

Property Summary

Helensburgh Community/Youth Centre

B02161



Details

Address:

Construction Year: 1975

Floor Area (m²): 1,270

Survey Date: 10 April 2017

Condition Grade Index: 2.22

Facility Functionality Index: 0.97

Council Service Standard: S3 - Operational/Public

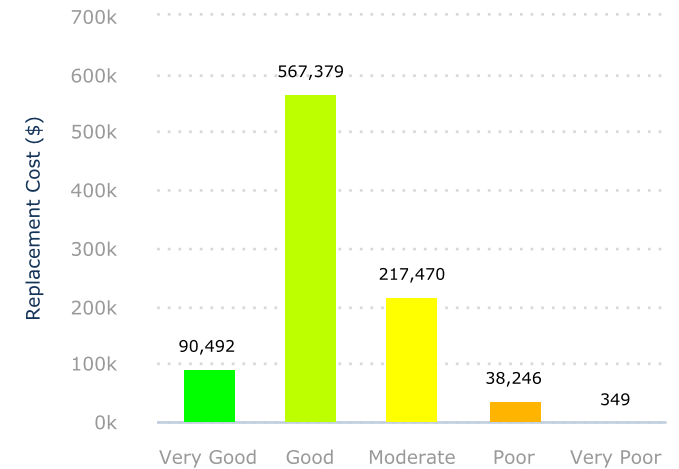
Meets Established Standard: Achieve

5 Year Average Expenditure (\$): 10,485

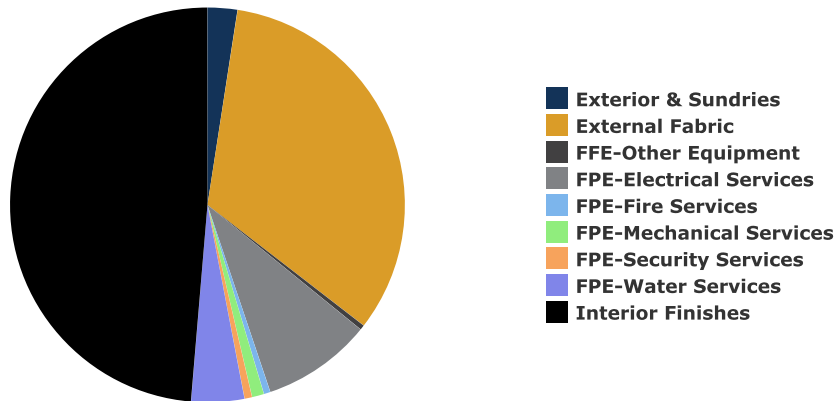
10 Year Average Expenditure (\$): 27,517

10 Year Average Maintenance (\$): 283

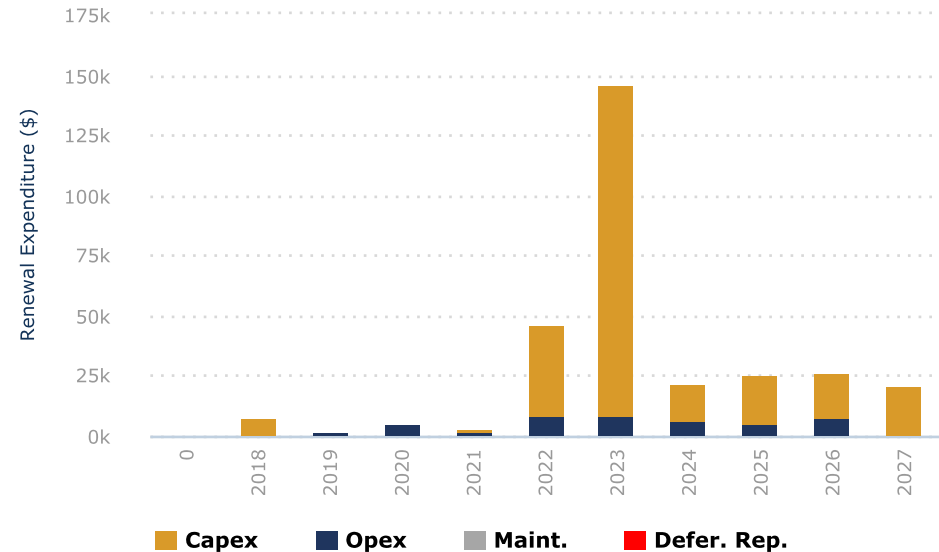
Condition



Value of Component Groups



10 Year Renewals Expenditure



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Description

Helensburgh Community/Youth Centre is a large building that consists of; meeting rooms, kitchens, offices, foyers and male, female and disabled toilet facilities. Structure consists of brick cladding with a metal roof. Hazardous material identified/presumed at this site as per Council's HAZMAT register.

Condition

The overall condition of the visually-assessed components is seen to be good, with 72% (by value - \$657,870) seen to be in very good/good condition, whilst approximately 4% (by value - \$38,596) have been identified to be in a very poor/poor condition. The Condition Profile, shown on the previous page, provides a visual breakdown of the value of components within each of the five assessed component grades.

Expenditure

From the collected asset condition data, gained through the onsite visual condition assessments, the lifecycle renewal expenditure has been produced. The adjacent figure identifies the projected renewals for the next 20 years. Over the next 5-year period (2017-2021) the total value of renewals identified is \$17,606. Of the renewals required 77% is associated with Interior Finishes and 10% is associated with Water Services.

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Components in Poor or Very Poor Condition

Grp.	Type	Component	Location	C1/R1	C2/R2	C3/R3	C4/R4	C5/R5	Repl. Yr.	C4 & C5 Cost(\$)
Helensburgh Community/Youth Centre										
EXF	EXS	Handrail - Metal	Global			70	30		2022	1,224
Most ok at C3 with minor rust spots but ones located to front stairs have excessive corrosion.										
EXF	ROF	Soffits - Strammit	Global				100		2023	10,812
Signs of corrosion.										
EXS	ACP	Paving - Brick	Global		80		20		2020	400
Mostly ok but some uneven and missing but exit door.										
Helensburgh Community/Youth Centre - Change Room A										
INF	FLO	Ceramic Tiles	Global				100		2023	2,346
Old										
INF	FLO	Shower Wet Floor	Global				100		2022	276
Old and cracked wall tiles.										
INF	FNF	Paper Towel Dispenser	Global				100		2018	251
Rusting										
INF	IND	Polyurethane Finish	Global		50		50		2019	160
Including partition door which is damaged so 50/50 on these two doors respectively.										
INF	IND	Toilet Partition Door	Global				100		2019	456
Damaged										
INF	INW	Toilet Partitions	Global				100		2019	372
Cracked										

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Grp.	Type	Component	Location	C1/R1	C2/R2	C3/R3	C4/R4	C5/R5	Repl. Yr.	C4 & C5 Cost(\$)
INF	WLF	Ceramic Tiles	Global				100		2023	1,278
A few cracked ones about.										
INF	WLF	Render	Global		90		10		2023	168
Mostly ok but has long crack behind cistern and above entry door.										
Helensburgh Community/Youth Centre - Change Room B/Store										
ELE	LIT	Fluorescent Lights	Global		90			10	2017	32
Missing diffuser										
ELE	LIT	Incandescent Lights	Global		90			10	2017	20
Missing diffuser										
INF	INW	Toilet Partitions	Global				100		2019	372
Cracked										
WTS	SNP	Toilet - China Bowl/Cistern	Global				100		2021	852
Cracked cistern										
Helensburgh Community/Youth Centre - Disabled WC										
INF	FNF	Grabrails - Stainless Steel	Global				100		2020	544
Starting to corrode.										
INF	FNF	Shower Curtain Rail	Global		50			50	2017	87
Rail present but curtain is missing										
INF	WLF	Ceramic Tiles	Global				100		2023	710
Some are cracked and others seem to be coming away from the wall...										
WTS	SNP	Handbasin	Global		90			10	2017	70
Starting to come loose from the wall, needs to be rehung properly.										

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Grp.	Type	Component	Location	C1/R1	C2/R2	C3/R3	C4/R4	C5/R5	Repl. Yr.	C4 & C5 Cost(\$)
Helensburgh Community/Youth Centre - Female WC										
INF	CEI	Suspended Panel	Global			90	10		2023	162
A couple of stained panels otherwise ok.										
WTS	SNP	Handbasin	Global		90			10	2017	70
Starting to come loose from the wall, needs to be rehung properly.										
Helensburgh Community/Youth Centre - Foyer/Hall										
INF	CEI	Paint Finish	Global		95		5		2018	109
Some mould in a corner										
INF	FLO	Polyurethane Finish	Global				100		2018	2,960
Worn										
SEC	SEC	Alarm Sensor	Global				100		2036	450
Two are damaged										
Helensburgh Community/Youth Centre - Main Hall/Stage										
EXF	WND	Paint Finish	Global				100		2018	248
Poor										
EXF	WND	Timber Entrance Door	Global				100		2022	1,524
Old and warped										
INF	WLF	Hardboard	Global			40	60		2026	5,280
Quite a few damaged sections on panels below 2 meters. Anything above 2 m is ok.										
INF	WLF	Paint Finish	Unit 1				100		2018	3,680
On perforated hardboard wall lining. Reflects condition of hardboard.										
Helensburgh Community/Youth Centre - Male WC										

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Grp.	Type	Component	Location	C1/R1	C2/R2	C3/R3	C4/R4	C5/R5	Repl. Yr.	C4 & C5 Cost(\$)
ELE	LIT	Fluorescent Lights	Global		35		65		2020	632
One is ok other 2 are corroding										
INF	CEI	Gyprock	Global	50			50		2023	136
Appears to be warped due to water damage in the toilet bowl section.										
INF	CEI	Paint Finish	Global	50			50		2018	50
Stained in toilet bowl section.										
INF	CEI	Suspended Panel	Global				100		2023	1,620
Sagging and stained.										
INF	FNF	Mirror	Global				100		2019	257
Corroding										
INF	WLF	Render	Global		95		5		2023	117
Minor crack										
WTS	SNP	Handbasin	Global		90			10	2017	70
Starting to come loose from the wall, needs to be rehung properly.										
Helensburgh Community/Youth Centre - Rear Stage Hallway										
ELE	EMS	Emergency Lights	Global				100		2020	279
Not sure if active, no pilot light.										
INF	FLO	Concrete Floor	Global		70		30		2023	317
2 cracks on either end of hallway.										
INF	WLF	Render	Global				100		2023	204
Blown, hollow sound.										
Total										38,596

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Components and Defects

Location	Component	Condition	Repl. Year	Defect	Defect Comment	Detail Quantity	Detail Unit	Defect Cost (\$)	Comp. Cost (\$)
Helensburgh Community/Youth Centre - Change Room B/Store									
Global	Fluorescent Lights	C2 C5	2017	Diffuser missing	Missing diffuser	1.00	Replace (cnt)	324	324
Helensburgh Community/Youth Centre - Rear Stage Hallway									
Global	Incandescent Lights	C2	2023	Light Not Working	Change bulb..	1.00	Fix (cnt)	204	408
Total								528	732

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List of Non-Compliant Property Standards

Category 1	Category 2	PQS Statement	Significance	Answer	Comment	Cost (\$)
Helensburgh Community/Youth Centre						
Community Facilities	Environmental	Are the cisterns dual flush?	5	No	Only in the A parts of the building.	6,000
Community Facilities	Environmental	Are there water saving taps installed?	3	No		750
Community Facilities	Environmental	Does the facility have rainwater collection/harvesting system?	3	No		0
Community Facilities	Environmental	Is there an alternate energy system present? (i.e. solar)	3	No		0
Community Facilities	Functionality	Is there evidence of dampness or water ingress?	3	Yes	Mould and stained ceilings in th A section of the building WC and Hall	0
Community Facilities	Gen. Compliance DDA	Are braille & tactile indicators exist for ambulant entries?	2	No		0
Community Facilities	Gen. Compliance DDA	Do all stairs have contrasting coloured nosing strips installed?	2	No	None present to external or stage stairs.	0
Community Facilities	Gen. Compliance DDA	Does braille and tactile signage indicate sanitary facilities?	2	No		0
Community Facilities	Gen. Compliance DDA	Tactile indicators present on ext ground - ramp/landing/walkway?	2	No		0
Community Facilities	Gen. Compliance DDA	Tactile indicators present on int ground - ramp/landing/walkway?	2	No		0
Community Facilities	Gen. Compliance Fire	Does each room within the building have fire detector installed?	2	No		0
Community Facilities	Kitchen	Is benchtop sealed to wall & made of impervious waterproof item?	3	No	Yes in main building but "A" building needs silicone seating.	0
Community Facilities	Safety & Security	Are the exterior pathways well lit?	4	No	Could be better.	2,500
Community Facilities	Surrounds	Do ext lights around building provide adequate lighting at night? i.e. security lighting for safety	1	No	Not sure but probably not.	0
Community Facilities	Surrounds	Is there perimeter fencing at the site that encompass building?	3	No		0

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Category 1	Category 2	PQS Statement	Significance	Answer	Comment	Cost (\$)
Community Facilities	Toilet	Is the area free of unpleasant odours?	4	No	Building 'A' and all rooms present within smell musty. Roof or other needs investigating.	0
Total						9,250

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Glossary

Capital Replacement Value:	The cost to replace the structure, which is a combination of Gross Replacement Cost and the Residual Structural Value. Cost is expressed in today's Dollar value.
Component:	The specific asset at the lowest level of detail, i.e. solid door, aluminium window, etc.
Component Criticality:	This is the measure of the relative importance of a building component by identifying which components are more critical to the building. Criticality factors include; Likelihood of failure, risk to service delivery, appearance, health and safety impacts.
Component Group:	High level categorisation of a component, i.e. roof, floor coverings, etc.
Component Type:	Mid-level categorisation of components that fit under Component Group, i.e. roof drainage, lights, extinguishers, etc.
Condition Grade Index (CGI):	An overall condition rating of an asset that considers the condition of each individual component assessed against its identified Gross Replacement Cost (GRC).
Condition Graph:	Very Good – Components that have been assessed at C1 condition grade. Good – Components that have been assessed at C2 condition grade. Moderate – Components that have been assessed at C3 condition grade. Poor – Components that have been assessed at C4 condition grade. Very Poor – Components that have been assessed at C5 condition grade.
Council Service Standard:	This is the service standard set by the Council for a building. The current service standards are:

Service Standard	Definitions
S1 – Operational/Public	CGI should be less than 2.0, FFI should be greater than 95%.
	Each asset will not have a position of backlog (renewals or defects) – any component in a very poor condition or any identified defects will be rectified immediately.
	Critical components associated with an asset can be in a moderate condition, however any identified to be in a poorer condition will be rectified immediately.
	Regular preventative (cyclic) maintenance will be conducted on all maintainable components. This will particularly focus upon; mechanical, electrical, fire, hydraulic, gas, and transport services.

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S2 – Operational/Public	CGI should be less than 2.4, FFI should be greater than 90%.
	Each asset will not have a position of backlog (renewals or defects) – any component in a very poor condition or any identified defect will be rectified immediately.
	Critical components associated within an asset can be in a moderate condition, however any identified to be in a poorer condition will be rectified over the next 3 months.
	Regular preventative (cyclic) maintenance will be conducted on all maintainable components. This will particularly focus upon; mechanical, electrical, fire, hydraulic, gas, and transport
S3 – Operational/Public	CGI should be less than 2.6, FFI should be greater than 85%.
	Each asset will be allowed to have a proportion of backlog (renewals or defects) allowed – however any critical component or any defect with a safety risk will be addressed immediately.
	Critical components can be allowed to reach a poorer condition; however, they should be identified to be renewed/replaced within the next 6 months once they reach this condition grading.
	Regular preventative (cyclic) maintenance will be conducted on 'plant & equipment' and 'emergency services' components. Other maintainable components will be reviewed on an asset-by-asset basis and determined whether preventative maintenance is required above reactive maintenance.
S4 – Operational/Public	CGI should be less than 3.0, FFI should be greater than 80%.
	Each asset will be allowed to have a proportion of backlog (renewals or defects) allowed – however any critical component or any defect with a safety risk will be addressed immediately.
	Critical components can be allowed to reach a poorer condition; however, they should be identified to be renewed/replaced within the next 12 months once they reach this condition grading.
	Regular preventative (cyclic) maintenance will be conducted on 'plant & equipment' and 'emergency services' components. Other maintainable components maintained on a reactive basis.
S5 – Operational/Public	Application of quality standards is not applicable. Building no longer operational and pending disposal.

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NH – Park/Sports Shelter	CGI should be less than 3.5, FFI is not applicable.
	Each asset will be allowed to have a proportion of backlog (renewals or defects) allowed – however any critical component or any defect with a safety risk will be addressed immediately.
	Critical components can be allowed to reach a poorer condition; once in a poorer condition they should be reviewed and planned to be rectified within over the next year.
	Regular preventative (cyclic) maintenance will not be conducted on these assets.

Critical Assets:

Assets for which the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. Critical assets have a lower threshold for action than non-critical.

Depreciated Replacement Cost:

The cost to replace the component, accounting for depreciation.

Expenditure Graph:

Capital Expenditure (Capex) - Capital expenditure relates to a component that requires renewal that is above \$1,000.

Operational Expenditure (Opex) - Operational expenditure relates to a component that requires renewal that is identified to be less than \$1,000.

Planned Maintenance (Maint.) - Ongoing cyclic maintenance expenditure required for a building asset. This maintenance expenditure relates to statutory maintenance (legislative-stated tasks) and preventative maintenance (industry best practice) that should be undertaken for selected components within a building asset.

Deferred Replacement (Defer. Rep.) - Components that have been identified to be renewed prior to the current year either due to their age or the organisation's Quality Standard.

Facility Functionality Index (FFI):

It is a percentage figure used to indicate the building's functionality in terms of functionality backlog that identifies how the building is potentially performing against its nominated functionality standard.

Hierarchical Data:

 This symbol preceding a section heading indicates information within the section represents the chosen property and any child properties that are linked within the property hierarchy.

Meets Established Standard:

This is measured by combining CGI and FFI to see if an asset is above or below the established service standard.

Value of Component Groups

Exterior & Sundries:

Components that are associated with the surrounds of the building asset. Components include: paving and fencing.

External Fabric:

Components associated solely with the exterior of the building asset. Components include: external cladding and roofing.

FFE-Other Equipment:

Components that are classified as 'furniture and fixed equipment', typically associated the fit-out of a building asset. Components include: desks and tables.

FPE-Electrical Services:

Electrical service components associated with a building asset. Components include: lighting and distribution boards.

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FPE-Fire Services:	Fire service related components within a building asset that are typically required by legislation. Components include: smoke detectors and fire extinguishers.
FPE-Lift/Hoist:	Transportation components within a building asset. These components, such as lifts and escalators, are normally found in multi-storied buildings and required ongoing cyclic maintenance.
FPE-Mechanical Services:	Mechanical based components, including air conditioning and heating systems, support the services that the building asset provides.
FPE-Security Services:	Security related components within and around a building asset. Components include: motion detectors and CCTV systems.
FPE-Water Services:	Components that are associated with water infrastructure and water services around or within a building asset. Components include: decontamination stations and handbasins.
Interior Finishes:	Internal fit-out and finish components within a building asset. Components include: floor finishes and cabinetry.
Roading:	Components that are found in or support the 'roading corridor' in association with a building asset. Components include: guttering and road surfaces.