - Bathroom	Lighting - General	2x24W Fluorescent	1	3 - Fair	7
Unit 3 - Bedroom	General Power			3 - Fair	27
Unit 3 - Bedroom	Lighting - General	Oyster	1	4 - Poor	4
Unit 3 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 3 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3
Unit 4 - Bathroom	General Power			3 - Fair	27
Unit 4 - Bathroom	Lighting - General	2x24W Fluorescent	1	4 - Poor	4
Unit 4 - Bedroom	Ceiling Light Fan	Ceiling Fan and General Lighting	1	3 - Fair	11



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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 4 - Bedroom	General Power			3 - Fair	27
Unit 4 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 4 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	1	3 - Fair	3
Unit 5 - Bathroom	General Power			3 - Fair	27
Unit 5 - Bathroom	Lighting - General	2x24W Fluorescent	1	4 - Poor	4
Unit 5 - Bedroom	General Power			3 - Fair	27
Unit 5 - Bedroom	Lighting - General	Oyster	1	3 - Fair	6
Unit 5 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 5 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3

Defects Identified:



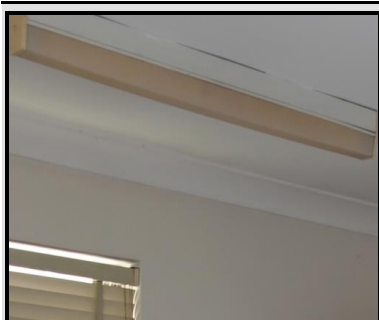
Defect ID: 142
Individual Element: Lighting - General
Defect Description: Unit 1 - Bedroom: The light fitting is approaching end of life.
Recommended Works: Replace the light fitting as part of capital renewal.
Photo No.: 01-7278
Priority: High



Defect ID: 141
Individual Element: Lighting - General
Defect Description: Unit 1 - Kitchen and Living Area: The light fittings are approaching end of life.
Recommended Works: Replace the light fittings as part of capital renewal.
Photo No.: 01-7271
Priority: High



Defect ID: 200
Individual Element: Lighting - General
Defect Description: Unit 2 - Bedroom: The light fitting is approaching end of life.
Recommended Works: Replace the light fitting as part of capital renewal.
Photo No.: 01-7256
Priority: High



Defect ID: 201
Individual Element: Lighting - General
Defect Description: Unit 5 - Kitchen and Living Area: The light fittings are approaching end of life.
Recommended Works: Replace the light fittings as part of capital renewal.
Photo No.: 01-7365-B
Priority: High

4.1.4 Hydraulic Services

The potable water system supplies water to the bathrooms and kitchens. The potable water system pipework is in fair condition. The bathroom basins and kitchen sinks are in fair to poor condition. The hot water heater in unit 2 is in fair condition. The hot water heaters in units 1, 3, 4 and 5 kitchens are in poor condition.

The sewer system effectively discharge waste from the building. The sewer system pipework is in fair condition and the bathroom cisterns and pans are in fair to poor condition.

The stormwater system discharge rainwater from the roof. The gutters, downpipes and underground stormwater drainage system pipework are in fair condition with moderate damage and deterioration.



Location Photo: 01-7272

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Exterior	Downpipe	Metal		3 - Fair	11
Exterior	Guttering	Metal		3 - Fair	11
Laundry	Basin	Metal	2	4 - Poor	2
Laundry	Hot Water Heater	125L Rheem	1	4 - Poor	2
Laundry	Internal Pipework Potable Water			3 - Fair	27
Unit 1 - Bathroom	Bathroom Basin	Ceramic	1	3 - Fair	12
Unit 1 - Bathroom	Bathroom Cistern	Plastic	1	4 - Poor	4
Unit 1 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	12
Unit 1 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 1 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 1 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 1 - Bathroom	Shower	Metal Fitting	1	3 - Fair	11
Unit 1 - Kitchen and Living Area	Hot Water Heater		1	4 - Poor	3
Unit 1 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 1 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 1 - Kitchen and Living Area	Sink	Metal	1	4 - Poor	3
Unit 2 - Bathroom	Bathroom Basin	Ceramic	1	3 - Fair	11
Unit 2 - Bathroom	Bathroom Cistern	Plastic	1	3 - Fair	11
Unit 2 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	11
Unit 2 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 2 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 2 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 2 - Bathroom	Shower	Metal Fitting	1	3 - Fair	6



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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 2 - Kitchen and Living Area	Hot Water Heater		1	3 - Fair	5
Unit 2 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 2 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 2 - Kitchen and Living Area	Sink	Metal	1	3 - Fair	5
Unit 3 - Bathroom	Bathroom Basin	Ceramic	1	3 - Fair	12
Unit 3 - Bathroom	Bathroom Cistern	Plastic	1	4 - Poor	6
Unit 3 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	12
Unit 3 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 3 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 3 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 3 - Bathroom	Shower	Metal Fitting	1	3 - Fair	11
Unit 3 - Kitchen and Living Area	Hot Water Heater		1	4 - Poor	3
Unit 3 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 3 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 3 - Kitchen and Living Area	Sink	Metal	1	4 - Poor	3
Unit 4 - Bathroom	Bathroom Basin	Ceramic	1	3 - Fair	12
Unit 4 - Bathroom	Bathroom Cistern	Ceramic	1	3 - Fair	12
Unit 4 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	12
Unit 4 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 4 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 4 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 4 - Bathroom	Shower	Metal Fitting	1	3 - Fair	11
Unit 4 - Kitchen and Living Area	Hot Water Heater	50L Rheem	1	4 - Poor	3
Unit 4 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 4 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 4 - Kitchen and Living Area	Sink	Metal	1	4 - Poor	3
Unit 5 - Bathroom	Bathroom Basin	Ceramic	1	3 - Fair	12
Unit 5 - Bathroom	Bathroom Cistern	Plastic	1	3 - Fair	9
Unit 5 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	12
Unit 5 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 5 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 5 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 5 - Bathroom	Shower	Metal Fitting	1	3 - Fair	11
Unit 5 - Kitchen and Living Area	Hot Water Heater	50L Powermax	1	4 - Poor	3

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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 5 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 5 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 5 - Kitchen and Living Area	Sink	Metal	1	4 - Poor	3

Defects Identified:



Defect ID: 134
Individual Element: Downpipe
Defect Description: Building 1 Exterior: The downpipe bracket has detached from the wall.
Recommended Works: Attach the downpipe bracket to the wall as defect rectification.
Estimated Cost: \$230.00
Photo No.: 01-7314
Priority: Low



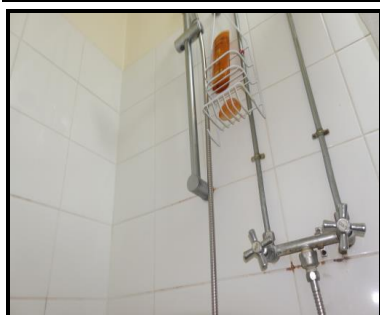
Defect ID: 132
Individual Element: Downpipe
Defect Description: Building 1 Exterior: Minor cracking has occurred at base of downpipes.
Recommended Works: Remediate damaged sections of downpipes as part of capital renewal.
Photo No.: 01-7316
Priority: Medium



Defect ID: 197
Individual Element: Basin
Defect Description: Laundry: Severe corrosion has occurred to the basins.
Recommended Works: Replace the basins as part of capital renewal.
Photo No.: 01-7418
Priority: Medium



Defect ID: 196
Individual Element: Hot Water Heater
Defect Description: Laundry: The hot water heater is approaching end of life.
Recommended Works: Replace the hot water heater as part of capital renewal.
Photo No.: 01-7417
Priority: High



Defect ID: 138
Individual Element: Shower
Defect Description: Unit 2 - Bathroom: Moderate corrosion has occurred to the shower fitting.
Recommended Works: Replace the shower fitting as part of capital renewal.
Photo No.: 01-7243
Priority: Medium

4.1.5 Fire and Safety Services

A smoke detector is installed in the kitchen and living area and the bedroom of each unit. The smoke detectors are generally in poor condition and will require replacement during the short term.

A fire detection panel is installed on the western exterior of Building 2 which monitors both Building 1 and Building 2.

A duress emergency alarm switch is installed in the bedroom of each unit. The duress emergency alarms are in fair condition with minor deterioration.

A fire blanket and an extinguisher are installed in the kitchen and living area of each unit. The fire blankets and extinguishers are in good condition.



Location Photo: 01-7278

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Laundry	Extinguisher	1kg ABE	1	2 - Good	18
Unit 1 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 1 - Bedroom	Smoke Detector		1	4 - Poor	4
Unit 1 - Kitchen and Living Area	Extinguisher	1kg ABE	1	2 - Good	18
Unit 1 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 1 - Kitchen and Living Area	Smoke Detector		1	4 - Poor	4
Unit 2 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 2 - Bedroom	Smoke Detector		1	4 - Poor	4
Unit 2 - Kitchen and Living Area	Extinguisher	1kg ABE	1	2 - Good	18
Unit 2 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 2 - Kitchen and Living Area	Smoke Detector		1	4 - Poor	4
Unit 3 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 3 - Bedroom	Smoke Detector		1	3 - Fair	6
Unit 3 - Kitchen and Living Area	Extinguisher	2.5kg ABE	1	2 - Good	18
Unit 3 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 3 - Kitchen and Living Area	Smoke Detector		1	3 - Fair	7
Unit 4 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 4 - Bedroom	Smoke Detector		1	3 - Fair	6
Unit 4 - Kitchen and Living Area	Extinguisher	1kg ABE	1	2 - Good	18
Unit 4 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 4 - Kitchen and Living Area	Smoke Detector		1	3 - Fair	6
Unit 5 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 5 - Bedroom	Smoke Detector		1	3 - Fair	6
Unit 5 - Kitchen and Living Area	Extinguisher	2.5kg ABE	1	2 - Good	18
Unit 5 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 5 - Kitchen and Living Area	Smoke Detector		1	4 - Poor	4



4.1.6 Civil Elements

A driveway is located on the northern side of the building and provides vehicular access from Laycock Street. The driveway surface is in fair condition with minor deterioration.

A hardstand located between Buildings 1 and 2 provides access from and to the laundry area. The hardstand surface is in fair condition with moderate cracking.

The boundary fences, and the gate which provides access from Laycock Street are in fair to poor condition with moderate surface corrosion.

A shade structure, privacy wall and a garden shed are constructed in the area between Buildings 1 and 2. The shade structure and cover are in fair condition with minor deterioration. Significant cracking has occurred to the privacy wall. The garden shed is in very poor condition and the roof cover and walls have partially collapsed. The garden shed should be replaced immediately.

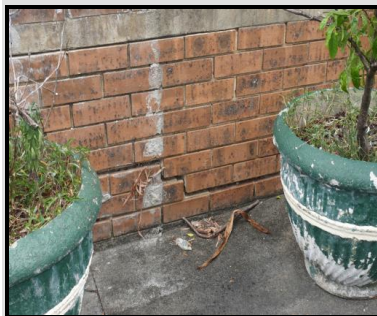


Location Photo: 01-7421

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Exterior	Privacy Wall	Brick		4 - Poor	7
External	Driveway Surface	Concrete		3 - Fair	13
External	Hardstand	Concrete		3 - Fair	6
External (North)	Fence	Solid Metal Sheeting		3 - Fair	12
External (North)	Shade Cover	Synthetic Cover		3 - Fair	8
External (North)	Shade Structure	Metal Frame		3 - Fair	8
External (South)	Garden Shed	Metal		5 - Very Poor	0
External (West)	Boundary Wall	Brick, Letter Box		3 - Fair	13
External (West)	Fence	Metal		4 - Poor	4
External (West)	Gate	Metal		3 - Fair	7

Defects Identified:



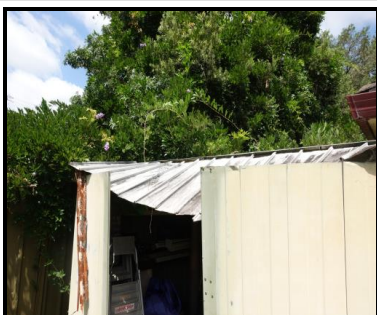
Defect ID: 121
Individual Element: Privacy Wall
Defect Description: Building 1 Exterior: Significant cracking has occurred to the privacy wall.
Recommended Works: Remediate damaged sections of the privacy wall as part of capital renewal.
Photo No.: 01-7234
Priority: High



Defect ID: 135
Individual Element: Hardstand
Defect Description: External (North): Significant cracking has occurred to the hardstand surface.
Recommended Works: Remediate cracked sections of the hardstand surface as part of capital renewal.
Photo No.: 01-7407
Priority: Medium



Defect ID: 122
Individual Element: Hardstand
Defect Description: External Area Between Building 1 and Building 2: Significant cracking has occurred to the hardstand surface.
Recommended Works: Remediate damaged sections of the hardstand surface as part of capital renewal.
Photo No.: 01-7219
Priority: Medium



Defect ID: 136
Individual Element: Garden Shed
Defect Description: External: The roof and walls have partially collapsed.
Recommended Works: Replace the garden shed as part of capital renewal.
Photo No.: 01-7409
Priority: High

4.2 Building 2, Units 6 to 11

4.2.1 Structure and Roof

Building 2 is located on the eastern side of the site and comprises units 6 to 11. The building is a single level brick structure which has been built on a concrete foundation. The roof structure is constructed from timber with a concrete tile roof cover. The structural elements are in fair condition with moderate deterioration.

The fibre cement soffit and paint finish are in poor condition with significant deterioration, particularly on the northern side of the building. The soffit material contains asbestos therefore should be removed by a licensed contractor.

The window frames are in poor condition with significant deterioration and displacement. Sections of window frames may need to be replaced during the medium term.



Location Photo: 01-7222

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Belowground	Foundation	Concrete		3 - Fair	27
Exterior	Awning	Window Awning, Metal Frame and Metal Cover		3 - Fair	7
Exterior	Exterior Column	Timber		3 - Fair	27
Exterior	Perimeter Wall	Brick		3 - Fair	27
Exterior	Perimeter Window	Metal Frame and Glass		4 - Poor	7
Exterior	Soffit	Fibre Cement		4 - Poor	4
Exterior	Soffit Finish	Paint		4 - Poor	4
Roof	Roof Construction	Timber		3 - Fair	27
Roof	Roof Cover	Concrete Tile		3 - Fair	14

Defects Identified:



Defect ID: 123
Individual Element: Awning
Defect Description: Building 2 Exterior. Minor deterioration has occurred to the window awning structure and cover.
Recommended Works: Replace the awning structure and cover as part of capital renewal.
Photo No.: 01-7313
Priority: Medium



Defect ID: 129
Individual Element: Exterior Column
Defect Description: Building 2 Exterior: Significant deterioration has occurred to the column paint finish.
Recommended Works: Repaint columns as part of capital renewal.
Photo No.: 01-7305
Priority: Low



Defect ID: 131
Individual Element: Perimeter Wall
Defect Description: Building 2 Exterior: Moderate cracking has occurred to the perimeter walls.
Recommended Works: Remediate damaged sections of perimeter walls as part of capital renewal.
Photo No.: 01-7317
Priority: High



Defect ID: 130
Individual Element: Soffit
Defect Description: Building 2 Exterior South: Severe deterioration has occurred to the soffit fibre cement panels and paint finish.
Recommended Works: Replace significantly deteriorated soffit panels (by an asbestos removal licensed contractor) as part of capital renewal.
Photo No.: 01-7318
Priority: Medium



Defect ID: 126
Individual Element: Roof Cover
Defect Description: Building 2 Roof: Minor cracking has occurred to roof concrete tiles.
Recommended Works: Replace damaged roof tiles as part of capital renewal.
Photo No.: 01-7310
Priority: High

4.2.2 Fitout

Units 6 to 11 comprise a kitchen and living area, bedroom and a bathroom. The internal construction elements include concrete floors, brick walls and plasterboard ceilings which are in fair to poor condition. Moderate damage and deterioration are evident in most units. The finishes, joinery and floor covers are generally in poor condition and will require replacement during the short term.



Location Photo: 01-7372

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 10 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 10 - Bathroom	Ceiling Finish	Paint		3 - Fair	6
Unit 10 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 10 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	10
Unit 10 - Bathroom	Internal Door	Timber	1	3 - Fair	4
Unit 10 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 10 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	10
Unit 10 - Bathroom	Wall Finish	Paint		3 - Fair	6
Unit 10 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 10 - Bedroom	Ceiling Finish	Paint		3 - Fair	6
Unit 10 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 10 - Bedroom	Floor Cover	Carpet		3 - Fair	6
Unit 10 - Bedroom	Internal Door	Timber	1	3 - Fair	5
Unit 10 - Bedroom	Joinery	Timber (Cupboard)		3 - Fair	9
Unit 10 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 10 - Bedroom	Wall Finish	Paint		3 - Fair	6
Unit 10 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 10 - Kitchen and Living Area	Ceiling Finish	Paint		3 - Fair	5
Unit 10 - Kitchen and Living Area	Entry Door	Timber	1	3 - Fair	11
Unit 10 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 10 - Kitchen and Living Area	Floor Cover	Vinyl		3 - Fair	5
Unit 10 - Kitchen and Living Area	Joinery	Laminate		3 - Fair	6
Unit 10 - Kitchen and Living Area	Stove		1	4 - Poor	2
Unit 10 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 10 - Kitchen and Living Area	Wall Finish	Ceramic Tile		3 - Fair	11
Unit 10 - Kitchen and Living Area	Wall Finish	Paint		3 - Fair	5
Unit 11 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27

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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 11 - Bathroom	Ceiling Finish	Paint		3 - Fair	6
Unit 11 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 11 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	11
Unit 11 - Bathroom	Internal Door	Timber	1	3 - Fair	5
Unit 11 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 11 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	11
Unit 11 - Bathroom	Wall Finish	Paint		3 - Fair	6
Unit 11 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 11 - Bedroom	Ceiling Finish	Paint		3 - Fair	6
Unit 11 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 11 - Bedroom	Floor Cover	Vinyl		3 - Fair	9
Unit 11 - Bedroom	Internal Door	Timber	1	3 - Fair	7
Unit 11 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 11 - Bedroom	Wall Finish	Paint		3 - Fair	6
Unit 11 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 11 - Kitchen and Living Area	Ceiling Finish	Paint		3 - Fair	4
Unit 11 - Kitchen and Living Area	Entry Door	Timber	1	3 - Fair	12
Unit 11 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 11 - Kitchen and Living Area	Floor Cover	Vinyl		3 - Fair	9
Unit 11 - Kitchen and Living Area	Joinery	Laminate		3 - Fair	6
Unit 11 - Kitchen and Living Area	Stove		1	3 - Fair	7
Unit 11 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 11 - Kitchen and Living Area	Wall Finish	Ceramic Tile		4 - Poor	3
Unit 11 - Kitchen and Living Area	Wall Finish	Paint		3 - Fair	5
Unit 6 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 6 - Bathroom	Ceiling Finish	Paint		4 - Poor	3
Unit 6 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 6 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	12
Unit 6 - Bathroom	Internal Door	Timber	1	4 - Poor	3
Unit 6 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 6 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	11
Unit 6 - Bathroom	Wall Finish	Paint		4 - Poor	2
Unit 6 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 6 - Bedroom	Ceiling Finish	Paint		4 - Poor	2
Unit 6 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 6 - Bedroom	Floor Cover	Carpet		4 - Poor	2
Unit 6 - Bedroom	Internal Door	Timber	1	4 - Poor	4
Unit 6 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 6 - Bedroom	Wall Finish	Paint		4 - Poor	2
Unit 6 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27

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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 6 - Kitchen and Living Area	Ceiling Finish	Paint		4 - Poor	3
Unit 6 - Kitchen and Living Area	Entry Door	Timber	1	4 - Poor	13
Unit 6 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 6 - Kitchen and Living Area	Floor Cover	Carpet		4 - Poor	3
Unit 6 - Kitchen and Living Area	Floor Cover	Vinyl		4 - Poor	2
Unit 6 - Kitchen and Living Area	Joinery	Laminate		4 - Poor	3
Unit 6 - Kitchen and Living Area	Stove		1	4 - Poor	4
Unit 6 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 6 - Kitchen and Living Area	Wall Finish	Ceramic Tile		4 - Poor	3
Unit 6 - Kitchen and Living Area	Wall Finish	Paint		4 - Poor	3
Unit 7 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 7 - Bathroom	Ceiling Finish	Paint		4 - Poor	4
Unit 7 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 7 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	12
Unit 7 - Bathroom	Internal Door	Timber	1	4 - Poor	2
Unit 7 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 7 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	11
Unit 7 - Bathroom	Wall Finish	Paint		4 - Poor	4
Unit 7 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 7 - Bedroom	Ceiling Finish	Paint		3 - Fair	5
Unit 7 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 7 - Bedroom	Floor Cover	Carpet		3 - Fair	5
Unit 7 - Bedroom	Internal Door	Timber	1	3 - Fair	6
Unit 7 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 7 - Bedroom	Wall Finish	Paint		3 - Fair	5
Unit 7 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 7 - Kitchen and Living Area	Ceiling Finish	Paint		4 - Poor	3
Unit 7 - Kitchen and Living Area	Entry Door	Timber	1	3 - Fair	12
Unit 7 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 7 - Kitchen and Living Area	Floor Cover	Carpet		3 - Fair	5
Unit 7 - Kitchen and Living Area	Floor Cover	Vinyl		3 - Fair	5
Unit 7 - Kitchen and Living Area	Joinery	Laminate		4 - Poor	3
Unit 7 - Kitchen and Living Area	Stove		1	3 - Fair	6
Unit 7 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 7 - Kitchen and Living Area	Wall Finish	Ceramic Tile		3 - Fair	6
Unit 7 - Kitchen and Living Area	Wall Finish	Paint		3 - Fair	4
Unit 8 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 8 - Bathroom	Ceiling Finish	Paint		4 - Poor	3
Unit 8 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 8 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	11



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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 8 - Bathroom	Internal Door	Timber	1	4 - Poor	3
Unit 8 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 8 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	11
Unit 8 - Bathroom	Wall Finish	Paint		3 - Fair	5
Unit 8 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 8 - Bedroom	Ceiling Finish	Paint		3 - Fair	5
Unit 8 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 8 - Bedroom	Floor Cover	Carpet		3 - Fair	4
Unit 8 - Bedroom	Internal Door	Timber	1	3 - Fair	7
Unit 8 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 8 - Bedroom	Wall Finish	Paint		3 - Fair	5
Unit 8 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 8 - Kitchen and Living Area	Ceiling Finish	Paint		3 - Fair	7
Unit 8 - Kitchen and Living Area	Entry Door	Timber	1	3 - Fair	12
Unit 8 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 8 - Kitchen and Living Area	Floor Cover	Carpet		3 - Fair	6
Unit 8 - Kitchen and Living Area	Floor Cover	Vinyl		3 - Fair	6
Unit 8 - Kitchen and Living Area	Joinery	Laminate		2 - Good	15
Unit 8 - Kitchen and Living Area	Stove		1	3 - Fair	6
Unit 8 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 8 - Kitchen and Living Area	Wall Finish	Ceramic Tile		3 - Fair	10
Unit 8 - Kitchen and Living Area	Wall Finish	Paint		3 - Fair	5
Unit 9 - Bathroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 9 - Bathroom	Ceiling Finish	Paint		4 - Poor	3
Unit 9 - Bathroom	Floor Construction	Concrete		3 - Fair	27
Unit 9 - Bathroom	Floor Finish	Ceramic Tile		3 - Fair	11
Unit 9 - Bathroom	Internal Door	Timber	1	4 - Poor	2
Unit 9 - Bathroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 9 - Bathroom	Wall Finish	Ceramic Tile		3 - Fair	10
Unit 9 - Bathroom	Wall Finish	Paint		4 - Poor	3
Unit 9 - Bedroom	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 9 - Bedroom	Ceiling Finish	Paint		4 - Poor	2
Unit 9 - Bedroom	Floor Construction	Concrete		3 - Fair	27
Unit 9 - Bedroom	Floor Cover	Carpet		5 - Very Poor	1
Unit 9 - Bedroom	Internal Door	Timber	1	3 - Fair	5
Unit 9 - Bedroom	Wall Construction	Rendered Brick		3 - Fair	27
Unit 9 - Bedroom	Wall Finish	Paint		4 - Poor	2
Unit 9 - Kitchen and Living Area	Ceiling Construction	Plasterboard		3 - Fair	27
Unit 9 - Kitchen and Living Area	Ceiling Finish	Paint		4 - Poor	3
Unit 9 - Kitchen and Living Area	Entry Door	Timber	1	4 - Poor	4



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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 9 - Kitchen and Living Area	Floor Construction	Concrete		3 - Fair	27
Unit 9 - Kitchen and Living Area	Floor Cover	Vinyl		4 - Poor	3
Unit 9 - Kitchen and Living Area	Joinery	Laminate and Timber		4 - Poor	3
Unit 9 - Kitchen and Living Area	Stove		1	3 - Fair	6
Unit 9 - Kitchen and Living Area	Wall Construction	Rendered Brick		3 - Fair	27
Unit 9 - Kitchen and Living Area	Wall Finish	Ceramic Tile		3 - Fair	9
Unit 9 - Kitchen and Living Area	Wall Finish	Paint		4 - Poor	3

Defects Identified:



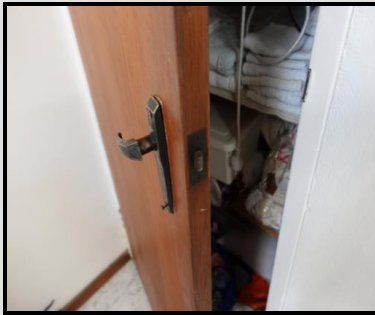
Defect ID: 184
Individual Element: Internal Door
Defect Description: Unit 10 - Bathroom: The door is not secured on the rail.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7341
Priority: High



Defect ID: 186
Individual Element: Joinery
Defect Description: Unit 10 - Bedroom: The cupboard door handle has been removed.
Recommended Works: Install door handle on the cupboard as defect rectification.
Estimated Cost: \$200.00
Photo No.: 01-7331
Priority: Low



Defect ID: 182
Individual Element: Wall Construction
Defect Description: Unit 10 - Bedroom: Minor cracking has occurred to the walls.
Recommended Works: Remediate cracked sections of the walls as part of capital renewal.
Photo No.: 01-7347
Priority: Medium



Defect ID: 187
Individual Element: Joinery
Defect Description: Unit 10 - Kitchen and Living Area: The cupboard door handle is not mechanically secured.
Recommended Works: Mechanically secure the cupboard door handle as defect rectification.
Estimated Cost: \$150.00
Photo No.: 01-7329
Priority: Low



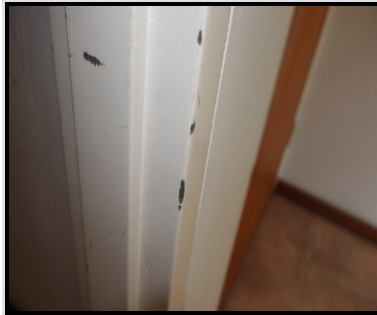
Defect ID: 183
Individual Element: Joinery
Defect Description: Unit 10 - Kitchen and Living Area: Significant deterioration has occurred to the joinery.
Recommended Works: Replace the joinery as part of capital renewal.
Photo No.: 01-7345
Priority: Medium



Defect ID: 180
Individual Element: Stove
Defect Description: Unit 10 - Kitchen and Living Area: Severe deterioration has occurred to the hot plates. The oven door is not correctly sealed.
Recommended Works: Replace the stove as part of capital renewal.
Photo No.: 01-7328
Priority: High



Defect ID: 181
Individual Element: Wall Construction
Defect Description: Unit 10 - Kitchen and Living Area: Minor cracking has occurred to the walls.
Recommended Works: Remediate cracked sections of the walls as part of capital renewal.
Photo No.: 01-7346
Priority: Medium



Defect ID: 190
Individual Element: Internal Door
Defect Description: Unit 11 - Bedroom: Minor damage has occurred to the door architrave.
Recommended Works: Remediate damaged door architrave as part of capital renewal.
Photo No.: 01-7402
Priority: Low



Defect ID: 192
Individual Element: Ceiling Finish
Defect Description: Unit 11 - Kitchen and Living Area: Minor deterioration has occurred to the ceiling paint finish.
Recommended Works: Repaint the ceiling as part of capital renewal.
Photo No.: 01-7404
Priority: Low



Defect ID: 194
Individual Element: Entry Door
Defect Description: Unit 11 - Entrance: The door handle is detached.
Recommended Works: Attach the door handle to the door as defect rectification.
Estimated Cost: \$380.00
Photo No.: 01-7406
Priority: High



Defect ID: 191
Individual Element: Joinery
Defect Description: Unit 11 - Kitchen and Living Area: Moderate deterioration has occurred to the joinery.
Recommended Works: Replace the joinery as part of capital renewal.
Photo No.: 01-7403
Priority: Low



Defect ID: 166
Individual Element: Ceiling Finish
Defect Description: Unit 6 - Bathroom: Moderate deterioration has occurred to the ceiling paint finish.
Recommended Works: Repaint the ceiling as part of capital renewal.
Photo No.: 01-7383
Priority: Low



Defect ID: 162
Individual Element: Wall Finish
Defect Description: Unit 6 - Bathroom: Severe deterioration has occurred to the wall paint finish.
Recommended Works: Repaint the walls as part of capital renewal.
Photo No.: 01-7380
Priority: Low



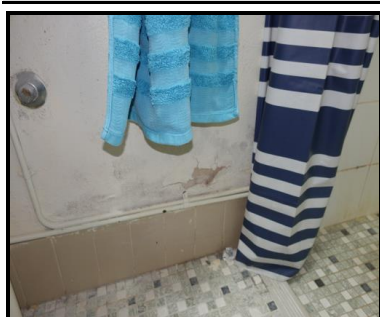
Defect ID: 161
Individual Element: Wall Finish
Defect Description: Unit 6 - Bedroom: Severe deterioration has occurred to the wall paint finish.
Recommended Works: Repaint the walls as part of capital renewal.
Photo No.: 01-7378
Priority: Low



Defect ID: 163
Individual Element: Joinery
Defect Description: Unit 6 - Kitchen and Living Area: The joinery is approaching end of life.
Recommended Works: Replace the joinery as part of capital renewal.
Photo No.: 01-7384
Priority: Medium



Defect ID: 160
Individual Element: Wall Finish
Defect Description: Unit 6 - Kitchen and Living Area: Severe deterioration has occurred to the wall paint finish.
Recommended Works: Repaint the walls as part of capital renewal.
Photo No.: 01-7377
Priority: Low



Defect ID: 150
Individual Element: Wall Finish
Defect Description: Unit 7 - Bathroom: Moderate deterioration has occurred to the wall paint finish.
Recommended Works: Repaint the walls as part of capital renewal.
Photo No.: 01-7264
Priority: Low



Defect ID: 169
Individual Element: Ceiling Finish
Defect Description: Unit 7 - Bathroom: Moderate deterioration has occurred to the ceiling paint finish.
Recommended Works: Repaint the ceiling as part of capital renewal.
Photo No.: 01-7260
Priority: Low



Defect ID: 171
Individual Element: Floor Cover
Defect Description: Unit 7 - Kitchen and Living Area: Moderate water damage has occurred to the floor cover.
Recommended Works: Replace the floor cover as part of capital renewal.
Photo No.: 01-7263
Priority: Medium



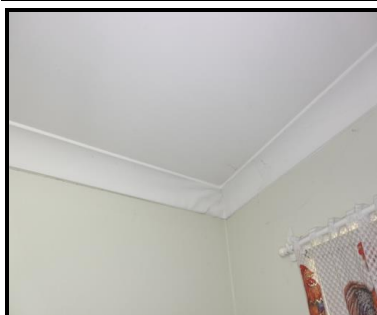
Defect ID: 167
Individual Element: Joinery
Defect Description: Unit 7 - Kitchen and Living Area: The joinery is approaching end of life.
Recommended Works: Replace the joinery as part of capital renewal.
Photo No.: 01-7354
Priority: Medium



Defect ID: 170
Individual Element: Wall Construction
Defect Description: Unit 7 - Kitchen and Living Area: Minor cracking has occurred to the walls.
Recommended Works: Remediate cracked sections of the walls as part of capital renewal.
Photo No.: 01-7262
Priority: Medium



Defect ID: 173
Individual Element: Ceiling Finish
Defect Description: Unit 8 - Bathroom: Minor deterioration has occurred to the ceiling paint finish.
Recommended Works: Repaint the ceiling as part of capital renewal.
Photo No.: 01-7302
Priority: Low



Defect ID: 172
Individual Element: Ceiling Finish
Defect Description: Unit 8 - Bedroom: Minor deterioration has occurred to the ceiling paint finish.
Recommended Works: Repaint the ceiling as part of capital renewal.
Photo No.: 01-7297
Priority: Low



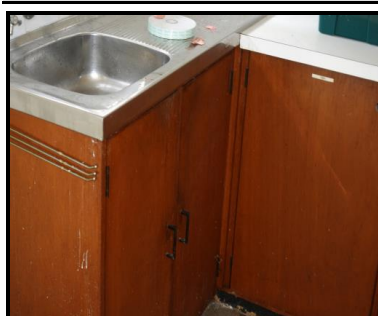
Defect ID: 175
Individual Element: Floor Cover
Defect Description: Unit 9 - Bedroom: Significant deterioration has occurred to the floor cover.
Recommended Works: Replace the floor cover as part of capital renewal.
Photo No.: 01-7396
Priority: Medium



Defect ID: 177
Individual Element: Wall Construction
Defect Description: Unit 9 - Bedroom: Moderate cracking has occurred to the walls.
Recommended Works: Remediate cracked sections of the walls as part of capital renewal.
Photo No.: 01-7395
Priority: Medium



Defect ID: 178
Individual Element: Entry Door
Defect Description: Unit 9 - Entrance: Moderate deterioration has occurred to the entry door.
Recommended Works: Replace the door as part of capital renewal.
Photo No.: 01-7390
Priority: Medium



Defect ID: 176
Individual Element: Joinery
Defect Description: Unit 9 - Kitchen and Living Area: The joinery is approaching end of life.
Recommended Works: Replace the joinery as part of capital renewal.
Photo No.: 01-7392
Priority: Medium



Defect ID: 174
Individual Element: Wall Construction
Defect Description: Unit 9 - Kitchen and Living Area: Moderate cracking has occurred to the walls.
Recommended Works: Remediate cracked sections of the walls as part of capital renewal.
Photo No.: 01-7391
Priority: Medium

4.2.3 Electrical Services

The individual switchboards which supply the units 6 to 11 are located on the western exterior perimeter wall. The panels and protection equipment are in fair condition with minor deterioration. The socket outlets are installed in appropriate locations and are in fair condition with minor deterioration.

Internal lighting is provided by a combination of fluorescent, oyster and LED light fittings. The fluorescent and oyster light fittings are approaching end of life. The LED light fittings are in good condition.

External lighting is provided by fluorescent light fittings, which are in poor condition and will require replacement during the short term.



Location Photo: 01-7410

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Exterior	Antenna System			3 - Fair	8
Exterior	Lighting - General	1x24w Fluorescent	4	4 - Poor	4
Exterior	Lighting - General	CFL	3	4 - Poor	4
Unit 10 - Bathroom	General Power			3 - Fair	27
Unit 10 - Bathroom	Lighting - General	2x24W Fluorescent	1	4 - Poor	4
Unit 10 - Bedroom	General Power			3 - Fair	27
Unit 10 - Bedroom	Lighting - General	Oyster	1	4 - Poor	3
Unit 10 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 10 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3
Unit 11 - Bathroom	General Power			3 - Fair	27
Unit 11 - Bathroom	Lighting - General	2x24W Fluorescent	1	3 - Fair	6
Unit 11 - Bedroom	General Power			3 - Fair	27
Unit 11 - Bedroom	Lighting - General	Oyster	1	3 - Fair	6
Unit 11 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 11 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3
Unit 6 - Bathroom	General Power			3 - Fair	27
Unit 6 - Bathroom	Lighting - General	2x24W Fluorescent	1	4 - Poor	4
Unit 6 - Bedroom	General Power			3 - Fair	27
Unit 6 - Bedroom	Lighting - General	Oyster	1	4 - Poor	4
Unit 6 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 6 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3
Unit 7 - Bathroom	General Power			3 - Fair	27
Unit 7 - Bathroom	Lighting - General	2x9W LED	1	2 - Good	16
Unit 7 - Bedroom	General Power			3 - Fair	27
Unit 7 - Bedroom	Lighting - General	Oyster	1	4 - Poor	4
Unit 7 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 7 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3



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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 8 - Bathroom	General Power			3 - Fair	27
Unit 8 - Bathroom	Lighting - General	2x24W Fluorescent	1	3 - Fair	7
Unit 8 - Bedroom	General Power			3 - Fair	27
Unit 8 - Bedroom	Lighting - General	Oyster	1	4 - Poor	4
Unit 8 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 8 - Kitchen and Living Area	Lighting - General	2x36W Fluorescent	2	3 - Fair	7
Unit 9 - Bathroom	General Power			3 - Fair	27
Unit 9 - Bathroom	Lighting - General	Oyster	1	4 - Poor	4
Unit 9 - Bedroom	General Power			3 - Fair	27
Unit 9 - Bedroom	Lighting - General	Oyster	1	3 - Fair	7
Unit 9 - Kitchen and Living Area	General Power			3 - Fair	27
Unit 9 - Kitchen and Living Area	Lighting - General	1x36W Fluorescent	2	4 - Poor	3
West Exterior	Main Switchboard	Subboard House, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 1, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 10, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 11, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 2, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 3, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 4, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 5, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 6, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 7, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 8, 40A Main Switch	1	3 - Fair	16
West Exterior	Main Switchboard	Subboard Unit 9, 40A Main Switch	1	3 - Fair	16



Defects Identified:



Defect ID: 179
Individual Element: Antenna System
Defect Description: Unit 8 and Unit 9: The antenna system which feeds unit 9 is interconnected with the antenna system which feeds unit 8. When unit 9 antenna system is disconnected, unit 8 also loses the antenna system feed.
Recommended Works: Separate the system configuration so that the antenna system feeds each unit independently as part of capital renewal.
Photo No.: 01-7400
Priority: Medium



Defect ID: 127
Individual Element: Lighting - General
Defect Description: Building 2 Exterior: Light fittings are approaching end of life.
Recommended Works: Replace light fittings as part of capital renewal.
Photo No.: 01-7307
Priority: High



Defect ID: 193
Individual Element: Lighting - General
Defect Description: Unit 11 - Kitchen and Living Area: The light fittings are approaching end of life.
Recommended Works: Replace the light fittings as part of capital renewal.
Photo No.: 01-7405
Priority: High



Defect ID: 165
Individual Element: Lighting - General
Defect Description: Unit 6 - Bedroom: The light fitting is approaching end of life.
Recommended Works: Replace the light fitting as part of capital renewal.
Photo No.: 01-7382
Priority: Medium



Defect ID: 164
Individual Element: Lighting - General
Defect Description: Unit 6 - Kitchen and Living Area: The light fitting is approaching end of life.
Recommended Works: Replace the light fitting as part of capital renewal.
Photo No.: 01-7381
Priority: High

4.2.4 Mechanical Services

A split air conditioning system provides conditioned air to unit 11. The air conditioning condenser and evaporator units are in fair condition with minor deterioration.



Location Photo: 01-7308

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Exterior (Unit 11)	Split A/C Unit	Condenser Unit, Kelvinator, 4kW		3 - Fair	4
Unit 11 - Kitchen and Living Area	Split A/C Unit	Evaporator Unit, Kelvinator		3 - Fair	8

4.2.5 Hydraulic Services

The potable water system supplies water to the bathrooms and kitchens. The hot water pressure at the taps in units 6 and 11 is insufficient. The hot water system should be drained, refilled and then tested and the cause of insufficient water pressure should be rectified.

The bathroom basins and kitchen sinks are in fair condition, apart from unit 9 bathroom basin which is in poor condition. The hot water heaters in unit 7, 9, 10 and 11 are in fair condition and the hot water heaters in units 6 and 8 are in poor condition.

The sewer system effectively discharge waste from the building. The sewer system pipework, bathroom cisterns and pans are in fair condition.

The stormwater system discharge rainwater from the roof. The gutters, downpipes and underground stormwater drainage system pipework are in fair condition.



Location Photo: 01-7304

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Exterior	Downpipe	Metal		3 - Fair	11
Exterior	Guttering	Metal		3 - Fair	11
Unit 10 - Bathroom	Bathroom Basin	Ceramic	1	2 - Good	15
Unit 10 - Bathroom	Bathroom Cistern	Plastic	1	3 - Fair	8
Unit 10 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	10
Unit 10 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 10 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 10 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 10 - Bathroom	Shower	Metal Fitting	1	3 - Fair	10
Unit 10 - Kitchen and Living Area	Hot Water Heater	50L Rheem	1	3 - Fair	7
Unit 10 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 10 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 10 - Kitchen and Living Area	Sink	Metal	1	3 - Fair	8
Unit 11 - Bathroom	Bathroom Basin	Ceramic	1	3 - Fair	15
Unit 11 - Bathroom	Bathroom Cistern	Ceramic	1	3 - Fair	12
Unit 11 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	12
Unit 11 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 11 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 11 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 11 - Bathroom	Shower	Metal Fitting	1	3 - Fair	10
Unit 11 - Kitchen and Living Area	Hot Water Heater	50L Rheem	1	3 - Fair	7



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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 11 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 11 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 11 - Kitchen and Living Area	Sink	Metal	1	3 - Fair	8
Unit 6 - Bathroom	Bathroom Basin	Ceramic	1	3 - Fair	11
Unit 6 - Bathroom	Bathroom Cistern	Plastic	1	3 - Fair	8
Unit 6 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	11
Unit 6 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 6 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 6 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 6 - Bathroom	Shower	Metal Fitting	1	3 - Fair	11
Unit 6 - Kitchen and Living Area	Hot Water Heater	50L Rheem	1	4 - Poor	3
Unit 6 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 6 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 6 - Kitchen and Living Area	Sink	Metal	1	3 - Fair	6
Unit 7 - Bathroom	Bathroom Basin	Ceramic	1	3 - Fair	11
Unit 7 - Bathroom	Bathroom Cistern	Plastic	1	3 - Fair	8
Unit 7 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	11
Unit 7 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 7 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 7 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 7 - Bathroom	Shower	Metal Fitting	1	3 - Fair	6
Unit 7 - Kitchen and Living Area	Hot Water Heater	50L	1	3 - Fair	5
Unit 7 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 7 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 7 - Kitchen and Living Area	Sink	Metal	1	3 - Fair	5
Unit 8 - Bathroom	Bathroom Basin	Ceramic	1	2 - Good	14
Unit 8 - Bathroom	Bathroom Cistern	Plastic	1	2 - Good	12
Unit 8 - Bathroom	Bathroom Pan	Ceramic	1	2 - Good	14
Unit 8 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 8 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 8 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 8 - Bathroom	Shower	Metal Fitting	1	3 - Fair	11
Unit 8 - Kitchen and Living Area	Hot Water Heater	50L	1	4 - Poor	3
Unit 8 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27

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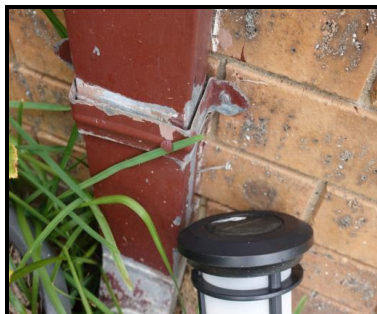
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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 8 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 8 - Kitchen and Living Area	Sink	Metal	1	3 - Fair	8
Unit 9 - Bathroom	Bathroom Basin	Ceramic	1	4 - Poor	5
Unit 9 - Bathroom	Bathroom Cistern	Plastic	1	3 - Fair	9
Unit 9 - Bathroom	Bathroom Pan	Ceramic	1	3 - Fair	10
Unit 9 - Bathroom	Internal Pipework Hot Water System			3 - Fair	27
Unit 9 - Bathroom	Internal Pipework Potable Water			3 - Fair	27
Unit 9 - Bathroom	Internal Pipework Sewer			3 - Fair	27
Unit 9 - Bathroom	Shower	Metal Fitting	1	3 - Fair	7
Unit 9 - Kitchen and Living Area	Hot Water Heater	50L Rheem	1	3 - Fair	5
Unit 9 - Kitchen and Living Area	Internal Pipework Hot Water System			3 - Fair	27
Unit 9 - Kitchen and Living Area	Internal Pipework Potable Water			3 - Fair	27
Unit 9 - Kitchen and Living Area	Sink	Metal	1	3 - Fair	5

Defects Identified:



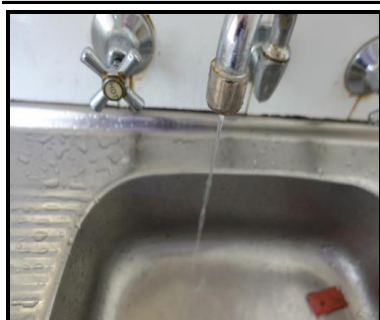
Defect ID: 125
Individual Element: Downpipe
Defect Description: Building 2 Exterior: Moderate damage has occurred to the connection between downpipes and stormwater system.
Recommended Works: Remediate damaged connection between downpipes and stormwater system as part of capital renewal.
Photo No.: 01-7311
Priority: Medium



Defect ID: 128
Individual Element: Guttering
Defect Description: Building 2 Exterior: Damage has occurred to the gutter brackets.
Recommended Works: Replace damaged gutter brackets as part of capital renewal.
Estimated Cost: \$210.00
Photo No.: 01-7306
Priority: Medium



Defect ID: 188
Individual Element: Internal Pipework Hot Water System
Defect Description: Unit 11 - Kitchen and Living Area: The hot water pressure is insufficient.
Recommended Works: Drain the hot water system and rectify the cause of insufficient water pressure as defect rectification.
Estimated Cost: \$590.00
Photo No.: 01-7397
Priority: Medium



Defect ID: 189
Individual Element: Internal Pipework Hot Water System
Defect Description: Unit 6 - Kitchen and Living Area: The water pressure is insufficient.
Recommended Works: Drain the hot water system and rectify the cause of insufficient water pressure as defect rectification.
Estimated Cost: \$590.00
Photo No.: 01-7385
Priority: Medium



Defect ID: 168
Individual Element: Shower
Defect Description: Unit 7 - Bathroom: Moderate corrosion has occurred to the shower fitting.
Recommended Works: Replace the shower fitting as part of capital renewal.
Photo No.: 01-7259
Priority: Medium

4.2.6 Fire and Safety Services

A smoke detector is installed in the kitchen and living area and the bedroom of each unit. The smoke detectors are generally in poor condition and will require replacement during the short term.

A duress emergency alarm switch is installed in the bedroom of each unit. The duress emergency alarms are in fair condition with minor deterioration.

A fire detection panel is installed on the western exterior of Building 2 which monitors both Building 1 and Building 2. The fire detection panel is in poor condition with significant surface corrosion. The fire detection panel does not identify the unit where the alarm was activated. The fire detection system panel should be upgraded during the short term with a panel which identifies the unit that activated the alarm.



Location Photo: 01-7322

A fire blanket and an extinguisher are installed in the kitchen and living area of each unit. The fire blankets and extinguishers are in good condition.

Condition Details:

Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Exterior	Duress Emergency Alarm	Panel	1	3 - Fair	8
Exterior	Fire Panel			4 - Poor	4
Unit 10 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 10 - Bedroom	Smoke Detector		1	3 - Fair	6
Unit 10 - Kitchen and Living Area	Extinguisher	1kg ABE	1	2 - Good	18
Unit 10 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 10 - Kitchen and Living Area	Smoke Detector		1	3 - Fair	6
Unit 11 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 11 - Bedroom	Smoke Detector		1	3 - Fair	6
Unit 11 - Kitchen and Living Area	Extinguisher	ABE	1	2 - Good	18
Unit 11 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 11 - Kitchen and Living Area	Smoke Detector		1	3 - Fair	6
Unit 6 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 6 - Bedroom	Smoke Detector		1	4 - Poor	4
Unit 6 - Kitchen and Living Area	Extinguisher	1kg ABE	1	2 - Good	18
Unit 6 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 6 - Kitchen and Living Area	Smoke Detector		1	4 - Poor	4
Unit 7 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 7 - Bedroom	Smoke Detector		1	4 - Poor	4
Unit 7 - Kitchen and Living Area	Extinguisher	1kg ABE	1	2 - Good	18
Unit 7 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 7 - Kitchen and Living Area	Smoke Detector		1	4 - Poor	4
Unit 8 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8

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Area	Individual Element	Description	Quantity	Condition Rating	Remaining Life
Unit 8 - Bedroom	Smoke Detector		1	3 - Fair	6
Unit 8 - Kitchen and Living Area	Extinguisher	1kg ABE	1	2 - Good	18
Unit 8 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 8 - Kitchen and Living Area	Smoke Detector		1	3 - Fair	7
Unit 9 - Bedroom	Duress Emergency Alarm		1	3 - Fair	8
Unit 9 - Bedroom	Smoke Detector		1	4 - Poor	3
Unit 9 - Kitchen and Living Area	Extinguisher	1kg ABE	1	2 - Good	18
Unit 9 - Kitchen and Living Area	Fire Blanket	1mx1m	1	2 - Good	18
Unit 9 - Kitchen and Living Area	Smoke Detector		1	4 - Poor	3

Defects Identified:



Defect ID: 185
Individual Element: Fire Panel
Defect Description: Building 2 Exterior: The panel does not identify the unit that activated the system alarm.
Recommended Works: Upgrade the fire panel so that the panel displays the unit that activated the system alarm as part of capital renewal.
Photo No.: 01-7348
Priority: High



Defect ID: 124
Individual Element: Fire Panel
Defect Description: Building 2 Exterior: Significant corrosion has occurred to the fire panel.
Recommended Works: Upgrade the fire panel as part of capital renewal.
Photo No.: 01-7312
Priority: High

5. COMPLIANCE ASSESSMENT

5.1 Building 1, Units 1 to 5

Building 1 is classified as a Class 1a residential building.

PART 2.1 STRUCTURE:

The performance requirements of Structure consider structural stability and resistance. Defects which impact the structural stability or resistance were not identified during the audit.

PART 2.2 DAMP AND WEATHERPROOFING:

The performance requirements of Damp and Weatherproofing consider rainwater management, weatherproofing and rising damp. The stormwater system effectively discharges rainwater from the building and the building provides an acceptable level of weatherproofing.

PART 2.3 FIRE SAFETY:

The performance requirements of Fire Safety consider spread of fire and automatic warning for occupants. The building is a sufficient distance away from the boundary fences (exceeding the 900mm requirement) and Building 2 (exceeding the 1,800mm requirement). Defects which impact the fire resistance of the building was not identified during the audit.

A smoke detector is installed in the kitchen and living area, and the bedroom of each unit. The locations of smoke detectors are appropriate and the smoke detection system is operational.

PART 2.4 HEALTH AND AMENITY:

The performance requirements of Health and Amenity consider wet areas, room heights, personal hygiene and other facilities, lighting, ventilation, condensation and water vapour management.

The bathroom within each unit is sufficiently sealed to prevent water ingress to other areas of the building. The ceiling heights in internal areas are appropriate for their intended use and are above the minimum requirements (2.4m for the kitchen and living areas and bedrooms and 2.1m for bathrooms).

Lighting in each unit provides acceptable light levels in each internal area. Natural ventilation is available in all internal areas. Consideration should be given to installation of kitchen rangehoods and bathroom exhaust fans to improve ventilation.

Minor mould growth was identified in the unit 5 bedroom and should be removed during the short term.

PART 2.5 SAFE MOVEMENT AND ACCESS:



Building Photo: 01-7190

Access to and movement within the individual units in Building 1 are considered safe.

WORK HEALTH AND SAFETY:

The fibre cement soffit contains asbestos. At the time the soffit is replaced, a licensed asbestos removal contractor will need to be appointed.

Compliance Details:

Act	NCC Section	NCC Part	Individual Element	At Audit
Service: Essential Services				
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Structure	Construction Properties	Defects Not Identified
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Damp and Weatherproofing	Construction Properties	Defects Not Identified
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Fire Safety	Construction Properties	Defects Not Identified
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Health and Amenity	Construction Properties	Defects Identified
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Safe Movement and Access	Construction Properties	Defects Not Identified
Service: Work Health & Safety				
Work Health and Safety Act 2011 (NSW)	Work Health and Safety	Safety Provisions	Construction Properties	Defects Identified

Non-Compliances Identified:



Non-Compliance ID:	100
NCC Section:	Performance Provisions
NCC Part:	Health and Amenity
Individual Element:	Construction Properties
Description:	Unit 5 - Bedroom: Minor mould growth was identified on the wall.
Recommended Works:	Remove mould from the wall as defect rectification.
Estimated Cost:	\$430.00
Photo No.:	01-7366
Priority:	Medium
Obligation:	Mandatory



Non-Compliance ID:	99
NCC Section:	Work Health and Safety
NCC Part:	Safety Provisions
Individual Element:	Construction Properties
Description:	Building 1 Exterior: The soffit underpanels contain asbestos.
Recommended Works:	Remove asbestos containing materials by a licensed contractor in conjunction with capital renewal (refer LCC Plan).
Photo No.:	01-7196
Priority:	High
Obligation:	Mandatory

Total Estimated Rectification Cost:

\$430.00

5.2 Building 2, Units 6 to 11

Building 2 is classified as a Class 1a residential building.

PART 2.1 STRUCTURE:

The performance requirements of Structure consider structural stability and resistance. Defects which impact the structural stability or resistance were not identified during the audit.

PART 2.2 DAMP AND WEATHERPROOFING:

The performance requirements of Damp and Weatherproofing consider rainwater management, weatherproofing and rising damp. The stormwater system effectively discharges rainwater from the building and the building provides an acceptable level of weatherproofing.

PART 2.3 FIRE SAFETY:

The performance requirements of Fire Safety consider spread of fire and automatic warning for occupants. The building is a sufficient distance away from the boundary fences (exceeding the 900mm requirement) and Building 1 (exceeding the 1,800mm requirement). Defects which impact the fire resistance of the building was not identified during the audit.

A smoke detector is installed in the kitchen and living area, and the bedroom of each unit. The locations of smoke detectors are appropriate and the smoke detection system is operational.

PART 2.4 HEALTH AND AMENITY:

The performance requirements of Health and Amenity consider wet areas, room heights, personal hygiene and other facilities, lighting, ventilation, condensation and water vapour management.

The bathroom within each unit is sufficiently sealed to prevent water ingress to other areas of the building. The ceiling heights in internal areas are appropriate for their intended use and are above the minimum requirements (2.4m for the kitchen and living areas and bedrooms and 2.1m for bathrooms).

Lighting in each unit provides acceptable light levels in each internal area. Natural ventilation is available in all internal areas. Consideration should be given to installation of kitchen rangehoods and bathroom exhaust fans to improve ventilation.

Minor mould growth was identified in the unit 10 bathroom and bedroom and should be removed during the short term.

PART 2.5 SAFE MOVEMENT AND ACCESS:

Access to and movement within the individual units in



Building Photo: 01-7227

Building 2 are considered safe.

WORK HEALTH AND SAFETY:

The fibre cement soffit contains asbestos. At the time the soffit is replaced, a licensed asbestos removal contractor will need to be appointed.

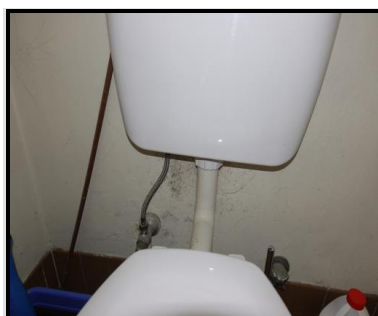
Compliance Details:

Act	NCC Section	NCC Part	Individual Element	At Audit
Service: Essential Services				
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Structure	Construction Properties	Defects Not Identified
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Damp and Weatherproofing	Construction Properties	Defects Not Identified
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Fire Safety	Construction Properties	Defects Not Identified
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Health and Amenity	Construction Properties	Defects Identified
Environmental Planning and Assessment Act 1979 (NSW)	Performance Provisions	Safe Movement and Access	Construction Properties	Defects Not Identified
Service: Work Health & Safety				
Work Health and Safety Act 2011 (NSW)	Work Health and Safety	Safety Provisions	Construction Properties	Defects Identified

Non-Compliances Identified:



Non-Compliance ID:	102
NCC Section:	Performance Provisions
NCC Part:	Health and Amenity
Individual Element:	Construction Properties
Description:	Unit 10 - Bedroom: Minor mould growth was identified on the wall.
Recommended Works:	Remove mould from the wall as defect rectification.
Estimated Cost:	\$390.00
Photo No.:	01-7340
Priority:	Medium
Obligation:	Mandatory



Non-Compliance ID: 101
NCC Section: Performance Provisions
NCC Part: Health and Amenity
Individual Element: Construction Properties
Description: Unit 10 - Bathroom: Minor mould growth was identified on the wall.
Recommended Works: Remove mould from the wall as defect rectification.
Estimated Cost: \$210.00
Photo No.: 01-7336
Priority: Medium
Obligation: Mandatory



Non-Compliance ID: 103
NCC Section: Work Health and Safety
NCC Part: Safety Provisions
Individual Element: Construction Properties
Description: Building 2 Exterior: The soffit underpanels contain asbestos.
Recommended Works: Remove asbestos containing materials by a licensed contractor in conjunction with capital renewal (refer LCC Plan).
Photo No.: 01-7307
Priority: High
Obligation: Mandatory

Total Estimated Rectification Cost: \$600.00

6. LIFE CYCLE COST PLAN FOR 2024/25 - 2033/34

6.1 Building 1, Units 1 to 5

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
1. Capital Renewal	Electrical Services	Exterior: Light Fittings - Replace light fittings at end of life with LED light fittings.	1 - High	\$5,000										\$5,000
2. Capital Renewal	Electrical Services	Unit 1 (Vacant): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium		\$2,800									\$2,800
3. Capital Renewal	Electrical Services	Unit 2 (Occupied): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium			\$2,800								\$2,800
4. Capital Renewal	Electrical Services	Unit 3 (Vacant): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium		\$2,800									\$2,800
5. Capital Renewal	Electrical Services	Unit 4 (Vacant): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium		\$2,800									\$2,800
6. Capital Renewal	Electrical Services	Unit 5 (Vacant): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium		\$2,800									\$2,800
7. Capital Renewal	Fitout	Unit 1 (Vacant): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium		\$28,000									\$28,000
8. Capital Renewal	Fitout	Unit 1 (Vacant): Stove - Replace stove.	2 - Medium		\$2,900									\$2,900
9. Capital Renewal	Fitout	Unit 1 (Vacant): Joinery - Replace joinery.	2 - Medium		\$14,000									\$14,000
10. Capital Renewal	Fitout	Unit 2 (Occupied): Joinery - Replace joinery.	2 - Medium			\$14,000								\$14,000
11. Capital Renewal	Fitout	Unit 2 (Occupied): Stove - Replace stove.	2 - Medium						\$2,900					\$2,900
12. Capital Renewal	Fitout	Unit 2 (Occupied): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium			\$28,000								\$28,000



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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
13. Capital Renewal	Fitout	Unit 3 (Vacant): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium		\$28,000									\$28,000
14. Capital Renewal	Fitout	Unit 3 (Vacant): Stove - Replace stove.	2 - Medium		\$2,900									\$2,900
15. Capital Renewal	Fitout	Unit 3 (Vacant): Joinery - Replace joinery.	2 - Medium								\$14,000			\$14,000
16. Capital Renewal	Fitout	Unit 4 (Vacant): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium		\$28,000									\$28,000
17. Capital Renewal	Fitout	Unit 4 (Vacant): Stove - Replace stove.	2 - Medium							\$2,900				\$2,900
18. Capital Renewal	Fitout	Unit 4 (Vacant): Joinery - Replace joinery.	2 - Medium									\$14,000		\$14,000
19. Capital Renewal	Fitout	Unit 5 (Vacant): Joinery - Replace joinery.	2 - Medium		\$14,000									\$14,000
20. Capital Renewal	Fitout	Unit 5 (Vacant): Stove - Replace stove.	2 - Medium						\$2,900					\$2,900
21. Capital Renewal	Fitout	Unit 5 (Vacant): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium		\$28,000									\$28,000
22. Capital Renewal	Hydraulic Services	Roof: Gutters and Downpipes - Replace gutters and downpipes.	1 - High										\$28,000	\$28,000
23. Capital Renewal	Hydraulic Services	Unit 1 (Vacant): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium		\$2,800									\$2,800
24. Capital Renewal	Hydraulic Services	Unit 1 (Vacant): Hot Water Heater - Replace hot water heater.	2 - Medium		\$9,000									\$9,000
25. Capital Renewal	Hydraulic Services	Unit 2 (Occupied): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium			\$2,800								\$2,800
26. Capital Renewal	Hydraulic Services	Unit 2 (Occupied): Hot Water Heater - Replace hot water heater.	2 - Medium					\$9,000						\$9,000



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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
27. Capital Renewal	Hydraulic Services	Unit 3 (Vacant): Hot Water Heater - Replace hot water heater.	2 - Medium		\$9,000									\$9,000
28. Capital Renewal	Hydraulic Services	Unit 3 (Vacant): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium		\$2,800									\$2,800
29. Capital Renewal	Hydraulic Services	Unit 4 (Vacant): Hot Water Heater - Replace hot water heater.	2 - Medium		\$9,000									\$9,000
30. Capital Renewal	Hydraulic Services	Unit 4 (Vacant): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium		\$1,700									\$1,700
31. Capital Renewal	Hydraulic Services	Unit 5 (Vacant): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium		\$1,700									\$1,700
32. Capital Renewal	Hydraulic Services	Unit 5 (Vacant): Hot Water Heater - Replace hot water heater.	2 - Medium		\$9,000									\$9,000
33. Capital Renewal	Structure and Roof	Exterior: Roof and Perimeter Walls - Remediate damaged construction elements, replace damaged sections of soffit, replace damaged tiles and repaint columns.	1 - High	\$38,000								\$18,000		\$56,000
34. Capital Renewal	Structure and Roof	Exterior: Windows - Replace sections window of window frames and seals which have deteriorated.	1 - High	\$26,000								\$28,000		\$54,000
Sub-Total Capital Renewal				\$69,000	\$202,000	\$47,600	\$0	\$9,000	\$5,800	\$2,900	\$14,000	\$60,000	\$28,000	\$438,300

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
1. Remedial Maintenance (Non-Statutory)	Electrical Services	Unit 1 - Kitchen and Living Area: The light fittings are approaching end of life. - Replace the light fittings as part of capital renewal.	1 - High											\$0
2. Remedial Maintenance (Non-Statutory)	Electrical Services	Unit 1 - Bedroom: The light fitting is approaching end of life. - Replace the light fitting as part of capital renewal.	1 - High											\$0
3. Remedial Maintenance (Non-Statutory)	Electrical Services	Unit 2 - Bedroom: The light fitting is approaching end of life. - Replace the light fitting as part of capital renewal.	1 - High											\$0
4. Remedial Maintenance (Non-Statutory)	Electrical Services	Unit 5 - Kitchen and Living Area: The light fittings are approaching end of life. - Replace the light fittings as part of capital renewal.	1 - High											\$0
5. Remedial Maintenance (Non-Statutory)	Fitout	Unit 2 - Kitchen and Living Area: The joinery is approaching end of life. - Replace the joinery as part of capital renewal.	2 - Medium											\$0



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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
6. Remedial Maintenance (Non-Statutory)	Fitout	Unit 1 - Kitchen and Living Area: The joinery is approaching end of life. - Replace the joinery as part of capital renewal.	2 - Medium											\$0
7. Remedial Maintenance (Non-Statutory)	Fitout	Unit 1 - Bathroom: Significant deterioration has occurred to the door. - Replace the door as part of capital renewal.	1 - High											\$0
8. Remedial Maintenance (Non-Statutory)	Fitout	Unit 1 - Bedroom: Moderate deterioration has occurred to the door. - Replace the door as part of capital renewal.	1 - High											\$0
9. Remedial Maintenance (Non-Statutory)	Fitout	Unit 1 - Kitchen and Living Area: Minor cracking has occurred to the walls. - Remediate cracked sections of the walls as part of capital renewal.	2 - Medium											\$0
10. Remedial Maintenance (Non-Statutory)	Fitout	Unit 3 - Kitchen and Living Area: The stove is approaching end of life. - Replace the stove as part of capital renewal.	2 - Medium											\$0
11. Remedial Maintenance (Non-Statutory)	Fitout	Unit 4 - Kitchen and Living Area: Minor cracking has occurred to the walls. - Remediate cracked sections of the walls as part of capital renewal.	2 - Medium											\$0
12. Remedial Maintenance (Non-Statutory)	Fitout	Unit 5 - Kitchen and Living Area: The joinery is approaching end of life. - Replace the joinery as part of capital renewal.	2 - Medium											\$0
13. Remedial Maintenance (Non-Statutory)	Fitout	Laundry: Moderate cracking has occurred to the walls. - Remediate cracked sections of the walls as part of capital renewal.	1 - High											\$0
14. Remedial Maintenance (Non-Statutory)	Fitout	Laundry: Minor cracking has occurred to the floor. - Remediate cracked sections of the floor as part of capital renewal.	2 - Medium											\$0
15. Remedial Maintenance (Non-Statutory)	Fuel System	External Area Between Building 1 and Building 2: Significant cracking has occurred to the hardstand surface. - Remediate damaged sections of the hardstand surface as part of capital renewal.	2 - Medium											\$0
16. Remedial Maintenance (Non-Statutory)	Fuel System	External (North): Significant cracking has occurred to the hardstand surface. - Remediate cracked sections of the hardstand surface as part of capital renewal.	2 - Medium											\$0
17. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Building 1 Exterior: Minor cracking has occurred at base of downpipes. - Remediate damaged sections of downpipes as part of capital renewal.	2 - Medium											\$0



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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
18. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Building 1 Exterior: The downpipe bracket has detached from the wall. - Attach the downpipe bracket to the wall as defect rectification.	3 - Low	\$230										\$230
19. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Unit 2 - Bathroom: Moderate corrosion has occurred to the shower fitting. - Replace the shower fitting as part of capital renewal.	2 - Medium											\$0
20. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Laundry: The hot water heater is approaching end of life. - Replace the hot water heater as part of capital renewal.	1 - High											\$0
21. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Laundry: Severe corrosion has occurred to the basins. - Replace the basins as part of capital renewal.	2 - Medium											\$0
22. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 1 - Kitchen and Living Area: Moderate cracking has occurred to the wall ceramic tiles. - Replace damaged tiles as part of capital renewal.	2 - Medium											\$0
23. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 1 - Kitchen and Living Area: Moderate damage has occurred to the wall paint finish. - Repaint the walls as part of capital renewal.	3 - Low											\$0
24. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 1 - Bedroom: Moderate deterioration has occurred to the carpet floor cover. - Replace the floor cover as part of capital renewal.	2 - Medium											\$0
25. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 3 - Bathroom: Minor deterioration has occurred to the ceiling paint finish. - Repaint the ceiling as part of capital renewal.	3 - Low											\$0
26. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 4 - Bathroom: Minor deterioration has occurred to the wall paint finish. - Repaint the walls as part of capital renewal.	3 - Low											\$0
27. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 5 - Bedroom: Moderate deterioration has occurred to the carpet floor cover. - Replace the carpet floor cover as part of capital renewal.	3 - Low											\$0
28. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 1 Roof: Damage has occurred to roof concrete tiles. - Replace damaged roof tiles as part of capital renewal as defect rectification.	1 - High	\$380										\$380
29. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 1 Exterior: Moderate deterioration has occurred to the window seals. Moderate displacement has occurred to the window frames. - Replace deteriorated seals and replace displaced window frames as part of capital renewal.	1 - High											\$0



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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
30. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 1 Exterior: Significant cracking has occurred to the privacy wall. - Remediate damaged sections of the privacy wall as part of capital renewal.	1 - High											\$0
31. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 2 Exterior: Significant deterioration has occurred to the column paint finish. - Repaint columns as part of capital renewal.	3 - Low											\$0
32. Remedial Maintenance (Non-Statutory)	Structure and Roof	External: The roof and walls have partially collapsed. - Replace the garden shed as part of capital renewal.	1 - High											\$0
33. Remedial Maintenance (Non-Statutory)	Structure and Roof	Unit 1 - Entrance: Significant deterioration has occurred to the entry door. - Replace the door as part of capital renewal.	2 - Medium											\$0
34. Remedial Maintenance (Non-Statutory)	Structure and Roof	Unit 3 - Entrance: Moderate deterioration has occurred to the entry door. - Replace the door as part of capital renewal.	2 - Medium											\$0
35. Remedial Maintenance (Non-Statutory)	Structure and Roof	Unit 4 - Entrance: Moderate deterioration has occurred to the entry door. - Replace the door as part of capital renewal.	2 - Medium											\$0
36. Remedial Maintenance (Non-Statutory)	Structure and Roof	Unit 5 - Entrance: Moderate deterioration has occurred to the entry door. - Replace the door as part of capital renewal.	2 - Medium											\$0
37. Remedial Maintenance (Non-Statutory)	Structure and Roof	Laundry: Moderate deterioration has occurred to the door. - Replace the door as part of capital renewal.	2 - Medium											\$0
Sub-Total Remedial Maintenance (Non-Statutory)				\$610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$610

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
1. Remedial Maintenance (Statutory)	Performance Provisions - Health and Amenity	Unit 5 - Bedroom: Minor mould growth was identified on the wall. - Remove mould from the wall as defect rectification.	2 - Medium	\$430										\$430
2. Remedial Maintenance (Statutory)	Work Health and Safety - Safety Provisions	Building 1 Exterior: The soffit underpanels contain asbestos. - Remove asbestos containing materials by a licensed contractor in conjunction with capital renewal (refer LCC Plan).	1 - High											\$0
Sub-Total Remedial Maintenance (Statutory)				\$430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$430



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6.2 Building 2, Units 6 to 11

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
1. Capital Renewal	Electrical Services	Exterior: Light Fittings - Replace light fittings at end of life with LED light fittings.	1 - High	\$5,000										\$5,000
2. Capital Renewal	Electrical Services	Unit 6 (Vacant): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium		\$2,800									\$2,800
3. Capital Renewal	Electrical Services	Unit 7 (Occupied): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium			\$2,800								\$2,800
4. Capital Renewal	Electrical Services	Unit 8 (Occupied): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium			\$2,800								\$2,800
5. Capital Renewal	Electrical Services	Unit 9 (Vacant): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium		\$2,800									\$2,800
6. Capital Renewal	Electrical Services	Unit 10 (Occupied): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium			\$2,800								\$2,800
7. Capital Renewal	Electrical Services	Unit 11 (Vacant): Light Fittings - Replace light fittings which have reached end of life.	2 - Medium		\$2,800									\$2,800
8. Capital Renewal	Fitout	Unit 6 (Vacant): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium		\$28,000									\$28,000
9. Capital Renewal	Fitout	Unit 6 (Vacant): Stove - Replace stove.	2 - Medium		\$2,900									\$2,900
10. Capital Renewal	Fitout	Unit 6 (Vacant): Joinery - Replace joinery.	2 - Medium		\$14,000									\$14,000
11. Capital Renewal	Fitout	Unit 7 (Occupied): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium			\$28,000								\$28,000
12. Capital Renewal	Fitout	Unit 7 (Occupied): Stove - Replace stove.	2 - Medium						\$2,900					\$2,900
13. Capital Renewal	Fitout	Unit 7 (Occupied): Joinery - Replace joinery.	2 - Medium			\$14,000								\$14,000



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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
14. Capital Renewal	Fitout	Unit 8 (Occupied): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium			\$28,000								\$28,000
15. Capital Renewal	Fitout	Unit 8 (Occupied): Stove - Replace stove.	2 - Medium						\$2,900					\$2,900
16. Capital Renewal	Fitout	Unit 9 (Vacant): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium		\$28,000									\$28,000
17. Capital Renewal	Fitout	Unit 9 (Vacant): Stove - Replace stove.	2 - Medium						\$2,900					\$2,900
18. Capital Renewal	Fitout	Unit 9 (Vacant): Joinery - Replace joinery.	2 - Medium		\$14,000									\$14,000
19. Capital Renewal	Fitout	Unit 10 (Occupied): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium			\$28,000								\$28,000
20. Capital Renewal	Fitout	Unit 10 (Occupied): Stove - Replace stove.	2 - Medium			\$2,900								\$2,900
21. Capital Renewal	Fitout	Unit 10 (Occupied): Joinery - Replace joinery.	2 - Medium						\$14,000					\$14,000
22. Capital Renewal	Fitout	Unit 11 (Vacant): Entry Door, Internal Walls, Ceilings, Doors, Finishes and Floor Covers - Refurbish the kitchen (excluding joinery) and living area, bedroom and bathroom. Repair damaged construction elements and doors, repaint surfaces and replace deteriorated floor covers and damaged ceramic tiles.	2 - Medium		\$28,000									\$28,000
23. Capital Renewal	Fitout	Unit 11 (Vacant): Stove - Replace stove.	2 - Medium							\$2,900				\$2,900
24. Capital Renewal	Fitout	Unit 11 (Vacant): Joinery - Replace joinery.	2 - Medium						\$14,000					\$14,000
25. Capital Renewal	Hydraulic Services	Roof: Gutters and Downpipes - Replace gutters and downpipes.	1 - High										\$28,000	\$28,000



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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
26. Capital Renewal	Hydraulic Services	Unit 6 (Vacant): Hot Water Heater - Replace hot water heater.	2 - Medium		\$9,000									\$9,000
27. Capital Renewal	Hydraulic Services	Unit 6 (Vacant): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium		\$1,700									\$1,700
28. Capital Renewal	Hydraulic Services	Unit 7 (Occupied): Hot Water Heater - Replace hot water heater.	2 - Medium					\$9,000						\$9,000
29. Capital Renewal	Hydraulic Services	Unit 7 (Occupied): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium			\$2,800								\$2,800
30. Capital Renewal	Hydraulic Services	Unit 8 (Occupied): Hot Water Heater - Replace hot water heater.	2 - Medium			\$9,000								\$9,000
31. Capital Renewal	Hydraulic Services	Unit 8 (Occupied): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium			\$1,700								\$1,700
32. Capital Renewal	Hydraulic Services	Unit 9 (Vacant): Hot Water Heater - Replace hot water heater.	2 - Medium					\$9,000						\$9,000
33. Capital Renewal	Hydraulic Services	Unit 9 (Vacant): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium		\$2,800									\$2,800
34. Capital Renewal	Hydraulic Services	Unit 10 (Occupied): Hot Water Heater - Replace hot water heater.	2 - Medium							\$9,000				\$9,000
35. Capital Renewal	Hydraulic Services	Unit 10 (Occupied): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium			\$1,700								\$1,700
36. Capital Renewal	Hydraulic Services	Unit 11 (Vacant): Hot Water Heater - Replace hot water heater.	2 - Medium							\$9,000				\$9,000
37. Capital Renewal	Hydraulic Services	Unit 11 (Vacant): Plumbing Fixtures - Replace damaged plumbing fixtures.	2 - Medium		\$1,700									\$1,700
38. Capital Renewal	Mechanical Services	Unit 11: Split Air Conditioning System - Replace evaporator.	3 - Low								\$3,000			\$3,000
39. Capital Renewal	Mechanical Services	Unit 11: Split Air Conditioning System - Replace condensor.	3 - Low				\$12,000							\$12,000
40. Capital Renewal	Structure and Roof	Exterior: Windows - Replace sections window of window frames and seals which have deteriorated.	1 - High	\$26,000								\$28,000		\$54,000
41. Capital Renewal	Structure and Roof	Exterior: Roof and Perimeter Walls - Remediate damaged construction elements, replace damaged sections of soffit, replace damaged tiles and repaint columns.	1 - High	\$36,000								\$18,000		\$54,000
Sub-Total Capital Renewal				\$67,000	\$138,500	\$124,500	\$12,000	\$18,000	\$36,700	\$20,900	\$3,000	\$46,000	\$28,000	\$494,600

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2 Laycock Street, Bexley North - Condition and Compliance Assessments and Cost Plan

Asset Technologies Pacific

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
1. Remedial Maintenance (Non-Statutory)	Electrical Services	Building 2 Exterior: Light fittings are approaching end of life. - Replace light fittings as part of capital renewal.	1 - High											\$0
2. Remedial Maintenance (Non-Statutory)	Electrical Services	Unit 6 - Kitchen and Living Area: The light fitting is approaching end of life. - Replace the light fitting as part of capital renewal.	1 - High											\$0
3. Remedial Maintenance (Non-Statutory)	Electrical Services	Unit 6 - Bedroom: The light fitting is approaching end of life. - Replace the light fitting as part of capital renewal.	2 - Medium											\$0
4. Remedial Maintenance (Non-Statutory)	Electrical Services	Unit 8 and Unit 9: The antenna system which feeds unit 9 is interconnected with the antenna system which feeds unit 8. When unit 9 antenna system is disconnected, unit 8 also loses the antenna system feed. - Separate the system configuration so that the antenna system feeds each unit independently as part of capital renewal.	2 - Medium											\$0
5. Remedial Maintenance (Non-Statutory)	Electrical Services	Unit 11 - Kitchen and Living Area: The light fittings are approaching end of life. - Replace the light fittings as part of capital renewal.	1 - High											\$0
6. Remedial Maintenance (Non-Statutory)	Fire and Safety Services	Building 2 Exterior: Significant corrosion has occurred to the fire panel. - Upgrade the fire panel as part of capital renewal.	1 - High											\$0
7. Remedial Maintenance (Non-Statutory)	Fire and Safety Services	Building 2 Exterior: The panel does not identify the unit that activated the system alarm. - Upgrade the fire panel so that the panel displays the unit that activated the system alarm as part of capital renewal.	1 - High											\$0
8. Remedial Maintenance (Non-Statutory)	Fitout	Unit 6 - Kitchen and Living Area: The joinery is approaching end of life. - Replace the joinery as part of capital renewal.	2 - Medium											\$0
9. Remedial Maintenance (Non-Statutory)	Fitout	Unit 7 - Kitchen and Living Area: The joinery is approaching end of life. - Replace the joinery as part of capital renewal.	2 - Medium											\$0
10. Remedial Maintenance (Non-Statutory)	Fitout	Unit 7 - Kitchen and Living Area: Minor cracking has occurred to the walls. - Remediate cracked sections of the walls as part of capital renewal.	2 - Medium											\$0
11. Remedial Maintenance (Non-Statutory)	Fitout	Unit 9 - Kitchen and Living Area: Moderate cracking has occurred to the walls. - Remediate cracked sections of the walls as part of capital renewal.	2 - Medium											\$0



2 Laycock Street, Bexley North - Condition and Compliance Assessments and Cost Plan

Asset Technologies Pacific

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
12. Remedial Maintenance (Non-Statutory)	Fitout	Unit 9 - Kitchen and Living Area: The joinery is approaching end of life. - Replace the joinery as part of capital renewal.	2 - Medium											\$0
13. Remedial Maintenance (Non-Statutory)	Fitout	Unit 9 - Bedroom: Moderate cracking has occurred to the walls. - Remediate cracked sections of the walls as part of capital renewal.	2 - Medium											\$0
14. Remedial Maintenance (Non-Statutory)	Fitout	Unit 10 - Kitchen and Living Area: Severe deterioration has occurred to the hot plates. The oven door is not correctly sealed. - Replace the stove as part of capital renewal.	1 - High											\$0
15. Remedial Maintenance (Non-Statutory)	Fitout	Unit 10 - Kitchen and Living Area: Minor cracking has occurred to the walls. - Remediate cracked sections of the walls as part of capital renewal.	2 - Medium											\$0
16. Remedial Maintenance (Non-Statutory)	Fitout	Unit 10 - Bedroom: Minor cracking has occurred to the walls. - Remediate cracked sections of the walls as part of capital renewal.	2 - Medium											\$0
17. Remedial Maintenance (Non-Statutory)	Fitout	Unit 10 - Kitchen and Living Area: Significant deterioration has occurred to the joinery. - Replace the joinery as part of capital renewal.	2 - Medium											\$0
18. Remedial Maintenance (Non-Statutory)	Fitout	Unit 10 - Bathroom: The door is not secured on the rail. - Replace the door as part of capital renewal.	1 - High											\$0
19. Remedial Maintenance (Non-Statutory)	Fitout	Unit 10 - Bedroom: The cupboard door handle has been removed. - Install door handle on the cupboard as defect rectification.	3 - Low	\$200										\$200
20. Remedial Maintenance (Non-Statutory)	Fitout	Unit 10 - Kitchen and Living Area: The cupboard door handle is not mechanically secured. - Mechanically secure the cupboard door handle as defect rectification.	3 - Low	\$150										\$150
21. Remedial Maintenance (Non-Statutory)	Fitout	Unit 11 - Bedroom: Minor damage has occurred to the door architrave. - Remediate damaged door architrave as part of capital renewal.	3 - Low											\$0
22. Remedial Maintenance (Non-Statutory)	Fitout	Unit 11 - Kitchen and Living Area: Moderate deterioration has occurred to the joinery. - Replace the joinery as part of capital renewal.	3 - Low											\$0



2 Laycock Street, Bexley North - Condition and Compliance Assessments and Cost Plan

Asset Technologies Pacific

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
23. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Building 2 Exterior: Moderate damage has occurred to the connection between downpipes and stormwater system. - Remediate damaged connection between downpipes and stormwater system as part of capital renewal.	2 - Medium											\$0
24. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Building 2 Exterior: Damage has occurred to the gutter brackets. - Replace damaged gutter brackets as part of capital renewal.	2 - Medium	\$210										\$210
25. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Unit 7 - Bathroom: Moderate corrosion has occurred to the shower fitting. - Replace the shower fitting as part of capital renewal.	2 - Medium											\$0
26. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Unit 11 - Kitchen and Living Area: The hot water pressure is insufficient. - Drain the hot water system and rectify the cause of insufficient water pressure as defect rectification.	2 - Medium	\$590										\$590
27. Remedial Maintenance (Non-Statutory)	Hydraulic Services	Unit 6 - Kitchen and Living Area: The water pressure is insufficient. - Drain the hot water system and rectify the cause of insufficient water pressure as defect rectification.	2 - Medium	\$590										\$590
28. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 7 - Bathroom: Moderate deterioration has occurred to the wall paint finish. - Repaint the walls as part of capital renewal.	3 - Low											\$0
29. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 6 - Kitchen and Living Area: Severe deterioration has occurred to the wall paint finish. - Repaint the walls as part of capital renewal.	3 - Low											\$0
30. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 6 - Bedroom: Severe deterioration has occurred to the wall paint finish. - Repaint the walls as part of capital renewal.	3 - Low											\$0
31. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 6 - Bathroom: Severe deterioration has occurred to the wall paint finish. - Repaint the walls as part of capital renewal.	3 - Low											\$0
32. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 6 - Bathroom: Moderate deterioration has occurred to the ceiling paint finish. - Repaint the ceiling as part of capital renewal.	3 - Low											\$0
33. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 7 - Bathroom: Moderate deterioration has occurred to the ceiling paint finish. - Repaint the ceiling as part of capital renewal.	3 - Low											\$0



2 Laycock Street, Bexley North - Condition and Compliance Assessments and Cost Plan

Asset Technologies Pacific

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
34. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 7 - Kitchen and Living Area: Moderate water damage has occurred to the floor cover. - Replace the floor cover as part of capital renewal.	2 - Medium											\$0
35. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 8 - Bedroom: Minor deterioration has occurred to the ceiling paint finish. - Repaint the ceiling as part of capital renewal.	3 - Low											\$0
36. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 8 - Bathroom: Minor deterioration has occurred to the ceiling paint finish. - Repaint the ceiling as part of capital renewal.	3 - Low											\$0
37. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 9 - Bedroom: Significant deterioration has occurred to the floor cover. - Replace the floor cover as part of capital renewal.	2 - Medium											\$0
38. Remedial Maintenance (Non-Statutory)	Internal Finishes	Unit 11 - Kitchen and Living Area: Minor deterioration has occurred to the ceiling paint finish. - Repaint the ceiling as part of capital renewal.	3 - Low											\$0
39. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 2 Exterior: Minor deterioration has occurred to the window awning structure and cover. - Replace the awning structure and cover as part of capital renewal.	2 - Medium											\$0
40. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 2 Roof: Minor cracking has occurred to roof concrete tiles. - Replace damaged roof tiles as part of capital renewal.	1 - High											\$0
41. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 2 Exterior: Significant deterioration has occurred to the column paint finish. - Repaint columns as part of capital renewal.	3 - Low											\$0
42. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 2 Exterior South: Severe deterioration has occurred to the soffit fibre cement panels and paint finish. - Replace significantly deteriorated soffit panels (by an asbestos removal licensed contractor) as part of capital renewal.	2 - Medium											\$0
43. Remedial Maintenance (Non-Statutory)	Structure and Roof	Building 2 Exterior: Moderate cracking has occurred to the perimeter walls. - Remediate damaged sections of perimeter walls as part of capital renewal.	1 - High											\$0
44. Remedial Maintenance (Non-Statutory)	Structure and Roof	Unit 9 - Entrance: Moderate deterioration has occurred to the entry door. - Replace the door as part of capital renewal.	2 - Medium											\$0
45. Remedial Maintenance (Non-Statutory)	Structure and Roof	Unit 11 - Entrance: The door handle is detached. - Attach the door handle to the door as defect rectification.	1 - High	\$380										\$380

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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
Sub-Total Remedial Maintenance (Non-Statutory)				\$2,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,120

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
1. Remedial Maintenance (Statutory)	Performance Provisions - Health and Amenity	Unit 10 - Bathroom: Minor mould growth was identified on the wall. - Remove mould from the wall as defect rectification.	2 - Medium	\$210										\$210
2. Remedial Maintenance (Statutory)	Performance Provisions - Health and Amenity	Unit 10 - Bedroom: Minor mould growth was identified on the wall. - Remove mould from the wall as defect rectification.	2 - Medium	\$390										\$390
3. Remedial Maintenance (Statutory)	Work Health and Safety - Safety Provisions	Building 2 Exterior: The soffit underpanels contain asbestos. - Remove asbestos containing materials by a licensed contractor in conjunction with capital renewal (refer LCC Plan).	1 - High											\$0
Sub-Total Remedial Maintenance (Statutory)				\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600



2 Laycock Street, Bexley North - Condition and Compliance Assessments and Cost Plan

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6.3 Sitewide Expenditure

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
1. Capital Renewal	Civil Elements	External: Garden Shed - Replace the garden shed.	1 - High	\$16,000										\$16,000
2. Capital Renewal	Civil Elements	External (Sitewide): Hardstand and Driveway Surfaces - Resurface damaged sections of hardstand and driveway surfaces.	1 - High					\$23,000						\$23,000
3. Capital Renewal	Civil Elements	External (Sitewide): Boundary Fences and Gates - Replace sections of fences and gates which have reached end of life.	2 - Medium							\$12,800				\$12,800
4. Capital Renewal	Civil Elements	External: Shade Structure and Cover - Replace shade structure and cover at end of life.	2 - Medium							\$8,000				\$8,000
5. Capital Renewal	Civil Elements	External: Privacy Wall - Replace the privacy wall.	2 - Medium					\$18,000						\$18,000
6. Capital Renewal	Electrical Services	Laundry and Common Area: Light Fitting - Replace light fitting which has reached end of life.	2 - Medium			\$1,800								\$1,800
7. Capital Renewal	Fire and Safety Services	Sitewide: Fire Panel, Smoke Detectors and Emergency Duress Alarm - Upgrade the fire panel with a panel which displays the unit that activated the alarm. Replace smoke detectors which have reached end of life.	1 - High	\$51,000										\$51,000
8. Capital Renewal	Fitout	Laundry and Common Area: Entry Door, Internal Walls, Ceiling and Finishes - Repair damaged construction elements and door and repaint surfaces.	2 - Medium		\$18,000									\$18,000
9. Capital Renewal	Hydraulic Services	Laundry and Common Area: Hot Water Heater - Replace hot water heater.	2 - Medium		\$18,000									\$18,000
10. Capital Renewal	Hydraulic Services	Laundry and Common Area: Plumbing Fixtures - Replace basins and damaged plumbing fixtures.	2 - Medium		\$2,600									\$2,600
Sub-Total Capital Renewal				\$67,000	\$38,600	\$1,800	\$0	\$41,000	\$0	\$20,800	\$0	\$0	\$0	\$169,200

Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
1. Regular and Reactive Maintenance	Civil Elements	External Areas (Sitewide): Civil Elements - Perform repairs to hardstand and driveway surfaces, fences, gates, etc.	2 - Medium	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$49,000



2 Laycock Street, Bexley North - Condition and Compliance Assessments and Cost Plan

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Cost Type	Group Element	Details	Priority	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
2. Regular and Reactive Maintenance	Electrical Services	Buildings 1 and 2: Electrical Services - Perform statutory inspections, testing and regular and reactive maintenance.	1 - High	\$4,800	\$4,800	\$4,800	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$41,700
3. Regular and Reactive Maintenance	Fire and Safety Services	Buildings 1 and 2: Fire Services - Perform statutory inspections, testing and regular and reactive maintenance.	1 - High	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$48,000
4. Regular and Reactive Maintenance	Fitout	Buildings 1 and 2: Internal Construction Elements, Fixtures, Fittings and Finishes - Perform repairs to ceilings, walls, floors, joinery, doors, finishes, floor covers, etc.	2 - Medium	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$4,900	\$49,000
5. Regular and Reactive Maintenance	Hydraulic Services	Buildings 1 and 2: Hydraulic Services - Perform statutory inspections, testing and regular and reactive maintenance.	1 - High	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$5,300	\$53,000
6. Regular and Reactive Maintenance	Landscape	External Areas (Sitewide): Lawns and Gardens - Perform mowing, slashing, weed control and general maintenance.	2 - Medium	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$80,000
7. Regular and Reactive Maintenance	Mechanical Services	Buildings 1 and 2: Mechanical Services - Inspect and repair/replace air conditioning units.	2 - Medium	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$12,000
8. Regular and Reactive Maintenance	Structure and Roof	Buildings 1 and 2: Building and Roof Construction Elements - Perform repairs to building construction elements, roof structure, roof cover, etc.	1 - High	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$48,000
Sub-Total Regular and Reactive Maintenance				\$38,700	\$38,700	\$38,700	\$37,800	\$37,800	\$37,800	\$37,800	\$37,800	\$37,800	\$37,800	\$380,700



2 Laycock Street, Bexley North - Condition and Compliance Assessments and Cost Plan

Asset Technologies Pacific

Total	\$245,460	\$417,800	\$212,600	\$49,800	\$105,800	\$80,300	\$82,400	\$54,800	\$143,800	\$93,800	\$1,486,560
Cumulative Total	\$245,460	\$663,260	\$875,860	\$925,660	\$1,031,460	\$1,111,760	\$1,194,160	\$1,248,960	\$1,392,760	\$1,486,560	
Cumulative Average	\$245,460	\$331,630	\$291,953	\$231,415	\$206,292	\$185,293	\$170,594	\$156,120	\$154,751	\$148,656	





EVALUATION PLAN

for

Expressions of Interest (EOI)
2 Laycock Street, Bexley North

1. BACKGROUND

The purpose of this Evaluation Plan is to specify the process to be used to evaluate Expressions of Interest submitted in response to EOI F22/878 for The Lease & Refurbish/Development of 2 Laycock Street Bexley North.

This Plan identifies:

- Management arrangements to apply to the evaluation.
- Processes to evaluate submissions and identify a recommendation.

The Plan complies with the Office of Local Government Tendering Guidelines, Bayside Council Procurement Policy and the EOI documents contained in F22/878.

2. MANAGEMENT OF THE EVALUATION PROCESS

2.1. Evaluation Team

Team Member	Position Title	Role
Nik Simonovic	Property Project Officer	Project Lead. Scores Expressions of Interest responses, prepares Evaluation Plan and Report
Eli Cowley	Coordinator Strategic Property	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Bojan Sodic	Manager Property	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Adam RussellCooper	Asset Project Officer -Buildings	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Rani Param	Manager Community Life	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report

2.2. Evaluation Team Roles and Responsibilities

The responsibility of the evaluation team is to evaluate all Expressions of Interest in a fair and ethical manner, maintaining confidentiality of all commercial in confidence information submitted. All Team members are to sign a Conflict of Interest and Declaration Form.

The Team may refer to additional external specialists to obtain advice in the technical or financial analysis of the Expressions of Interest if required.

2.3. Clarifications

Clarification of any information provided in an Expression of Interest may be sought by the Team to assist in the evaluation process. Requests for clarification will be sought in writing. Such requests will not permit any new information to be provided, only explanation of provided details or documents submitted.

3. EVALUATION OBJECTIVES

3.1. The objectives of the evaluation are to:

- Identify the successful Expressions of Interest in a rational, objective, and defensible manner which is fair and seen to be fair to all Expressions of Interests.
 - Identify the Expression/s of Interest that best meet/s Council's objectives for the site as listed in the EOI.
 - Identify any submissions which have failed to properly complete requirements as necessitated within the EOI.
 - Determine if a formal tender should be undertaken or if submissions meet suitable requirements to accept any submissions in full.
 - Determine if submissions will be rejected on the basis of pursuing direct negotiations with any identified party in line with the Office of Local Government Tendering Guidelines.
- 3.2. Where this Evaluation Plan does not provide for a particular eventuality, the Office of Local Government Tendering Guidelines for NSW Local Government will be followed as required.

4. EVALUATION CRITERIA AND WEIGHTINGS

- 4.1. The evaluation criteria are listed in the EOI F22/878 document. Expressions of Interests are required to address the criteria in the returnable schedules.

The weightings for each of the criteria were determined prior to the receipt of Expressions of Interest.

The key criteria to review will address:

1. Compatibility with applicable planning instruments, existing uses.
2. Asset rehabilitation and ongoing maintenance.
3. Proposed Licence terms and conditions.
4. Community outcomes and services.
5. Synergy with the surrounding community.

- 4.2. If the tender or EOI document does not contain a minimum rental figure then it is recommended a property Valuation is completed before the evaluation commences at a minimum. The Valuation should determine the minimum acceptable market rent for the site and all responses should be evaluated comparative to that figure. Where a respondent has a high rating submission and does not meet the minimum rental- the panel should determine if they would be a suitable candidate for direct negotiations with a view to reaching the minimum rental figure.
- 4.3. Evaluation criteria and relative weightings are listed in the following table.

Criteria Theme	Statement of Requirements	Value	Total Weighting
Returnable schedules submitted and references provided	All returnable schedules submitted, signed in full and references provided.	100%	100%

If above not completed, no further criteria will be assessed.

The Concept and Operating Model	<ul style="list-style-type: none"> The response shows awareness of the surrounding amenity and residents. How the offer meets the need of the key customer groups Any potential synergies with other community and or council activities. 	15	35%
	<ul style="list-style-type: none"> Understanding and awareness of the permitted use. 	15	
Experience in successfully delivering similar projects and overall business plan and financial projections.	Company structure and key staff outlined.	5	25%
	Proven experience in operating a delivering similar projects	10	
	Demonstration that the Proponent's offering is sustainable, realistic, and achievable.	5	
	Strong business plan and an ability to demonstrate financial projections are achievable (relevant current financial documents preferred).	5	
Strength of commercial offering and Lease/AFL compliance.	Proposed terms maximise Council's yield and are highly competitive with current market rates.	10	15%
	Rent free period requested meets suitable percentage comparable to proposed terms.	5	
Quality of proposed works	Proposed works including: <ul style="list-style-type: none"> quality of finish durability previous experience 	10	25%
	Initiatives and practices that maintain and improve the condition of the asset over the operation of the term are identified.	5	
	Capital works scope including estimated costs	15	
TOTAL			100.0%

Scoring Scale for Evaluation Criteria

Score	Descriptor	Methodology to determine the appropriate score
10	Requirement Significantly Exceeded	Requirements are significantly exceeded in all areas; The Team is fully confident of the substantiation of claims and the proposals are of an excellent standard. Offer includes value added services beyond the specified requirement which will demonstrably provide significant benefit to Council.
9	Requirement Exceeded	Requirements are exceeded in key areas; The Team is fully confident of the substantiation of claims and proposals are of an excellent standard. Offer includes value added services that demonstrably provide measurable benefit to Council.
8	Requirement met to a high standard	Requirements met to a high standard in all areas; The Team is very confident of the substantiation of claims; proposals are of a high standard. Offer includes value added services that may provide measurable benefit to Council.
7	Requirement met to a good standard	Requirements are met to a good standard in all areas; The Team is confident of the substantiation of claims in key areas; proposals fully satisfy the requirement.
6	Acceptable overall	Requirements are met to a reasonable standard in all areas, claims are well substantiated in most areas and the proposals are credible and meet the requirements to an acceptable level. Some substantiation may require clarification for the Team to confirm the requirements are in fact met in full.
5	Base Level of Acceptability	Requirements are met to a basic level of acceptability. No obvious or significant shortcomings in proposals. All claims are substantiated however the credibility of some substantiation may require clarification for the Team to confirm the requirements are in fact met in full.
4	Marginal	Requirements are not met to a Base Level of Acceptability; some claims are unsubstantiated while others have a base level of substantiation. The Team may clarify the claims and substantiation to determine whether proposals will meet the requirements to an acceptable level.
3	Poor Quality	Requirements are poorly addressed in some or all areas; claims are largely unsubstantiated and the proposals are generally unworkable.
2	Very Poor	Requirements are inadequately addressed in most or all areas; inadequate substantiation and the majority of proposals are clearly unworkable. Team has no confidence the respondent can meet the requirements.
1	Unacceptable	Requirements are clearly not met; claims are unsubstantiated and proposals are unworkable; Team has no confidence the respondent can meet the requirements.
0	Non-Compliant	Respondent did not provide any response to the criterion.

5. RECOMMENDATION OF A PREFERRED EXPRESSIONS OF INTEREST

- 5.1. The Team will determine a shortlist of Expressions of Interest based on ranking of the total scores achieved for each Expressions of Interest.
- 5.2. Referees nominated by short-listed Expressions of Interest will be contacted by email and asked to confirm the Expressions of Interest’s capacity and capability to perform the requirements and substantiate material claims detailed in offers.
- 5.3. The Team will produce an Evaluation Report that documents the decisions that resulted in the recommendation.

The recommendation can be to accept or reject submissions and can determine if a further formal “request for tender” should be undertaken.

6. ENDORSEMENT

- 6.1. The Team may endorse this Plan by signing in the table below or via an email stating endorsement of the Plan.

Team Member	Position Title	Signature
Nik Simonovic	Property Project Officer	
Eli Cowley	Coordinator Strategic Property	
Bojan Sodic	Manager Property	
Adam RussellCooper	Asset Project Officer - Buildings	
Rani Param	Manager Community Life	

City Works & Assets Committee

10/04/2024

Item No	CWA24.007
Subject	Outcome of the Expression of Interest Lease Campaign for 96 Mutch Avenue, Kyeemagh
Report by	Peter Barber, Director City Futures
File	F23/950

Summary

This report addresses the outcome the Expression of Interest (EOI) campaign for the partial lease of premises located within the former Kyeemagh RSL club at 96 Mutch Ave, Kyeemagh. The area comprises a 188 sqm open plan floor space located between two existing tenants, being the Fix It Sisters and St George Randwick Hockey Club.

Officer Recommendation

- 1 That attachment 3 to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) General of the Local Government Act 1993, the attachment relates to the matters in this report are confidential, as it is considered that it is in the public interest that they are not disclosed to the public. In accordance with the Code of Conduct, the matters and the information contained within this report must not be discussed with or disclosed to any person who is not a member of the meeting or otherwise authorised.
 - 2 That Council declines to accept the offer submitted for the use of tenancy 2 in 96 Mutch Avenue, Kyeemagh, and that it instead be used as a bookable space or for Council operational purposes.
-

Background

An Expression of Interest (EOI) campaign was conducted for the partial lease of premises located within the former Kyeemagh RSL club by a community organisation. The floor plan of the building is shown in Attachment 1, where the relevant space is labelled "Club 2."

The EOI sought applications from local community groups that meet the key evaluation requirements and who could also form a constructive relationship with the two other tenants in the building, being the Fix It Sisters in are area labelled "Club 1" in Attachment 1, and St George Randwick Hockey Club in "Club 3."

EOI Process

The EOI campaign covered a 6-week period to the public, beginning on 26 October 2023 and closing on 05 December 2023.

During the EOI:

- 30 community operators viewed the EOI on Vendor Panel
- 1 Inspection was conducted.
- 1 Submission was received.

EOI Evaluation Criteria

An internal evaluation panel was formed to assess the EOI against pre-set criteria and weightings assigned to the main themes, being:

- Respondents Proposal, Proposed Use, Proposed Fit out.
- Constructive collaboration with other community and/or Council activities
- Rental Offer
- Experience, Current and Previous Operation
- Financial Capacity
- Compliance with the Returnable Schedules

Refer to the attached detailed Evaluation Plan in Attachment 2.

The Respondent

The only response received was from St George Randwick Hockey Club (SGRHC), which have been at the premises for 20 years and were part of the former Kyeemagh RSL Club.

Company Name	Director(s)	Location
St George Randwick Hockey Club Incorporated	Andrew Jones (Vice President)	96 Mutch Ave Kyeemagh, NSW 2216

Previously known as the St George Hockey Club, it merged with the Randwick Hockey Club in 2005 to become the St George Randwick Hockey Club of today. With the signing of a new lease agreement on 01 October 2019 the SGRHC have now been the tenant in residence for almost 5 years.

The current lease expires on 30 September 2024. Within the lease there 2 option periods to continue:

- Option 1 - +5 years (01October 2024 – 30 September 2029)
- Option 2 - +3.5 years (01 October 2029 – 31 March 3032)

The Hockey Club provides the opportunity for its local members to play hockey in 3 competition levels:

1. Men's – Sydney Hockey Association competitions;
2. Women's – Sydney Women's Hockey League competitions; and
3. Juniors (U06 – U16) – South East Hockey Association competitions.

The Club wishes to build a gym / fitness centre in the "Club 2" space, to be known as a Centre of Excellence, providing strength and conditioning services for its membership and elite hockey club affiliations. The Club currently contracts a local strength and conditioning coach who trains the female team.

The details of the St George Randwick Hockey Club proposal and evaluation comments are contained in Confidential Attachment 3.

Recommendation

It is recommended the EOI be rejected, as the rent offered is not reasonable in return for exclusive use of a valuable community asset.

It is considered that the space would offer a better return to the community if it was offered as a bookable space for community tenants or utilised by Council for operational purposes.

Financial Implications

- Not applicable
- Included in existing approved budget
- Additional funds required

Community Strategic Plan

- Theme One – In 2032 Bayside will be a vibrant place
- Theme Two – In 2032 Our people will be connected in a creative City
- Theme Three – In 2032 Bayside will be green, resilient, and sustainable
- Theme Four – In 2032 Bayside will be a prosperous community

Risk Management – Risk Level Rating

- No risk
- Low risk
- Medium risk
- High risk
- Very High risk
- Extreme risk

Community Engagement

Not applicable

Attachments

- 1 Attachment 1: Site Plan [↗](#)
- 2 Attachment 2: Evaluation Criteria Plan [↗](#)
- 3 Attachment 3: SGRHC Proposal (confidential)



SCHEDULE OF COMMON AREA

COMMON AREA 71.7 m²

COMMON AREA



SCHEDULE OF AREAS

CLUB 1	
HALL A	206.3 m ²
COOL ROOM	12.2 m ²
STORE A	18.2 m ²
STORE B	4.2 m ²
AMENITIES A	20.1 m ²
SHOWER ROOM	10.7 m ²
CHANGE ROOM	5.8 m ²
CLUB 1 TOTAL AREA	277.5 m²

CLUB 2	
HALL B	188.6 m ²
OFFICE A	25.4 m ²
KITCHEN	20.9 m ²
STORE C	4.3 m ²
TEA ROOM	63.6 m ²
FOYER	19.4 m ²
AMENITIES B	16.3 m ²
CLUB 2 TOTAL AREA	338.5 m²

TOTAL AREA 616.0 m²

LETTABLE AREA

THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

METHOD OF MEASUREMENT

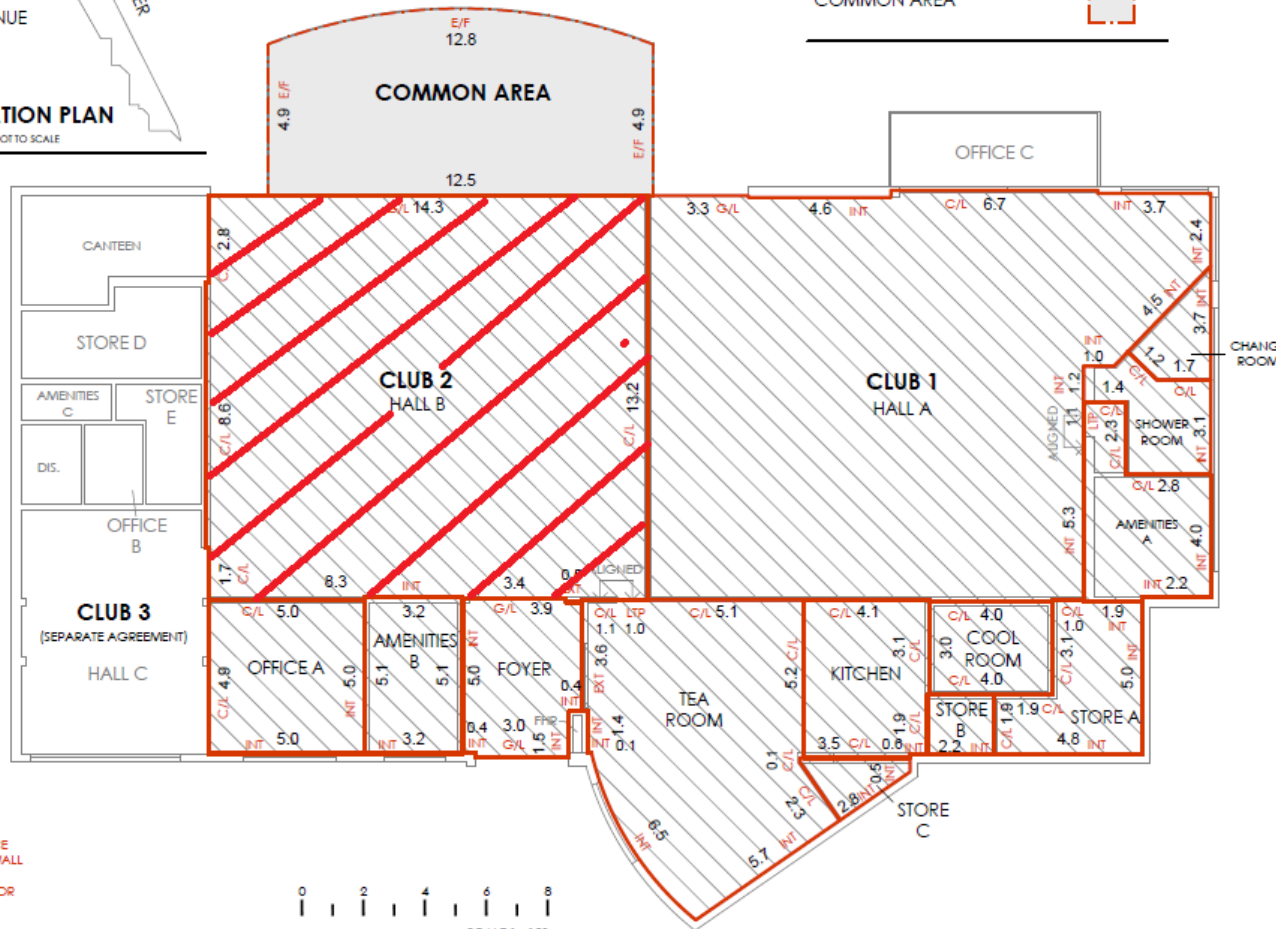
AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (2008)

(SURVEY DATE 29/09/2021)

GUIDELINES USED

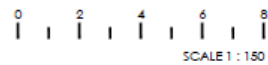
GROSS LETTABLE AREA RETAIL

ALL PARTIES USING THE AREAS EXPRESSED HEREIN, SHOULD AGREE WITH THE BOUNDARY DEFINITIONS, THIS PLAN WAS PRODUCED FOR THE CALCULATION OF FLOOR AREAS ONLY



LEGEND
INT - INTERNAL FACE
C/L - CENTRELINE WALL
G/L - GLASS LINE
E/F - EDGE OF FLOOR

NOTES:
1. AMENITIES TO BE INCLUDED AS PER CLIENT INSTRUCTION



CLIENT:
BAYSIDE COUNCIL

LETTABLE AREA PLAN
CLUB 1 & 2, COMMUNITY CENTRE,
96 MUTCH AVENUE, KYEEMAGH, NSW

DATE: 24/01/2022
REF: 79709 REV: F
DRAWN: AH CHECKED: BL
SCALE: 1:150 @ A3 SHEET: 1 OF 1

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EVALUATION PLAN

for

Expressions of Interest (EOI) F23/950
Lease of 96 Mutch Avenue Kyeemagh

1. BACKGROUND

The purpose of this Evaluation Plan is to specify the process to be used to evaluate Expressions of Interest submitted in response to EOI F23/950 for Lease of 96 Mutch Avenue, Kyeemagh Submissions were all made by 5.00pm Tuesday 5 December 2023.

This Plan identifies:

- Management arrangements to apply to the evaluation.
- Processes to evaluate submissions and identify a recommendation.

The Plan complies with the Office of Local Government Tendering Guidelines, Bayside Council Procurement Policy and the EOI documents contained in F23/950

2. MANAGEMENT OF THE EVALUATION PROCESS

2.1. Evaluation Team

Team Member	Position Title	Role
Nik Simonovic	Council Officer - Property	Project Lead. Scores Expressions of Interest responses, prepares Evaluation Plan and Report
Eli Cowley	Council Officer - Property	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Josie Hodgson	Council Officer - Property	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report
Susan Connon	Council Officer - Property	Scores Expressions of Interest responses, contributes to Evaluation Plan and Report

2.2. Evaluation Team Roles and Responsibilities

The responsibility of the evaluation team is to evaluate all Expressions of Interest in a fair and ethical manner, maintaining confidentiality of all commercial in confidence information submitted. All Team members are to sign a Conflict of Interest and Declaration Form.

The Team may refer to additional external specialists to obtain advice in the technical or financial analysis of the Expressions of Interest if required.

2.3. Clarifications

Clarification of any information provided in an Expression of Interest may be sought by the Team to assist in the evaluation process. Requests for clarification will be sought in writing. Such requests will not permit any new information to be provided, only explanation of provided details or documents submitted.

3. EVALUATION OBJECTIVES

3.1. The objectives of the evaluation are to:

- Identify the successful Expressions of Interest in a rational, objective, and defensible manner which is fair and seen to be fair to all Expressions of Interests.
- Identify the Expression/s of Interest that best meet/s Council's objectives for the site as listed in the EOI.

- Identify any submissions which have failed to properly complete requirements as necessitated within the EOI.
 - Determine if a formal tender should be undertaken or if submissions meet suitable requirements to accept any submissions in full.
 - Determine if submissions will be rejected on the basis of pursuing direct negotiations with any identified party in line with the Office of Local Government Tendering Guidelines.
- 3.2. Where this Evaluation Plan does not provide for a particular eventuality, the Office of Local Government Tendering Guidelines for NSW Local Government will be followed as required.

4. EVALUATION CRITERIA AND WEIGHTINGS

- 4.1. The evaluation criteria are listed in the EOI F23/950 document. Expressions of Interests are required to address the criteria in the returnable schedules.

The weightings for each of the criteria were determined prior to the receipt of Expressions of Interest.

The key criteria to review will address:

1. Compatibility with existing uses, fit out and potential synergies with other community or Council activities.
2. Rental offer
3. Experience and any current or previous operations
4. Financial capacity to pay the rent.

- 4.2. If the tender or EOI document does not contain a minimum rental figure then it is recommended a property Valuation is completed before the evaluation commences at a minimum. The Valuation should determine the minimum acceptable market rent for the site and all responses should be evaluated comparative to that figure. Where a respondent has a high rating submission and does not meet the minimum rental- the panel should determine if they would be a suitable candidate for direct negotiations with a view to reaching the minimum rental figure.

- 4.3. Evaluation criteria and relative weightings are listed in the following table.

Criteria Theme	Statement of Requirements	Value	Total Weighting
Returnable schedules submitted and references provided	All returnable schedules submitted, signed in full and references provided.	100%	100%

If above not completed, no further criteria will be assessed.

Compatibility with existing uses, fit out and potential synergies with other community or Council activities.	Compatibility of the offering with the overall use of the building, and synergy with other users within the building.	20	
	Capital works scope including estimated costs	15	

	Fit out caters for all accessibility requirements.	5	
Experience in successfully running a relevant business and quality of overall business plan.	Company structure and key staff outlined.	5	
	Proven experience in operating a successful business and demonstrated financial stability	10	
	Demonstration that the Proponent's offering is sustainable, realistic, and achievable.	10	
	Strong business plan (relevant current financial documents preferred).	15	
Strength of commercial offering and Lease/Licence terms.	Proposed terms maximise Council's yield and are highly competitive with current market rates.	10	
	Applicable tenant history not less than 5 years old (i.e., has been a Commercial tenant within the last 5 years)	5	
	Incentive requested meets suitable percentage comparable to proposed terms.	5	
TOTAL			100.0%

Scoring Scale for Evaluation Criteria

Score	Descriptor	Methodology to determine the appropriate score
10	Requirement Significantly Exceeded	Requirements are significantly exceeded in all areas; The Team is fully confident of the substantiation of claims and the proposals are of an excellent standard. Offer includes value added services beyond the specified requirement which will demonstrably provide significant benefit to Council.
9	Requirement Exceeded	Requirements are exceeded in key areas; The Team is fully confident of the substantiation of claims and proposals are of an excellent standard. Offer includes value added services that demonstrably provide measurable benefit to Council.
8	Requirement met to a high standard	Requirements met to a high standard in all areas; The Team is very confident of the substantiation of claims; proposals are of a high standard. Offer includes value added services that may provide measurable benefit to Council.
7	Requirement met to a good standard	Requirements are met to a good standard in all areas; The Team is confident of the substantiation of claims in key areas; proposals fully satisfy the requirement.
6	Acceptable overall	Requirements are met to a reasonable standard in all areas, claims are well substantiated in most areas and the proposals are credible and meet the requirements to an acceptable level. Some substantiation may require clarification for the Team to confirm the requirements are in fact met in full.
5	Base Level of Acceptability	Requirements are met to a basic level of acceptability. No obvious or significant shortcomings in proposals. All claims are substantiated however the credibility of some substantiation may require clarification for the Team to confirm the requirements are in fact met in full.
4	Marginal	Requirements are not met to a Base Level of Acceptability; some claims are unsubstantiated while others have a base level of substantiation. The Team may clarify the claims and substantiation to determine whether proposals will meet the requirements to an acceptable level.
3	Poor Quality	Requirements are poorly addressed in some or all areas; claims are largely unsubstantiated and the proposals are generally unworkable.
2	Very Poor	Requirements are inadequately addressed in most or all areas; inadequate substantiation and the majority of proposals are clearly unworkable. Team has no confidence the respondent can meet the requirements.
1	Unacceptable	Requirements are clearly not met; claims are unsubstantiated and proposals are unworkable; Team has no confidence the respondent can meet the requirements.
0	Non-Compliant	Respondent did not provide any response to the criterion.

5. RECOMMENDATION OF A PREFERRED EXPRESSIONS OF INTEREST

- 5.1. The Team will determine a shortlist of Expressions of Interest based on ranking of the total scores achieved for each Expressions of Interest.
- 5.2. Referees nominated by short-listed Expressions of Interest will be contacted by email and asked to confirm the Expressions of Interest’s capacity and capability to perform the requirements and substantiate material claims detailed in offers.
- 5.3. The Team will produce an Evaluation Report that documents the decisions that resulted in the recommendation.

The recommendation can be to accept or reject submissions and can determine if a further formal “request for tender” should be undertaken.

6. ENDORSEMENT

- 6.1. The Team may endorse this Plan by signing in the table below or via an email stating endorsement of the Plan.

Team Member	Position Title	Signature
Nik Simonovic	Council Officer - Property	
Eli Cowley	Council Officer - Property	
Josie Hodgson	Council Officer - Property	
Susan Connon	Council Officer - Property	

8 CONFIDENTIAL REPORTS

City Works & Assets Committee

10/04/2024

Item No	CWA24.008
Subject	Confidential - Proposed Sale of Council Asset - 405 Forest Road, Bexley
Report by	Peter Barber, Director City Futures
File	F24/132

Confidential

It is proposed that this report be considered in closed Council Meeting, with the press and public excluded, for the following reason:

In accordance with section 10A (2) (c) and (d)(i) of the Local Government Act 1993, the matters dealt with in this report relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with and commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.