



Asset Management Plan

Public Halls & Community Centres

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For more information contact the Assets and Works Group

Administrative Centre, Bridge Road, Nowra • Telephone (02) 4429 3111 • Fax (02) 4422 1816 • PO Box 42 Nowra 2541
Southern District Office – Deering Street, Ulladulla • Telephone (02) 4429 8999 • Fax (02) 4429 8939 • PO Box 737
Ulladulla

council@shoalhaven.nsw.gov.au • www.shoalhaven.nsw.gov.au

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1. EXECUTIVE SUMMARY

Shoalhaven City Council believes that the social development of local communities requires the provision of community building facilities to local residents. Local Government has traditionally been responsible for the provision of community facilities, such as local community halls.

The location of a multi-purpose centre essentially depends on the existing infrastructure and the size of available land. In addition, the design and size of the building itself may vary, depending not only on the population of the benefit area, but also on the existence of other nearby district-level community facilities.

Ideally, local purpose built community hall should be designed to provide a place for a variety of community activities, which may include:

- Playgroups;
- Community meetings;
- Club meetings;
- Classes;
- Holiday programs;
- Special interest group activities;
- Social events;
- Arts events;
- Welcoming new residents;
- Information gathering and distribution;
- Lockable storage areas for community property.

Council is committed to providing safe and efficient facilities with the main objectives being:

- To provide a meeting place for allowing members of the community to build relationships and engage in social activities
- Where possible design community buildings so that the facility will work in harmony with nearby shops, bus shelters and/or other recreational activities
- To provide buildings designed for flexible use and where possible allow for future expansion
- To ensure that Council meets and embraces its ESD obligations under the Local Government Act

1.1. The Purpose of the Plan

The purpose of an Asset Management Plan (AMP) is to manage assets, based on thorough data research and investigation, to determine how assets are to be managed in a sustainable and effective method.

AMPs are used to demonstrate how Council's assets are managed based on past and present information to produce concrete future planning. AMPs will provide the guidance for decisions of renewal, replacement or demolition of an asset.

AMPs are also designed to ensure that assets acquired support and meet the strategic and annual objectives of the organisation and that the cost of providing the service to the community does not outweigh the benefits.

AMPs are fundamental to achieving key elements of asset management, the foundation of the Plan includes as follows:

- Defining levels of service (LoS) – specifies the services and levels of service to be provided by Council for each asset type
- Condition assessment – specifies the technical tools used to assess the condition of each asset
- Life cycle management – how Council will manage its existing and future assets to provide the required services
- Financial summary – what funds are required to provide the required services
- Asset management practices – how the organisation will manage its assets and the tools it will use to accomplish this
- Monitoring – how the Plan will be monitored to ensure it is meeting Council's objectives
- Asset management improvement plan

Council is committed to ensuring that the facilities are maintained to a high standard and in a manner that ensures available resources are effectively applied. It is recognized that it is neither reasonable nor practical to target zero defects. However a valid objective to have a reasonable level of defects with none affecting customer health and safety or the structural integrity of the facility.

The is that the annual capital works and maintenance programs need to allocate sufficient resources to ensure these objectives are obtained.

1.2. Asset Description

The existing Public Halls and Community Centers consist of numerous facilities, located at various sites throughout the Local Government Area. The facilities have various types of construction materials and differing ancillary assets including, electrical and mechanical services, car-parks etc. Public hall/Community Centre is a building for public gatherings or entertainments. Predominantly the facilities are by community based Management Committees. This Asset Management Plan (AMP) does not include Shoalhaven Entertainment Centre. There is a separate AMP that will cover this asset due to the size of the building.

1.3. Levels of Service

Understanding Levels of Service (LoS) determines what type of assets will be provided; how often they will be maintained, and when assets will be rehabilitated or replaced. The current LoS is balancing budget and expenditure to be as sustainable and efficient as possible. The reality is that the level of expenditure for works required to maintain public halls and community centres is much higher than the budget available. This results in an unsatisfactory level of service due to the need to prioritise work on buildings work in the short term.

1.4. Future Demand

Factors affecting demand include, but are not limited to population change, changes in demographics, seasonal factors, vehicle ownership, consumer preferences and expectations, economic factors, agricultural practices and environmental awareness.

Demand for infrastructure is generated predominantly through either, an increased utilisation of existing infrastructure brought about by the above factors or the requirement for new infrastructure to meet the needs of development generated growth.

The demand created by these two (2) circumstances calls for an analysis to consider the ramifications to existing infrastructure networks and the ability of these networks to cope with the increased infrastructure.

As stated in Section 4 of this Asset Management Plan, the adopted Section 94 Contributions Plan 2010 includes the construction and establishment of two additional Public Halls. It is proposed to undertake a ten (10) year program as listed in Attachment 1 allocating funding for these projects, which are:

- Nowra community centre
- Bay and Basin Community Centre

The timing of the draft Capital Works Program may require revision, if funding cannot be made available or if Section 94 contributions are not adequate for progression.

1.5. Lifecycle Management Plan

The lifecycle management of Public Halls and Community Centres is predominantly related to the maintenance and renewal stages of the individual asset's life. After construction phase, it moves into what is known as the "Maintain" phase. Maintenance activities are required to minimise continued deterioration of an asset. As the asset components move towards the end of its life, activities are undertaken to restore the asset to a condition close to that of the original. This is referred to as the "Renewal" phase.

The importance of the time for intervention for renewal is paramount. If renewal activities are not undertaken in a timely manner, the condition of the asset will deteriorate rapidly to failure, with the attendant cost of reconstruction being many times more that of renewal activities.

1.6. Financial Summary

Facilities that are managed by a committee operate in accordance with the Management Committee Guidelines clause 2.3 which clearly stipulates the mutual responsibilities in identifying maintenance tasks to be completed by the committees and by Council. Details of maintenance expenditure by Management Committees are not known. Council's obligations are represented in the programmed maintenance model.

The funding needed to achieve a satisfactory programmed maintenance condition based Level of Service of P5 Defects <\$12,800 and P4 Defects <\$40,000, it is estimated that an annual allowance of \$300,000 is required to achieve this standard.

Allowances also need to be made annually for the for urgent works arising from hazards identified between defect inspections, arising from customer reporting and risk management inspections (\$20,000). These works include activities that may threaten the health and safety of public and other high risk defects.

The total budget allocation for Public Halls programmed and reactive maintenance for 2012/13 is \$133,337. This figure will need to be increased to satisfy the large value of programmed maintenance to meet the standards described above.

To maximize the benefits from available funding, an annual "programmed maintenance" list of works will be prepared and forwarded to the internal service provider for implementation. The "programmed maintenance" list of works will be derived from the register of prioritized defects arising from the regular 'Defect and Condition Inspections'. Alternatively works may be completed under contract, depending on availability of resources, skills required and cost considerations.

Since 2001, a total expenditure of \$1,589,723 has been used to complete defect work on Public Halls. Please refer to attachment 2.

1.7. Asset Management Practices

An ideal Asset Management Practice should be reflective of strong governance and accountability; more sustainable decisions, enhanced customer service, effective risk management; and improved financial efficiency.

This section identifies the strategies, practices and guidelines supporting Asset Management at Shoalhaven City Council. These activities provide the tools and functions required to support the management, maintenance, renewal, creation and disposal of assets. It includes system planning and monitoring; system record management; and asset management planning and policy.

1.7.1. Accounting/ Financial Systems

Financial transactions are recorded in Council's corporate SunSystems Financial Software and are viewable through the Financial Information System (FIS). Finance staffs are responsible for operating the finance system especially the general ledger and budget accounts receivable. A systems Accountant assists in providing technical support for the systems operation and maintenance.

Continued analysis of the Financial Model, capital expenditure, asset renewal, maintenance and operations requirements, and the interrelationships between service levels and expenditure is expected to be part of the Asset Management Improvement Programme (AMIP). The Local Government Act 1993 requires that Council prepare and maintain all accounting records, accounts and financial statements in accordance with all relevant Australian Accounting Standards. The following accounting standards and guidelines must be complied with:

- AASB 116 Property, Plant & Equipment – prescribes requirements for recognition and depreciation of property, plant and equipment assets
- AASB 136 Impairment of Assets – aims to ensure that assets are carried at amounts that are not in excess of their recoverable amounts
- AASB 1021 Depreciation of Non-Current Assets – specifies how depreciation is to be calculated
- AAS 1001 Accounting Policies – specifies the policies that Council is to have for recognition of assets and depreciation
- AASB 1041 Accounting for the reduction of Non-Current Assets – specifies the frequency and basis of calculating depreciation and revaluation basis used for assets
- AAS 1015 Accounting for acquisition of assets – method of allocating the value to new assets on acquisition
- AAS 27 Financial reporting by Local Government
- AAS 1010 Recoverable Amounts of Non-Current Asset – specifies requirement to test the reasonableness of valuations

The objective of the above Accounting Policies is to provide guidance around identifying, classifying, valuing, recording and disposing of non-current physical assets. This will provide for greater understanding and accuracy of Council's capital requirements and depreciation expenses in the context of financial sustainability and intergenerational equity as well as ensuring that Council is meeting its statutory reporting obligations.

1.7.2. Asset Management Systems

Physical Asset data is recorded in Council's Conquest Asset Register. Customer enquiries are managed via Council's MERIT system, with document management undertaken using the TRIM system.

Responsibilities for administering asset management systems generally sit with the Infrastructure Systems and Support team. Data entry on a job by job basis is handled via several staff across Council, with significant data entry by Council's City Works and Infrastructure Divisions.

1.8. Monitoring and Improvement Programme

AMPs are dynamic documents, reflecting and responding to changes over time and in accordance with the Improvement Programme available. Monitoring of an AMP is required to ensure compliance with the proposed improvement program milestone and to ensure compliance with adopted standards and procedures for condition and performance.

Ideally, full review of an AMP should be undertaken every three to five years to document progress and set out proposals for the next ten to fifteen years.

2. INTRODUCTION

2.1. Background

This Asset Management Plan (AMP) is to assist Council to meet its goals and objectives in a way that best serves the community. It provides a framework for future management of public halls within the Council area based on current and historical information.

Council has approximately thirty (30) Asset Management Plans which is divided based on each asset types. An area, such as a sporting complex may consist of a few asset types. Therefore, each AMP interrelates with one another.

AMPs are positioned within Council’s organisation chart to link with corporate and operational objectives as shown below:

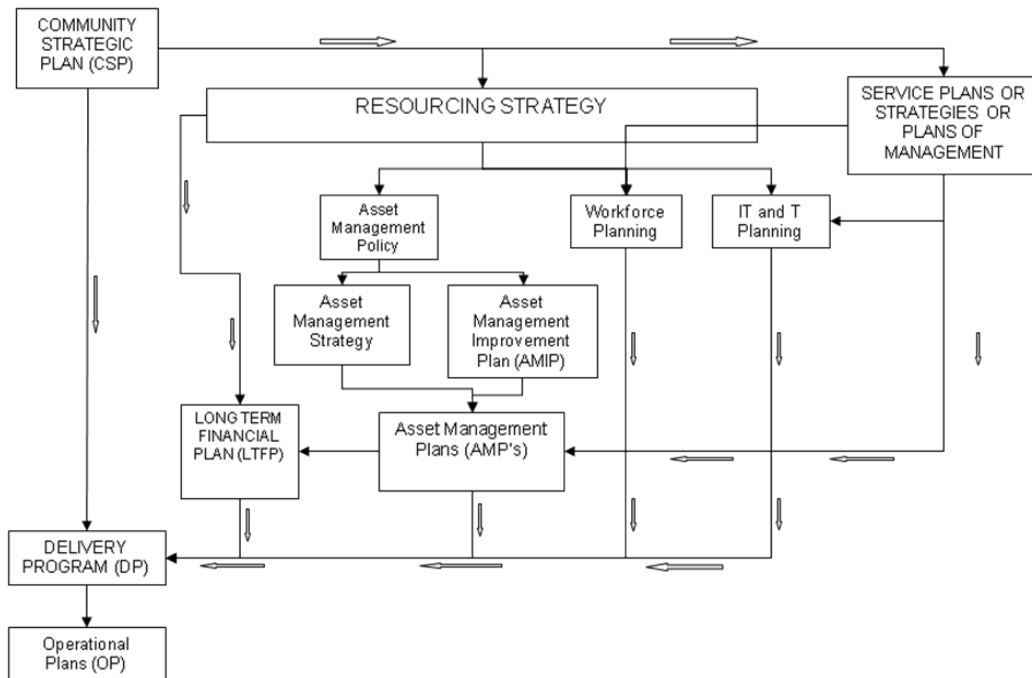


Diagram 1: SCC Organisational Operational Chart

2.2. Goals and Objectives of Asset Ownership

Council exists to provide services to its community. Some of these services are provided by infrastructure assets. Council has acquired infrastructure assets by 'purchase', by contract, construction by Council and construction by developers.

Our goal in managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing and appropriately controlling risks, and
- Having a long-term financial plan which identifies required, affordable expenditure and how it will be financed.

Council is committed to ensuring that the facilities are maintained to a high standard and in a manner that ensures available resources are effectively applied. It is recognized that it is neither reasonable nor practical to target zero defects. However it is a recognised objective to have a reasonable level of defects with none affecting customer health and safety or structural integrity.

The desirable situation is that the annual capital works and maintenance programs need to allocate sufficient resources to ensure these objectives are obtained.

2.3. Plan Framework

The key elements that effect this AMP are:

Asset Management Policy

The policy is used as a base of principles and requirements to create an AMP that is in accordance with the organisation's strategic plan. (2011, International Infrastructure Management Manual)

Asset Management Strategy

A strategy for asset management covering development and implementation of plans and programs for asset creation, operation, maintenance, rehabilitation/replacement, disposal and performance monitoring to ensure desired level of service and other operational objectives are achieved at optimum cost.

The basic key elements of the AMP consist of:

- Level of service – specifying the services and levels of service to be provided by Council
- Future demand – how this will impact on future service delivery and how this is to be met
- Life cycle management – how Council will manage its existing and future assets to provide the required services
- Financial summary – what funds are required services
- Plan Improvement and Monitoring – how the plan will be monitored to ensure it is meeting Council's objectives

A road map for preparing an asset management plan is shown below:

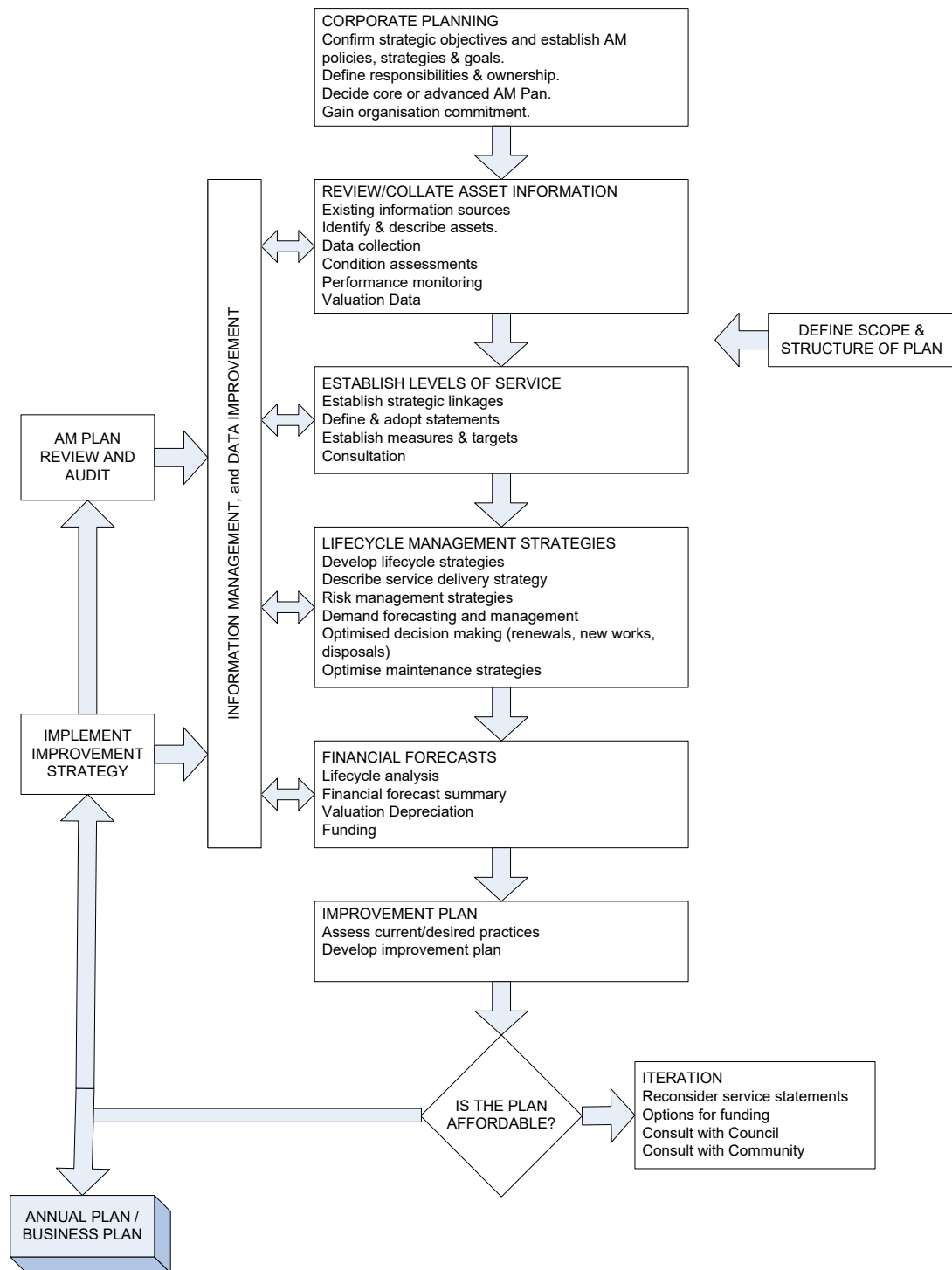


Diagram 2: Road Map for preparing an Asset Management Plan
Source: IPWEA, 2006, IIMM, Fig 1.5.1, p 1.11.

2.4. Core and Advanced AM

Asset Management Plan is a continuous document that will require ongoing evaluation. Currently, the level of this AMP is at the Minimum level which contains basic information on assets and financial forecasts.

3. LEVELS OF SERVICE

Council currently directly manages six (6) facilities and options are being reviewed for alternate management for one (1).



Picture 1: Location of Shoalhaven's public halls

3.1. Customer Research and Expectations

Community consultation is undertaken to reflect the community's views for satisfaction and importance of Council facilities provided and for identifying community needs and wants in relation to Public Halls and Community Centers. It is achieved by periodic meetings with Management Committees and user groups which also provide a point of contact with Council representatives where requests for advice is made and given. This further assists Council in ensuring that Management Committee Guidelines where in operation are being applied and Work Health and Safety issues addressed.

3.2. Strategic and Corporate Goals

The AMP provides clear guidelines for the effective management of the assets owned and by Council. Local Authorities exist principally to supply core services that meet the needs of their communities.

Council's goal in managing assets is to meet the required level of service in a sustainable manner for present and future stakeholders. The key elements to strategic goals of asset management are:

- Demonstrating responsible stewardship;
- Taking a life cycle approach to asset ownership;
- Defining the infrastructure assets physically and financially;
- Providing a defined Level of Service and monitoring the performance against service levels and service expectations;
- Understanding and meeting the demands of growth through demand management and infrastructure investment;
- Managing risks associated with asset failure; and
- Support long term financial planning.

Council's objective is to ensure financial strategies underpin Council's asset management policies and strategy. Its goal is to have long term vision for sustainability. In order to do so, an action that can be undertaken is the preparation and review the Council's short and medium term financial plans for Risk Management; Plant & Equipment, Information Technology, Section 94 and Asset Management Plans.

Council's goals are to plan, manage and fund Council's public assets to meet the community expectations and defined levels of services. Furthermore, the safety of the community is paramount and is acknowledged and supported through proactive policies, programs and strategies.

3.3. Legislative Requirements

Table 1: Lists of legislation requirements

Legislation	Requirement
National Asset Management Framework Legislation 2010	Focuses on long term financial sustainability and provides a mandate to have a long term strategy, financial statements and annual reporting mechanisms.
DLG Integrated Planning NSW	Key requirement is to integrated community plans with operational and delivery plans
Local Government Act 1993	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery
Work Health and Safety Act 2011	Aims to secure the health, safety and welfare of people at work. It lays down general requirements which must be met at places of work in New South Wales. The provisions of the Act cover every place of work in New South Wales. The Act covers self employed people as well as employees, employers, students, contractors and other visitors.
Occupational Health and Safety Regulation 2001	Regulations on the control and management or risk in the work place
The Protection of the Environment Operations Act 1997 (POEO Act)	Is the key piece of environment protection legislation administered by Department of the Environment and Climate Change (DECC). The POEO Act enables the Government to set out explicit protection of the environment policies (PEPs) and adopt more innovative approaches to reducing pollution.
Disability Discrimination Act	Sets out responsibilities of Council and staff in dealing with access and use of public infrastructure
Australian Accounting Standards	Sets out the financial reporting standards relating to infrastructure assets. Standards of particular relevance to Infrastructure Assets include:
	AASB116 Property, Plant & Equipment - prescribes requirement for recognition and depreciation of property, plant and equipment assets
	AASB136 Impairment of Assets - aims to ensure that assets are carried at amounts that are not in excess of their recoverable amounts
	AASB1021 Depreciation of Non-Current Assets - specifies how depreciation is to be calculated
	AAS1001 Accounting Policies - specifies the policies that Council is to have for recognition of assets and depreciation
	AASB1041 Accounting for the reduction of Non-Current Assets - specifies the frequency and basis of calculation depreciation and revaluation basis used for assets
	AAS1015 Accounting for acquisition of assets - method of allocating the value to new assets on acquisition
Crown Lands Act 1989	Defined principles for the use and management of Crown land which may be under Trust to Council, they may prescribe: Lease & licences of Crown Lands (Part 4, Division 3 & 4); and Plans of Management for Crown Lands (Part 5, Division 6)
AS 3600-2001 Concrete Structures	Proposes a set of standard for achieving a design life of 40-60 years for concrete structures.

3.4. Current Level of Service

Community Levels of Service - relate to how the community receives or derives benefit from the service of each asset in terms of safety, quality, quantity, reliability and responsiveness.

Supporting the community service levels are operational or technical measures of service developed to ensure that the minimum community levels of service are met. These technical levels of service may relate to cost/efficiency and legislative compliance.

Community levels of service measures used in the asset management plan are:

Quality	How good is the service?
Function	Does it meet users' needs?
Capacity/Utilisation	Is the service over or under used?

Technical Levels of Service - Supporting the community service levels are operational or technical measures of performance. These technical measures relate to the allocation of resources to service activities that the organisation undertakes to best achieve the desired community outcomes and demonstrate effective organisational performance.

Technical service measures are linked to annual budgets covering:

- Operations – the regular activities to provide services such as opening hours, cleansing frequency, mowing frequency, etc.
- Maintenance – the activities necessary to retain an assets as near as practicable to an appropriate service condition (eg road patching, unsealed road grading, building and structure repairs),
- Renewal – the activities that return the service capability of an asset up to that which it had originally (eg frequency and cost of road resurfacing and pavement reconstruction, pipeline replacement and building component replacement),
- Upgrade – the activities to provide an higher level of service (eg widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (eg a new library).

3.5. Desired Level of Service

At present, indications of meeting or understanding the desired Levels of Service are obtained from various sources including meetings and consultations with Management Committees.

The main framework of desired Level of Service is stated as follows:

- Service attributes : Aspects or characteristic of a service including accessibility, cost, efficiency, quality, quantity, reliability, responsiveness and safety levels of Service : What Council intends to deliver that is based on the community's point of view
- Community performance measure : How the community receives or reacts to the service
- Technical Performance Measure : What Council does to deliver the service, which includes operation and maintenance

(International Infrastructure Management Manual, 2011)

4. FUTURE DEMANDS

In 1996 the total number of population in Shoalhaven was 76,726. The data collected in 2011 showed the population to be 98,542. It is projected that in 2016 the number of population is 104,079 and in 2021, it is projected to be 111,401 (<http://www.id.com.au/forecast/shoalhaven>). Based on this information, the percentage of population has been increasing 6.4% every five (5) years. Therefore it is more than likely that demand for facilities will increase commensurably.

4.1. Demand Drivers

Any enhancements of the existing facilities would need to be justified in relation to upgrading existing facilities providing an increase in the “level of service” rather than a maintenance activity prolonging the useful life of the building.

Population growth alone is not the sole driver for public halls and community centres. Population growth can create demand for new dwellings and associated infrastructure. Factors affecting demand for public halls and community centres include population growth and density; changes in demographics; seasonal factors; social and economic factors; environmental awareness and technological changes.

4.2. Demand Forecasts

Strategies for ensuring that assets are well utilised include:

- Effective demand forecasting before creating new assets, to ensure asset capacity and demand requirements are matched
- Maximising the asset utilisation by providing other assets to meet the demand or operational asset solutions to improve overall asset capacity and hydraulic performance
- Management of customer demand, to reduce demand for over-utilised assets or vice versa

(International Infrastructure Management Manual, 2011)

Demand for new and enhanced services will be managed through a combination of managing existing assets, upgrading existing assets and providing new assets to meet demand and demand management. Demand management practice including non-asset solutions, insuring against risks and managing failures.

4.3. Demand Impacts on Assets

Demands are usually impacted by a number of components which includes:

- Population or demographic changes
- Changes in community’s expectation
- Changes in usage pattern
- Seasonal variation
- Cyclical variations
- Random variations which cannot be attributed to specific causes

Effective asset utilisation seeks to provide the maximum return on funds invested in assets. Over-utilisation can cause failure to achieve levels of service due to asset 'capacity failure'. Under-utilisation of an asset is also a 'capacity failure' and represents a lack of demand for the service the asset provides causing a less than cost effective level of utilisation. (International Infrastructure Management Manual, 2011)

4.4. Demand Management Plan

The planning for infrastructure is a constant process of review and assessment of existing infrastructure and its ability to cope with increasing demand, versus the need to augment with new infrastructure.

Demand on infrastructure is created through increased utilisation generated from a growing population and changing patterns of behaviour, ranging from social demographics to transport options and solutions. Often this increasing demand will stem from urban or residential growth increasing the utilisation of a range of community infrastructure.

Council develops strategies for demand management on single or groups of affected assets and continues to manage the relationship between existing and new asset requirements in the context of asset management. This demand management also includes asset rationalisation as discussed in this plan.

4.5. Asset Programmes to Meet Demand

The Section 94 Contribution plan effective from 2010 for Community Facilities identifies the current proposed projects and provides a detailed estimate of costs for implementation and construction, reference to the relevant sections of the Plan presents the estimate breakdown.

Table 2: Section 94 References

Project Reference Number	Project Description	Estimated Project Cost	Estimated Council Contribution	Estimated Dev. Contribution	Percentage balance collected at September 2012	Actual Dev. Contributions Received
<u>01CFAC0005</u>	Worrigee Community Centre (Cnr Greenwell Point & Clipper Roads)	\$4,320,638	\$1,701,899	\$2,618,739	87%	\$2,381,986
<u>01CFAC0013</u>	Berry Gardens Neighbourhood Community Centre (No specific area within development site / contribution area determined)	\$944,001	\$0	\$944,001	9%	\$82,396

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<u>01CFAC1003</u>	Community Centre Nowra	\$0	\$0	\$0	0%	\$497,923
<u>01CFAC1007</u>	West Nowra Community Meeting Room (Cavanahs Lane)	\$329,504	\$155,460	\$174,044	66%	\$114,573
<u>01CFAC2003</u>	Nowra Community Centre (Nowra Town Centre precinct)	\$2,169,175	\$1,676,121	\$493,053	98%	\$497,923
<u>01CFAC2007</u>	West Nowra Community Meeting Room (Cavanahs Lane)	\$330,115	\$155,748	\$174,366	66%	\$114,573
<u>01CFAC3007</u>	West Nowra Community Meeting Room (Cavanahs Lane)	\$764,698	\$360,785	\$403,914	28%	\$114,573

Enhancement Needs

Accessibility Issues

Council is committed to improving accessibility to all community facilities for people with physical, sensory and intellectual needs by the completion of Access Audits and implementation of recommendations. Access Audits are based on the process of assessing access from street frontages into and through facilities, and include consideration of site specific issues, parking areas, open space, building entrances, infrastructure, retail and commercial areas, signage, lighting, floor finishes, furniture, fixtures and equipment. The following documents are referenced and considered in the process of formulating access audits and reports.

- Disability Discrimination Act 1992,
- Australian Standard AS 1428 Parts 1,2&4,
- The Building Code of Australia,
- Advisory Notes on Access to premises, Human Rights and Equal Opportunities Commission
- Premises Standard

Council's budget for 2011/12 was \$55,407 for accessibility works to public buildings. A total of approximately \$1,512,721 of tasks was identified for Public Halls. The majority of identified access defects are minor in nature, however there are some primary access needs to be addressed and a program has been developed to progressively ensure satisfactory access into all facilities.

In previous years, improvements include as follows:

- An accessibility ramp to the stage in Bomaderry Community Centre
- Improved access from car park in Huskisson Community Centre
- Disabled amenities (toilet) to Kangaroo Valley Public Hall
- Improved disabled amenities and kitchen at Culburra Beach Public Hall

- Improved ramp to existing ramp at Berry School of Arts
- Access ramp into the Culburra Bay Progress Hall

The value of remaining tasks is listed in table below.

Table 3: Taks value for accessibility work

Name of Building	Accessibility works
Berry School of Arts	\$173,043
Bomaderry Community Centre	\$48,641
Burrill Lake Public Hall	\$67,183
Callala Bay Community Centre	\$85,217
Callala Bay Progress Hall	\$21,145
Callala Beach Community Centre	\$72,517
Cudmirrah Public Hall	\$21,145
Culburra Beach Community Centre - Banksia Meeting Hall	\$0
Culburra Beach Community Centre - Waratah Function Hall	\$113,284
Erowal Bay Public Hall	\$35,734
Greenwell Point Public Hall	\$0
Huskisson Community Centre	\$81,597
Kangaroo Valley Public Hall	\$76,517
Kioloa/ Bawley Point Community Centre	\$31,623
Lake Conjola Community Centre	\$97,853
Manyana - Yulunga Public Hall	\$33,337
Milton Theatre	\$178,308
North Nowra Community Centre	\$26,416
Nowra School of Arts	\$0
Pyree Old School	\$0
Sanctuary Point Community Centre	\$0
Shoalhaven Heads Community Centre	\$68,961
St Georges Basin Community Centre	\$77,128
Sussex Inlet Community Centre	\$44,894
Ulladulla Civic Centre	\$158,178
TOTAL	\$1,512,721

5. LIFECYCLE MANAGEMENT PLAN

5.1. Background Data

Name of Asset	Address	Asset ID	Physical Parameters	Asset Capacity	Asset Condition	Historical Data (Year built)
Berry Court House Toilet	58 Victoria St	693	Floor - Timber Walls - Rendered Brick Roof - Corrugated Iron	350 sqm	Good Condition	1892
		156183	Floor - Concrete Walls - Concrete Block Roof - Steel Cladding	17 sqm	Fair Condition	
Berry School of Arts	19 Alexandra St	290	Floor - Timber Walls - Brick Roof - Corrugated Iron	720 sqm	Fair Condition	1905

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Bomaderry Community Centre	17 Birriley St	206	Floor - Concrete Walls - Brick Roof - Colorbond Steel	588 sqm	Fair Condition	1980
Burrill Lake Public Hall	Princess Highway	298	Floor - Timber Walls - Hardiplank Roof - Colorbond Steel	67 sqm	Fair Condition	1987
Callala Bay Community Centre	42 Emmett St	210	Floor - Concrete Walls - Brick Roof - Colorbond Steel	329 sqm	Good condition	1996
Callala Bay Progress Hall	73 Boorawine St	292	Floor - Timber Walls - FC Hardiflex Roof - Aluminium	267 sqm	Fair Condition	1983
Callala Beach Community Centre	Quay Rd	293	Floor - Timber Walls - Brick Roof - Colorbond Steel	286 sqm	Good Condition	1996
Cudmirrah Public Hall	32 Collier Dr	294	Floor - Timber Walls - FC Hardiflex Roof - Aluminium	215 sqm	Fair Condition	1965
Culburra Beach Community Centre - Banksia Meeting Hall	Culburra Rd	306731	Floor - Concrete Walls - Brick Roof - Tile	320 sqm	Good Condition	2009
Culburra Beach Community Centre - Waratah Function Hall	Culburra Rd	279	Floor - Concrete Walls - Brick Roof - Tile	448 sqm	Good Condition	1981
Erowal Bay Public Hall	19 King George St	295	Floor - Timber Walls - Weatherboard Roof - Colorbond Steel	145 sqm	Fair Condition	1957

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Greenwell Point Public Hall	Greenwell Point Rd	296	Floor - Timber Walls - FC Hardiflex Roof - Colorbond Steel	231 sqm	Very Poor Condition	1953
Huskisson Community Centre	Tomerong St	211	Floor - Concrete Walls - Brick Roof - Tiles	438 sqm	Fair Condition	1980
Kangaroo Valley Public Hall	Showground, Moss Vale Rd	297	Floor - Timber Walls - Weatherboard Roof - Colorbond Steel	438 sqm	Fair Condition	1907
Kioloa/ Bawley Point Community Centre	Murramarang Rd	269	Floor - Timber Walls - Hardiplank Roof - Colorbond Steel	267 sqm	Good Condition	1990
Lake Conjola Community Centre	Lake Conjola Entrance Rd	267	Floor - Timber Walls - Brick Roof - Colorbond Steel	285 sqm	Good Condition	1991
Manyana - Yulunga Public Hall	195 Sunset Strip	299	Floor - Timber Walls - Concrete Block Roof - Colorbond Steel	224 sqm	Fair Condition	1978
Milton Theatre	69 Princes Highway	275	Floor - Timber Walls - FC Hardiflex Roof - Colorbond Steel	325 sqm	Fair Condition	1927
North Nowra Community Centre	Hood Close	207	Floor - Concrete Walls - Brick Roof - Colorbond Steel	240 sqm	Good Condition	1996
Nowra School of Arts / Annexe	Berry St	648	Floor - Timber Walls - Framed Timber Roof - Colorbond Steel	191 sqm	Fair Condition	1910 and moved in 1958

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Nowra Ken Furness Building	Berry St	156560	Floor - Timber Walls - Cement Roof - Corrugated Iron	161 sqm	Fair Condition	1910
Nowra School of Arts	Berry St	618	Floor - Timber Walls - Brick Roof - Colorbond	867 sqm	Good Condition	1892
Pyree Old School	Greenwell Point Rd	617	Floor - Timber Walls - Brick Roof - Colorbond Steel	136 sqm	Fair Condition	1860
Toilet building		43672	Floor - Concrete Walls - Brick Roof - Corrugated Iron	30 sqm	Fair Condition	
Shelter Shed		43671	Floor - Timber Walls - Weatherboard Roof - Corrugated Iron	36 sqm	Fair Condition	
Demountable Pottery Building		156428	Floor - Timber Walls - Fibre Cement Roof - Corrugated Iron	96 sqm	Fair Condition	
Sanctuary Point Community Centre	Paradise Beach Rd	264	Floor - Concrete Walls - Weatherboard Roof - Colorbond Steel	410 sqm	Good Condition	1989
Shoalhaven Heads Community Centre	Shoalhaven Heads Rd	205	Floor - Concrete Walls - Brick Roof - Colorbond Steel	739 sqm	Good Condition	1984
St Georges Basin Community Centre	21 Meriton St	212	Floor - Concrete Walls - Brick Roof - Tiles	512 sqm	Good Condition	1983
Sussex Inlet Community Centre	19 Thomson St	266	Floor - Concrete Walls - Brick Roof - Colorbond Steel	350 sqm	Good Condition	1980
Ulladulla Civic Centre	Princess Highway	268	Floor - Timber Walls - Brick Roof - Colorbond Steel	1773 sqm	Fair Condition	1982
Vincentia Public Hall	Lane off Excellent St	365	Floor - Concrete Walls - Concrete Block Roof - Colorbond Steel	200 sqm	Fair Condition	1965

Table 4. Background Data of Public Halls and Community Centres

5.1.1. Asset Extent and Condition

Full Defect and Asset Condition Assessment Inspections are scheduled to be performed on a three yearly frequency for Public Halls. Consideration is given in respect to the level of defects identified when assessing the overall building condition; however they are not a direct reflection of the overall lifecycle. For example a building may consist of hundreds of elements, the defect assessment may identify say 25 elements in poor condition, and hence the overall building condition is not classified as poor. As a facility increases in size, this relationship is accentuated. Therefore the judgment of overall facility condition is assessed considering a broader range of factors.

The overall condition and classification of Public Halls and Community Centres has been considered by the Asset Management Unit s listed in Table 5 below. As prioritized maintenance tasks are completed the overall condition of facilities will improve, consequently satisfying the key performance indicator to achieve facilities in a fair or better condition each year.

Table 5: Overall Building Conditions

CONDITION	Locations	%of value based on Construction Replacement Costs
C1 – As new		0%
C2- Good	Berry Court House Callala Bay Community Centre Callala Beach Community Centre Culburra Beach Community Centres Kioloa/ Bawley Point Community Centre Lake Conjola Community Centre North Nowra Community Centre Nowra School of Art Sanctuary Point Community Centre Shoalhaven Heads Community Centre St Georges Basin Community Centre Sussex Inlet Community Centre	42.86%
C3 – Fair	Berry School of Arts Bomaderry Community Centre Burrill Lake Public Hall Callala Bay Progress Hall Cudmirrah Public Hall Erowal Bay Public Hall Huskisson Community Centre Kangaroo Valley Public Hall Manyana-Yulunga Public Hall Milton Theatre Nowra School of Arts/ Annexe Nowra Ken Furness Building Pyree Old School Ulladulla Civic Centre Vincentia Public Hall	53.57%
C4 – Poor	Greenwell Point Public Hall	3.6%
C5 – Requires replacement		0%

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The value of prioritized defects as at September 2012 to the entire Public Hall network is listed in table 6 below.

The total replacement costs of the existing Public Halls network are also listed in table 6.

Table 6: Prioritised Defect Value and Facility Replacement Cost

Name of Building	Maintenance Defects	Accessibility works	Total Maintenance Works	P5 - Immediat ely	P4 - Within 1 yr	P3 - Within 2 yrs	P2 - Within 3 to 5 yrs	P1 - Beyond 5 yrs	Not prioritised
Berry School of Arts	\$819,134.00	\$173,043.00	\$992,177.00	\$2,800.00	\$281,700.00	\$82,000.00	\$27,570.00	\$306,800.00	\$291,307.00
Bomaderry Community Centre	\$72,476.00	\$48,641.00	\$121,117.00		\$66,036.00	\$3,000.00	\$5,100.00		\$46,981.00
Burrill Lake Public Hall	\$125,720.00	\$67,183.00	\$192,903.00		\$32,915.00	\$2,100.00	\$10,500.00	\$29,200.00	\$118,188.00
Callala Bay Community Centre	\$102,936.00	\$85,217.00	\$188,153.00		\$7,200.00	\$4,000.00	\$2,100.00	\$86,096.00	\$88,757.00
Callala Bay Progress Hall	\$63,368.00	\$21,145.00	\$84,513.00		\$1,568.00				\$82,945.00
Callala Beach Community Centre	\$112,280.00	\$72,517.00	\$184,797.00		\$47,780.00	\$5,400.00	\$2,800.00	\$56,300.00	\$72,517.00
Cudmirrah Public Hall	\$142,716.00	\$21,145.00	\$163,861.00		\$10,737.00	\$1,000.00	\$31,500.00	\$48,650.00	\$71,974.00
Culburra Beach Community Centre - Banksia Meeting Hall	\$81,500.00	\$0.00	\$81,500.00					\$81,500.00	
Culburra Beach Community Centre - Waratah Function Hall	\$127,705.00	\$113,284.00	\$240,989.00		\$59,125.00		\$16,800.00	\$25,000.00	\$140,064.00
Erowal Bay Public Hall	\$171,783.00	\$35,734.00	\$207,517.00		\$75,055.00	\$5,000.00	\$11,600.00	\$45,000.00	\$70,862.00
Greenwell Point Public Hall	\$217,972.00	\$0.00	\$217,972.00		\$54,300.00	\$27,122.00	\$18,400.00	\$51,200.00	\$66,950.00
Huskisson Community Centre	\$82,378.00	\$81,597.00	\$163,975.00					\$71,500.00	\$92,475.00
Kangaroo Valley Public Hall	\$132,554.00	\$76,517.00	\$209,071.00	\$10,000.00	\$63,354.00	\$18,000.00			\$117,717.00
Kioloa/ Bawley Point Community Centre	\$2,360.00	\$31,623.00	\$33,983.00		\$21,283.00				\$12,700.00
Lake Conjola Community Centre	\$4,000.00	\$97,853.00	\$101,853.00		\$28,051.00	\$3,000.00			\$70,802.00
Manyana - Yulunga Public Hall	\$41,583.00	\$33,337.00	\$74,920.00		\$33,858.00				\$41,062.00
Milton Theatre	\$93,560.00	\$178,308.00	\$271,868.00		\$21,320.00				\$250,548.00
North Nowra Community Centre	\$72,408.00	\$26,416.00	\$98,824.00		\$46,034.00	\$1,700.00	\$1,000.00	\$41,200.00	\$8,890.00
Nowra School of Arts	\$424,609.00	\$0.00	\$424,609.00		\$259,329.00	\$5,000.00			\$160,280.00
Pyree Old School	\$103,201.00	\$0.00	\$103,201.00		\$18,021.00	\$1,905.00			\$83,275.00
Sanctuary Point Community Centre	\$17,040.00	\$0.00	\$17,040.00		\$17,040.00				
Shoalhaven Heads Community Centre	\$37,122.00	\$68,961.00	\$106,083.00		\$45,314.00				\$60,769.00
St Georges Basin Community Centre	\$67,293.00	\$77,128.00	\$144,421.00		\$36,613.00				\$107,808.00
Sussex Inlet Community Centre	\$28,905.00	\$44,894.00	\$73,799.00		\$14,347.00				\$59,452.00
Ulladulla Civic Centre	\$7,190,167.00	\$158,178.00	\$7,348,345.00		\$636,163.00	\$5,500.00	\$6,439,300.00	\$189,500.00	\$77,882.00
TOTAL	\$10,334,770.00	\$1,512,721.00	\$11,847,491.00	\$12,800.00	\$1,877,143.00	\$164,727.00	\$6,566,670.00	\$1,031,946.00	\$2,194,205.00

5.2. Infrastructure Risk Management Plan

The 'Defect and Risk Management Inspection Procedure' specifies the following inspection frequencies –

- Public Halls & Community Centres – Defect Inspections-every three years

Management Committees or council representatives perform Risk Management procedures in accordance with the Management Committee Guidelines as stated within clause 2.2.6 as follows;

*“Management of facilities must be undertaken in accordance with the Occupational Health and Safety Act 2001 as amended, and these management committee guidelines. Each committee must ensure that the premises (and access to and egress from) are safe and without risk to health. **A plan and description of the facility should be held by the committee and by council.**”*

There are two main risks that Council is facing as follows:

- **Strategic Risk** – Risk managed through Council’s annual Risk Management Plan due to the potential effect a failure can have on Council’s operations
- **Operational Risk** – Risks that relate to the day-to-day operations of Council. Operational risk arises from inadequate internal controls, inadequate or no documentation, poor planning and implementation, or inadequate supervision.

Any hazards identified will be prioritised and undertaken as either “Urgent Maintenance” or listed and undertaken as “Programmed Maintenance” in accordance with the timeframes adopted by Council for the defect priority.

This risk management section of the asset management plan concentrates on identification of practical risks at the asset level. An assessment of the risks associated with the service delivery of building assets has identified some critical risks to Council. The risk assessment process:

- Identifies credible risks;
- The likelihood of the risk event occurring;
- The consequences should the event occur;
- Develops a risk rating; and
- Evaluates the risk and develops a risk treatment plan for non-acceptable risks.

5.3. Routine Operations and Maintenance Plan

Many of the Shoalhaven's community centres and public halls are managed by volunteers (management committees), some are leased or managed by Council or some are privately owned.

Planning Resources & Property Services, Leisure Services and Works & Services (Parks) are responsible for:

- Day to day administration with the groups that manage the operation of the facilities (care, cleaning, maintenance and bookings)
- Coordinating reactive maintenance (e.g. water leaks, vandalism, graffiti)

These arrangements can influence the operating expenditure and the operating income of these centres. The operating budget is administered by Commercial Operations and caters for costs such as rates, electricity, water; garbage disposal etc. The Operating budget also includes urgent works such as broken windows etc. Arrangements for each centre are described in table below.

Fire & Emergency Equipment

The Building Code of Australia (BCA), Development Consent conditions and/or Australian Standards have statutory requirements for recurring inspections, testing, and preventative maintenance of fire services, emergency lighting and fire protection equipment.

To ensure compliance the responsibility for inspection and testing has been centralized and is undertaken by the Facilities & Asset Management Unit. This will also ensure that the most cost effective solution is achieved for all stakeholders as State Government Contract rates can be used.

An annual budget of \$40,000 (2010/11) is available for the statutory inspections. Over recent years funding was provided to upgrade facilities to standard. Some upgrade works have been undertaken with capital funding and works are now being progressively undertaken from programmed maintenance funds.

Table 7: Public Halls & Community Centres Management 2012/13

Job Number (T2)	Facility	Management Arrangement	Net Operations Funding	Operating Income (excl. Committee Income)
11382	Bomaderry Community Centre	Committee	\$5,005	\$0
11605	Burrill Lake Public Hall	Committee	\$1,544	\$0
11773	Callala Bay Community Centre	Committee	2,959	\$0
11772	Callala Bay Public Hall	Committee	\$2,021	\$0
11786	Callala Beach Community Centre	Committee	\$2,614	\$0
13192	Cudmirrah Public Hall	Committee	\$2,012	\$0
13219	Culburra Beach Public Hall.	Council (C&O)	\$625	\$0
13213	Culburra Beach	Committee	\$17,587	\$0

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	Community Centre			
14140	Erowal Bay Public Hall	Council (C&O)	\$4,298	\$637
15109	Greenwell Point Public Hall	Committee	\$2,275	\$0
15545	Huskisson Community Centre	Committee	\$5,528	\$0
16435	Kioloa/ Bawley Point Community Centre	Committee	\$4,267	\$0
16618	Lake Conjola Community Centre	Council (C&O)	\$7,553	\$4,456
17943	Milton Theatre	Committee	\$4,779	\$0
	Manyana – Yulunga Public Hall	Committee	Not known	Not Known
18560	North Nowra Community Centre	External (S.L.S))	\$1,657	\$0
19075	Orient Point Community Centre	Council (C&O)	\$6,570	\$0
20647	Pyree Old School Building	Committee	\$2,434	\$0
21840	Shoalhaven Heads Community Centre	Committee	\$3,909	\$0
22980	St Georges Basin Community Centre	Committee	\$5,545	\$0
21405	Ulladulla Civic Centre	Council (Sunny Ord)	\$81,804	\$43,260
25327	Vincentia Public Hall	Council (C&O)	\$4,432	\$2,122
	Kangaroo Valley Public Hall	Committee (Parks)	Not Known	Not Known
21893	Sussex Inlet Community Centre	Committee (Parks)	\$2,872	\$0
	Community & Operations Sub-Total		\$106,624	\$51,167
15002	Berry Court House	Lease (Property)	\$4,160	\$5,272
29804	Berry School of Arts	Lease (Property)	\$5,602	\$6,502
21400	Nowra School of Arts/ Annexe	Council (Finance)	\$96,862	\$39,393
21400	Nowra Ken Furness Building			
21400	Nowra School of Arts			
	Total Operating Expenditure		\$278,914	
	Total Operating Income			\$101,642

5.3.1. Operations and Maintenance Plan

Maintenance includes proactive, reactive and cyclic maintenance work activities. Reactive maintenance is unplanned repair work carried out in response to service requests and management / supervisory directions. Community and customers directly affected by the asset generally make these requests. To provide the highest level of service, Council's objective in relation to maintenance requests is to inspect and prioritize the work requests as quickly as possible.

General maintenance strategies have been developed to have an annual asset inspection to identify any defects which have developed since the time of the previous inspection. A reasonable base condition of the facilities has been established and documents in the Asset Audit Reports for each of the centres.

When the defect is identified, it is recorded in the conquest database with a condition assessment and priority for action. The data in the data base forms the basis of the annual programmed maintenance program. Any defects which show up and considered a risk or hazard are rectified from the maintenance budget.

5.3.2. Operations and Maintenance Strategies

The organisation will operate and maintain assets to provide the defined level of service to approved budgets in the most cost-efficient manner. The operation and maintenance activities include:

- Scheduling operations activities to deliver the defined level of service in the most efficient manner,
- Undertaking maintenance activities through a planned maintenance system to reduce maintenance costs and improve maintenance outcomes. Undertake cost-benefit analysis to determine the most cost-effective split between planned and unplanned maintenance activities (50 – 70% planned desirable as measured by cost),
- Maintain a current infrastructure risk register for assets and present service risks associated with providing services from infrastructure assets and reporting Very High and High risks and residual risks after treatment to management and Council/Board,
- Review current and required skills base and implement workforce training and development to meet required operations and maintenance needs,
- Review asset utilisation to identify underutilised assets and appropriate remedies, and over utilised assets and customer demand management options,
- Maintain a current hierarchy of critical assets and required operations and maintenance activities,
- Develop and regularly review appropriate emergency response capability,
- Review management of operations and maintenance activities to ensure Council is obtaining best value for resources used.

5.3.3. Summary of Future Costs

The recorded operations and maintenance work from 2003/04 to 2011/12 shows an average of \$290,584. The average future cost is predicted to be the same amount unless there are public halls and community centres that are demolished or created.

5.4. Renewal / Replacement Plan

There are no identified buildings that require replacement. However, this may change if identified as 'Defect and Asset Condition Assessment Inspections'. Determining who will be responsible for the works, (such as carpet renewal) the various management bodies of the facilities may be requested to complete these tasks in accordance with the Management Committee guidelines.

The requirement to replace existing facilities depends upon the structural adequacy of the building, if the structural integrity is endangering the facilities use for intended purposes, then it would not be considered fit for purpose. At present there are a number of buildings classified with a poor condition assessment rating, this is largely due to the extensive amount of Programmed Maintenance activities to be completed, once finished the building will be reclassified. It is not likely that any buildings will need replacing within the next twenty years; however there may be a need for refurbishment works to maintain existing levels of service to

the occupiers, the extent of these works may be governed by requirements to provide increased facilities for expanding services or the change of a buildings classification as determined by users. Therefore Capital Funding may be required to address future needs when identified, though at present there is no funding for replacements required.

Accessibility issues need to be considered for Capital Works funding and unlike the 'Defect and Asset Condition Assessment Inspections', performed on a scheduled frequency, Accessibility audits are a singular inspection unlikely to be repeated on each facility. There are \$1,512,721 of access issues not yet programmed, some of which are physically unachievable.

Environmental Initiatives

Council has adopted an *Energy Savings Action Plan* for all facilities. The majority of focus so far has been on the high energy using facilities; public buildings are not in this high use category. Council have established an internal *Resource Efficiency Task Force* to oversee projects to minimise the *carbon footprint*.

With regard to public buildings an audit to gather information to guide future energy improvement options at each building commenced in early 2011. The audit will include capturing the following data –

- Meter numbers for electricity, gas & water
- North facing roof area
- Existing facilities
 - Roof insulation
 - Skylights
 - Roof vents
 - Rainwater capture
 - Water heating
 - Electric
 - Solar
 - Gas
- Suitability for the following ESD initiatives
 - Solar
 - Wind turbine
 - Heat pump
 - Photo-voltaic
- Other initiative factors
 - Under building cavities
 - Vandalism extent
 - Site fenced?
 - Site lit?
- Current appliances
 - Energy saving device
 - Energy rating

Following the audit a list of possible projects will be developed for future implementation as funds permit and in accordance with the **Sustainable Building Design for Council Buildings Policy**.

5.4.1. Renewal Plan

A program of renewal and replacement works has been compiled mostly from user and Management Committee requests. Attachment 1 lists the total proposed Capital Works for each facility categorised by the Asset Management Unit. It is considered that funding of \$100,000 per annum is required to progressively address these identified needs. Additional projects will be added to the Enhancement Strategy when identified.

5.4.2. Renewal Strategies

The ten (10) year capital works program indicates the following public halls and community that requires work:

- All building asbestos management plan repairs - \$1,756,900
- Berry School of Arts toilet refurbishment - \$200,000
- All community building equipment renewal - \$122,390
- Worrigeer/ East Nowra community centre - \$4,100,000
- Nowra community centre - \$2,500,000
- Nowra school of arts - \$8,000

5.4.3. Summary of Future Costs

The total cost for the next ten (10) years of capital works is \$8,687,290. The sum is not fully funded in the budget.

5.5. Creation / Acquisition / Augmentation Plan

As stated in Section 4 of this Asset Management Plan, the adopted Section 94 Contributions Plan 2010 includes the construction and establishment of two additional Public Halls. It is proposed to undertake a ten (10) Year Program as listed in Attachment 1 allocating funding for these projects. The timing of the draft Capital Works Program may require revision, if funding cannot be made available or if Section 94 contributions are not adequate for progression.

5.5.1. Selection Criteria

Prior to acquiring a new asset in order to satisfy community need, it is significant to consider the following:

- Improvement to the existing asset performance
- Entering into an arrangement with the private sector to provide community facility

New assets and upgrade/expansion of existing assets are identified from various sources such as councillor or community requests, proposals identified by strategic plans or partnerships with other organizations including developers. A system to assess these requests needs to be developed and will need to ask requestors to consider:

- occupancy/usage rates of other council assets already similar sized and in use;
- preliminary costing schedules including operational, maintenance and renewal estimates;
- availability of funds and funding sources; and
- ability for the Council to schedule the works in future operational work programs.

5.5.2. Capital Investment Strategies

Capital Investment Strategies for the creating of a new facility requires considering the whole life cost of the new asset. This includes the initial capital cost, operating cost and selling or disposing of the asset. More expensive way to construct an asset that is cheaper to operate and maintain may be a better option than the alternative.

The organisation will plan capital upgrade and new projects to meet level of service objectives by:

- Planning and scheduling capital upgrade and new projects to deliver the defined level of service in the most efficient manner,
- Undertake project scoping for all capital upgrade/new projects to identify:
 - the service delivery 'deficiency', present risk and required timeline for delivery of the upgrade/new asset,
 - the project objectives to rectify the deficiency including value management for major projects,
 - the range of options, estimated capital and life cycle costs for each options that could address the service deficiency,
 - management of risks associated with alternative options,
 - and evaluate the options against evaluation criteria adopted by Council/Board, and
 - select the best option to be included in capital upgrade/new programs,
- Review current and required skills base and implement training and development to meet required construction and project management needs,
- Review management of capital project management activities to ensure Council is obtaining best value for resources used.

5.5.3. Summary of Future Costs

The total cost for Ulladulla Civic Centre extension is \$295,000. This project will go forward once approved and if there is available funding.

The ten (10) year future capital works program, on the other hand, does not indicate any new capital work. A new project is indicated to be built in the future beyond ten (10) years which is West Nowra Community Centre.

5.6. Disposal Plan

The opportunity to dispose of assets (remove and not replace) is minimal. However the need to retain assets will be reviewed on an individual case basis as the need for replacement or low usage is identified.

Two facilities presently classified as Public Halls or Community Centres. This task may need to be delegated to the relevant Facility Manager for assessment of bookings, determining usage figures to evaluate effective community needs and the efficient use of resources.

Usage details for Public Halls are shown in the following table. The % Usage figure is based on maximum available hours of 12 hours per day.

Location	Average Weekly Usage (Hrs)	% Average Usage
Bomaderry Community Centre	17	20%
Burrill Lake Hall	15	18%
Callala Bay Community Centre	45	54%
Callala Bay Progress Hall	22	26%
Callala Beach Community Hall	23	27%
Culburra Beach Community Centre	55	65%
Cudmirrah Hall	5	6%
Erowal Bay Hall	5	6%
Greenwell Point Hall	6	7%
Huskisson Community Centre	70	83%
Kioloa/Bawley Point Community Centre	76	90%
Lake Conjola Community Centre	10	12%
Manyana Hall	About \$1,700/annum	6%
North Nowra Community Centre	38	45%
Nowra School of Arts (Hall)	From booking database	32%
Nowra School of Arts (Annex)	From booking database	28%
Orient Point Community Centre	40	48%
Shoalhaven Heads Community Centre	44	52%
St Georges Basin Community Centre	43	51%
Sussex Inlet Community Centre	About \$4,160/annum	8%
Ulladulla Civic Centre	About \$33,680/annum	26%
Vincentia Hall	12	14%

Based on these usage figures it is considered that a review is required as to the need to retain the Cudmirrah Hall and the Erowal Bay Hall. It is to be noted that Cudmirrah is only 3 Kms from the Sussex Inlet facility which also has low usage.

In addition, it is recommended that a review be undertaken of the usage of the Vincentia Public Hall after the opening of the proposed Vincentia Community Centre.

Factors that may also be relevant in determining their continued existence or justifying their disposal could include the following for each facility:

- Erowal Bay Public Hall – Construction and establishment of the Bay & Basin Community Centre, present location very close to residential neighbours.
- Vincentia Public Hall – Construction and establishment of the Bay & Basin Community Centre, present location within the Vincentia/ Burton Street Mall precinct.

6. FINANCIAL SUMMARY

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current

and projected future asset performance. It should be noted that specific projections and information is available at the level of service and individual asset type/group.

6.1. Financial Statements and Projections

The identified annual funding required maintaining existing Public Halls and Community Centres in a Fair condition or better is \$7,108,619 over the next five years. However this figure needs to be increased and maintained to achieve improvements over five years.

Capital Works funding is dependent on the projects identified within the Section 94 Contribution Plan 2004 proceeding in their present form. To maintain levels of service to the community, funding will be required to fulfil Section 94 commitments for the projects listed in the ten (10) year Draft Capital Works Programme appearing in Attachment 1.

At present there are additional funds required for proposed Capital Works; this equates to a total of \$8,687,290 for works as listed in Attachment 1 for the next ten (10) years. The available funding is \$7,350,000. This would be sufficient to cover eighty five percent of the capital works program.

Current operational income is not sufficient to support the capital works. The funding shortfall is highlighted below:

Table 8: Operational Income & Funding History

	2011/12 Budget	2011/12 Actual	2012/13 Budget
Operating Income Budget Summary	\$210,580	\$229,886	\$4,980
Operating Expenditure Budget Summary	\$384,320	\$401,419	\$336,814
Maintenance Expenditure Budget Summary			
Shortfall	\$173,740	\$171,533	\$331,834

6.2. Funding Strategy

The level of funding is less than the amount of expenditure that is required for at least the next five (5) years.

6.3. Valuation Forecasts

According to Australian Accounting Standard (AASB) 116, asset classes only need to be revalued if there have been material change otherwise it is every five (5) years. The due date of revaluation to each asset class is shown below:

Table 9: Fair Valuation – Infrastructure, property, plant and equipment

Asset Class	Due
Water & Sewer	30-Jun-12
Property, plant and equipment, operational land, buildings	30-Jun-13
Roads, bridges, footpaths, drainage, bulk earth works	30-Jun-15
Community land, other assets, land improvement	30-Jun-16

6.4. Key Assumptions Made in Financial Forecasts

Key assumption made in presenting the information in this AMP and in preparing forecast of required operating and capital expenditure and asset values, depreciation expenses and carrying amount estimates are detailed below. They are presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecast.

Key assumption:

- Average useful lives and average remaining lives of the asset classes are based on current local knowledge and experience, historical trends and accepted industry practice. These need to be reviewed and the accuracy improved, based on regular re-assessment of asset deterioration.
- Reviews of the effective useful lives of assets and population/ demographic changes have the potential for greatest variance in future cost predictions.
- Changes in development needs associated with the rate and location of growth and changes in the desired level of service and service standards from those identified in the Asset Management Plan, will both impact on future funding.

Accuracy of future financial forecasts may be improved in future revisions of the Plan by the following actions:

- Implementation of a Job Costing system to incorporate continuously current unit rate data.
- More refined condition rating data with more history for reference.
- Greater degree of componentisation in the rating process.
- Development of better degradation models through national research and development programs.
- Development of better financial models through collaborative processes.
- Implementation of an asset information system.

Specific annual maintenance and renewal cost trends are detailed for each asset category in the relevant Sections.

6.5. Forecast Reliability and Confidence

The Long Term Financial Plan has been developed using the Conquest Asset Register, TRIM Records Management and FIS Financial System. These softwares provide historical information, coupled with valuations, capital and operations budget analysis, using the combined information held in the financial system. Asset renewal analysis has also been completed on a lifecycle management basis based on information provided by Conquest asset register, MERIT requesting system and MMS Maintenance system.

The finance system is the responsibility of the Finance section and the asset register (Conquest) is maintained by Infrastructure Group. The requesting system (MERIT) is maintained by Information Technology section. The Maintenance Management System (MMS) is maintained by Works and Services section.

7. PLAN IMPROVEMENT AND MONITORING

This section of the asset management plan outlines any asset management practices and improvements that have arisen during the process of documenting this first plan and can be incorporated into the organisation's methodology for further enhancement to the asset management practice as the second tier asset management plan is undertaken.

7.1. Status of AM Practices

It is desirable to have an Asset Management Practice that indicates sound governance and accountability; more sustainable decisions, enhanced customer service, effective risk management; and improved financial efficiency.

7.2. Improvement Programme

The life expectancy of most of the public halls and community centres are standardised to fifty (50) years. In reality, most of these assets will last for one hundred (100) years, especially the older buildings which were constructed with better method and materials than current buildings.

For a further detail in determining when a public hall or community centre will require major work done, will be reliant on inspections.

The following public halls or community centres require further analysis in the next AMP for work required in the next ten (10) years:

- Cudmirrah Public Hall
- Greenwell Point Public Hall
- Kangaroo Valley Public Hall
- Milton Theatre
- Nowra Ken Furness Building
- Pyree Old School
- Vincentia Public Hall

System integration is significant to be improved within Council. This includes linking the Asset Register (Conquest) to Strategic Planning Systems (Maloney Modelling Tool), Works Management Systems (MMS), Asset Costing Systems (Knowledge Base), Customer Request Systems (Merit), Plans & Records Management (Drawing Catalog), Electronic Data Management System (EDMS/TRIM), Financial Information System (SUN/FIS) and Spatial Mapping Systems (ESRI/GIS).

7.3. Monitoring and Review Procedures

Regular monitoring and review of this asset management plan is essential in order to ensure the document is able to continue to provide strategic guidance in the sustainable management of Council's open space and recreational assets. This is the second version of the AMP and it will be reviewed and further developed over the next few years with further detailed information for an advanced AMP.

7.4. Performance Measures

The following Key Performance Indicators will be used to gauge satisfactory outcomes from this Asset Management Plan and shall be measured as at 30th June each year –

- Total value of P4 and P5 defects
- % of total network in Condition 3 (Fair) or better as at 30th June each year and
- Net Maintenance and Operating Costs.

8. REFERENCES

- IPWEA, 2006, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org.au/IIMM
- IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org.au/namsplus
- IPWEA, 2009, 'Australian Infrastructure Financial Management Guidelines', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org.au/AIFMG.
- IPWEA, 2011, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org.au/IIMM

9. APPENDICES

9.1. Glossary

Age

The current date less year when asset was constructed

AMP

Asset Management Plan

Annual service cost (ASC)

1) Reporting actual cost

The annual (accrual) cost of providing a service including operations, maintenance, depreciation, finance/opportunity and disposal costs less revenue.

2) For investment analysis and budgeting

An estimate of the cost that would be tendered, per annum, if tenders were called for the supply of a service to a performance specification for a fixed term. The Annual Service Cost includes operations, maintenance, depreciation, finance/ opportunity and disposal costs, less revenue.

Asset condition assessment

The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

Asset management

A systematic process to guide the planning, acquisition, operation and maintenance, renewal and disposal of asset based on the combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

Asset

A resource controlled by an entity as a result of past events and from which future economic benefits are expected to flow to the entity. Infrastructure assets are a sub-class of property, plant and equipment which are non-current assets with a life greater than 12 months and enable services to be provided.

Asset category

Sub-group of assets within a class hierarchy for financial reporting and management purposes.

Asset class

A group of assets having a similar nature or function in the operations of an entity, and which, for purposes of disclosure, is shown as a single item without supplementary disclosure.

Asset condition assessment

The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

Asset Register

A record of asset information including condition, construction, financial, historical, inventory and technical details

Asset renewal funding ratio

The ratio of the net present value of asset renewal funding accommodated over a 10 year period in a long term financial plan relative to the net present value of projected capital renewal expenditures identified in an asset management plan for the same period [AIFMG Financial Sustainability Indicator No 8].

Average annual asset consumption (AAAC)*

The amount of an organisation's asset base consumed during a reporting period (generally a year). This may be calculated by dividing the depreciable amount by the useful life (or total future economic benefits/service potential) and totalled for each and every asset OR by dividing the carrying amount (depreciated replacement cost) by the remaining useful life (or remaining future economic benefits/service potential) and totalled for each and every asset in an asset category or class.

Borrowings

A borrowing or loan is a contractual obligation of the borrowing entity to deliver cash or another financial asset to the lending entity over a specified period of time or at a specified point in time, to cover both the initial capital provided and the cost of the interest incurred for providing this capital. A borrowing or loan provides the means for the borrowing entity to finance outlays (typically physical assets) when it has insufficient funds of its own to do so, and for the lending entity to make a financial return, normally in the form of interest revenue, on the funding provided.

Capital expansion expenditure

Expenditure that extends an existing asset, at the same standard as is currently enjoyed by residents, to a new group of users. It is discretionary expenditure, which increases future operating, and maintenance costs, because it increases council's asset base, but may be associated with additional revenue from the new user group, eg. extending a drainage or road network, the provision of an oval or park in a new suburb for new residents.

Capital expenditure

Relatively large (material) expenditure, which has benefits, expected to last for more than 12 months. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Capital expenditure - expansion

Expenditure that extends the capacity of an existing asset to provide benefits, at the same standard as is currently enjoyed by existing beneficiaries, to a new group of users. It is discretionary expenditure, which increases future operations and maintenance costs, because it increases the organisation's asset base, but may be associated with additional revenue from the new user group, eg. extending a drainage or road network, the provision of an oval or park in a new suburb for new residents.

Capital expenditure - new

Expenditure which creates a new asset providing a new service/output that did not exist beforehand. As it increases service potential it may impact revenue and will increase future operations and maintenance expenditure.

Capital expenditure - renewal

Expenditure on an existing asset or on replacing an existing asset, which returns the service capability of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it generally has no impact on revenue, but may reduce future operations and maintenance expenditure if completed at the optimum time, eg. resurfacing or resheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval.

Capital expenditure - upgrade

Expenditure, which enhances an existing asset to provide a higher level of service or expenditure that, will increase the life of the asset beyond that which it had originally. Upgrade expenditure is discretionary and often does not result in additional revenue unless direct user charges apply. It will increase operations and maintenance expenditure in the future because of the increase in the organisation's asset base, e.g. widening the sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, enlarging a grandstand at a sporting facility.

Capital funding

Funding to pay for capital expenditure.

Capital grants

Monies received generally tied to the specific projects for which they are granted, which are often upgrade and/or expansion or new investment proposals.

Capital investment expenditure

See capital expenditure definition

Capitalisation threshold

The value of expenditure on non-current assets above which the expenditure is recognised as capital expenditure and below which the expenditure is charged as an expense in the year of acquisition.

Carrying amount

The amount at which an asset is recognised after deducting any accumulated depreciation/ amortisation and accumulated impairment losses thereon.

Capital new expenditure

Expenditure which creates a new asset providing a new service to the community that did not exist beforehand. As it increases service potential it may impact revenue and will increase future operating and maintenance expenditure.

Capital renewal expenditure

Expenditure on an existing asset, which returns the service potential or the life of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or subcomponents of the asset being renewed. As it reinstates existing service potential, it has no impact on revenue, but may reduce future operating and maintenance expenditure if completed at the optimum time, eg. resurfacing or resheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Capital upgrade expenditure

Expenditure, which enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond that which it had originally. Upgrade expenditure is discretionary and often does not result in additional revenue unless direct user charges apply. It will increase operating and maintenance expenditure in the future because of the increase in the council's asset base, eg. widening the sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, enlarging a grandstand at a sporting facility. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Capital Works

The creation of new assets or an increase in the capacity of existing assets beyond their original design capacity or service potential

Carrying amount

The amount at which an asset is recognised after deducting any accumulated depreciation / amortisation and accumulated impairment losses thereon.

Component

An individual part of an asset which contributes to the composition of the whole and can be separated from or attached to an asset or a system.

Conquest

An asset management software package that includes Council's Asset Register and Asset Maintenance System

Core asset management

Asset management which relies primarily on the use of an asset register, maintenance management systems, job resource management, inventory control, condition assessment, simple risk assessment and defined levels of service, in order to establish alternative treatment options and long-term cashflow predictions. Priorities are usually established on the basis of financial return gained by carrying out the work (rather than detailed risk analysis and optimised decision- making).

Cost of an asset

The amount of cash or cash equivalents paid or the fair value of the consideration given to acquire an asset at the time of its acquisition or construction, plus any costs necessary to place the asset into service. This includes one-off design and project management costs.

Council

Shoalhaven City Council

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 noncritical assets.

Current replacement cost (CRC)

The cost the entity would incur to acquire the asset on the reporting date. The cost is measured by reference to the lowest cost at which the gross future economic benefits could be obtained in the normal course of business or the minimum it would cost, to replace the existing asset with a technologically modern equivalent new asset (not a second hand one) with the same economic benefits (gross service potential) allowing for any differences in the quantity and quality of output and in operating costs.

Current replacement cost “As New” (CRC)

The current cost of replacing the original service potential of an existing asset, with a similar modern equivalent asset, i.e. the total cost of replacing an existing asset with an as NEW or similar asset expressed in current dollar values.

Depreciable amount

The cost of an asset, or other amount substituted for its cost, less its residual value.

Depreciated replacement cost (DRC)

The current replacement cost (CRC) of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset

Depreciation / amortisation

The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence through technological and market changes. It is accounted by the allocation of the cost (or revalued amount) of the asset less its residual value over its useful life.

Disposal

Activities necessary to dispose of decommissioned assets

DLG

NSW Division of Local Government, Department of Premier and Cabinet

Expenditure

The spending of money on goods and services. Expenditure includes recurrent and capital.

Facility

A complex comprising many assets which represent a single management unit for financial, operational, maintenance and other purposes

Fair value

The amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arms length transaction.

Financing gap

A financing gap exists whenever an entity has insufficient capacity to finance asset renewal and other expenditure necessary to be able to appropriately maintain the range and level of services its existing asset stock was originally designed and intended to deliver. The service capability of the existing asset stock should be determined assuming no additional operating revenue, productivity improvements, or net financial liabilities above levels currently planned or projected. A current financing gap means service levels have already or are currently falling. A projected financing gap if not addressed will result in a future diminution of existing service levels.

GIS

Geographical Information System, mapping and spatial location technology systems which show location and relationship to key geographical datum points

Heritage asset

An asset with historic, artistic, scientific, technological, geographical or environmental qualities that is held and maintained principally for its contribution to knowledge and culture and this purpose is central to the objectives of the entity holding it.

Impairment Loss

The amount by which the carrying amount of an asset exceeds its recoverable amount.

Infrastructure assets

Physical assets of the entity or of another entity that contribute to meeting the public's need for access to major economic and social facilities and services, eg. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally the components and hence the assets have long lives. They are fixed in place and are often have no market value.

Investment property

Property held to earn rentals or for capital appreciation or both, rather than for:

- (a) use in the production or supply of goods or services or for administrative purposes; or
- (b) sale in the ordinary course of business (AASB 140.5)

Level of service

The defined service quality for a particular service against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost).

Life Cycle Cost *

1. **Total LCC** The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal costs.
2. **Average LCC** The life cycle cost (LCC) is average cost to provide the service over the longest asset life cycle. It comprises average operations, maintenance expenditure plus asset consumption expense, represented by depreciation expense projected over 10 years. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.

Life Cycle Expenditure

The Life Cycle Expenditure (LCE) is the actual or planned annual maintenance and capital renewal expenditure incurred in providing the service in a particular year. Life Cycle Expenditure may be compared to Life Cycle Expenditure to give an initial indicator of life cycle sustainability.

Loans / borrowings

Loans result in funds being received which are then repaid over a period of time with interest (an additional cost). Their primary benefit is in 'spreading the burden' of capital expenditure over time. Although loans enable works to be completed sooner, they are only ultimately cost effective where the capital works funded (generally renewals) result in operating and maintenance cost savings, which are greater than the cost of the loan (interest and charges).

Maintenance

All actions necessary for retaining an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep assets operating, eg road patching but excluding rehabilitation or renewal. It is operating expenditure required to ensure that the asset reaches its expected useful life.

- **Planned maintenance**
Repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown criteria/experience, prioritising scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
- **Reactive maintenance**
Unplanned repair work that is carried out in response to service requests and management/ supervisory directions.
- **Specific maintenance**
Maintenance work to repair components or replace sub-components that needs to be identified as a specific maintenance item in the maintenance budget.
- **Unplanned maintenance**
Corrective work required in the short-term to restore an asset to working condition so it can continue to deliver the required service or to maintain its level of security and integrity.

Maintenance and renewal sustainability index

Ratio of estimated budget to projected expenditure for maintenance and renewal of assets over a defined time (eg 5, 10 and 15 years).

Maintenance expenditure

Recurrent expenditure, which is periodically or regularly required as part of the anticipated schedule of works required to ensure that the asset achieves its useful life and provides the required level of service. It is expenditure, which was anticipated in determining the asset's useful life.

Materiality

An item is material if its omission or misstatement could influence the economic decisions of users taken on the basis of the financial report. Materiality depends on the size and nature of the omission or misstatement judged in the surrounding circumstances.

Modern equivalent asset

Assets that replicate what is in existence with the most cost-effective asset performing the same level of service. It is the most cost efficient, currently available asset which will provide the same stream of services as the existing asset is capable of producing. It allows for technology changes and, improvements and efficiencies in production and installation techniques

Net present value (NPV)

The value to the organisation of the cash flows associated with an asset, liability, activity or event calculated using a discount rate to reflect the time value of money. It is the net amount of discounted total cash inflows after deducting the value of the discounted total cash outflows arising from eg the continued use and subsequent disposal of the asset after deducting the value of the discounted total cash outflows.

New Works

New work expenditure is Capital Works expenditure, i.e. money spent on new works (development costs) and upgrades to an existing asset or on creating a new asset

Non-revenue generating investments

Investments for the provision of goods and services to sustain or improve services to the community that are not expected to generate any savings or revenue to the Council, eg. parks and playgrounds, footpaths, roads and bridges, libraries, etc.

Operations

Regular activities to provide services such as public health, safety and amenity, eg street sweeping, grass mowing and street lighting.

Operating expenditure

Recurrent expenditure, which is continuously required excluding maintenance and depreciation, eg power, fuel, staff, plant equipment, on-costs and overheads.

Operational Plan

Generally comprise detailed implementation plans and information with a 1-3 year outlook (short-term). The plans detail structure, authority, responsibilities, defined levels of service and emergency responses

Rate of annual asset consumption *

The ratio of annual asset consumption relative to the depreciable amount of the assets. It measures the amount of the consumable parts of assets that are consumed in a period (depreciation) expressed as a percentage of the depreciable amount.

Rate of annual asset renewal *

The ratio of asset renewal and replacement expenditure relative to depreciable amount for a period. It measures whether assets are being replaced at the rate they are wearing out with capital renewal expenditure expressed as a percentage of depreciable amount (capital renewal expenditure/DA).

Rate of annual asset upgrade/new *

A measure of the rate at which assets are being upgraded and expanded per annum with capital upgrade/new expenditure expressed as a percentage of depreciable amount (capital upgrade/expansion expenditure/DA).

Reactive maintenance

Unplanned repair work that carried out in response to service requests and management/supervisory directions.

Recoverable amount

The higher of an asset's fair value, less costs to sell and its value in use.

Recurrent expenditure

Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operating and maintenance expenditure.

Recurrent funding

Funding to pay for recurrent expenditure.

Rehabilitation

See capital renewal expenditure definition above.

Remaining Useful life

Remaining useful life is determined for each individual asset from the condition rating. It is the time that the asset provides future economic benefit, from acquisition to expected replacement, renewal in full or replacement / disposal

Renewal

Works or actions to upgrade, refurbish or replace components of an asset to restore it to near new and required functional condition, extending its current remaining life

Residual value

The net amount which an entity expects to obtain for an asset at the end of its useful life after deducting the expected costs of disposal.

Revenue generating investments

Investments for the provision of goods and services to sustain or improve services to the community that are expected to generate some savings or revenue to offset operating costs, eg public halls and theatres, childcare centres, sporting and recreation facilities, tourist information centres, etc.

Risk management

The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence.

Section or segment

A self-contained part or piece of an infrastructure asset.

Service

A benefit gained from utilising or accessing an asset and the associated work done by Council staff or others associated with the Council

Service expectation

The description of Level of Service available to users of an asset and any associated services, as described in consultation for developing and reviewing the Community Strategic Plan

Specific Maintenance

Replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, replacement of air conditioning equipment, etc. This work generally falls below the capital/ maintenance threshold and needs to be identified in a specific maintenance budget allocation.

Strategic Longer-Term Plan

A plan covering the term of office of councillors (4 years minimum) reflecting the needs of the community for the foreseeable future. It brings together the detailed requirements in the Council's longer-term plans such as the asset management plan and the long-term financial plan. The plan is prepared in consultation with the community and details where the Council is at that point in time, where it wants to go, how it is going to get there, mechanisms for monitoring the achievement of the outcomes and how the plan will be resourced.

Stakeholder

A person; group; company or government department representing an interest in an asset; project or service utilising an asset

Sub-component

Smaller individual parts that make up a component part.

Useful life

Either:

- (a) the period over which an asset is expected to be available for use by an entity, or
- (b) the number of production or similar units expected to be obtained from the asset by the entity.

It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the council. It is the same as the economic life.

Value in Use

The present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. It is deemed to be depreciated replacement cost (DRC) for those assets whose future economic benefits are not primarily dependent on the asset's ability to generate new cash flows, where if deprived of the asset its future economic benefits would be replaced.

10. REVIEW

The Asset Management Plan shall be reviewed on a four (4) yearly cycle or within 12 months of the election of a new Council.

Shoalhaven City Council
Draft - Asset Management Plan - Public Halls & Community Centres
Attachment 1 – Capital Program Works

Project	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Future
Public Buildings											
81469 - Arts Centre	37,000	85,000	75,000	19,000	8,000						
81519 - Asbestos Mgmt Plan Bld Repairs	850,000	110,000	60,000	66,000	70,000	72,000	127,000	130,000	133,900	138,000	
	-750,000									0	
New - Berry School of Arts Toilets Refurb									200,000		
81514 - Community Building Equip Renew	11,000	11,000	11,000	12,000	12,000	12,000	13,000	13,000	13,390	14,000	
81492 - Community Buildings Minor Wrks	72,000	74,000	76,000	79,000	81,000	84,000	86,000	89,000	91,670	94,000	
New - Community Buildings Renewals											248,890
81497 - Worrigeer/East Nowra Community Centre 01 cfac 0005		100,000	4,000,000								
			0								
			-1,164,990								
			-450,000								
		-100,000	-2,385,010								
81449 - Minor Works-Access	17,000	18,000	18,000	19,000	20,000	20,000	21,000	21,000	21,630	22,000	
New - Nowra Community Centre 01 cfac 2003						2,500,000					
						-700,000					
						-1,231,750					
						-568,250					
81498 - Nowra School of Arts		4,000				4,000					
New - Nth Shoalhaven Integrated Childs Centre											3,000,000
											-210,000
New - Shoalhaven City Library											5,800,000
											-100,000
New - Southern Shoalhaven Library/Civic Centre	2,500,000	5,500,000									
		-3,235,079									
	-1,187,900										
	-764,600	-1,695,521									
	-547,500	-569,400									
New - Sussex Inlet Library											471,000
											-10,000
81517 - Ulladulla Admin Build Upgrade	10,000	11,000	11,000	11,000	12,000	12,000	12,000	13,000	13,390	14,000	
New - Vincentia Community Centre Library				5,000,000							
				-3,576,100							
				-766,760							
				-657,140							
New - West Nowra Community Centre 01 cfac 3007											560,000
											-280,000
81463 - Works-Access Audits	52,000	53,000	55,000	56,000	58,000	60,000	61,000	63,000	64,890	67,000	

Attachment 2 – Public Halls Completed Defects Report 2001-2012

Strategic Planning Group - Assets Management Unit

Completed Defects

Public Halls

14-Sep-12

Defect ID	Date Completion Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Accessibility Issues-Community Centre-17 Birriley Street-Bomaderry											
14639	29/03/2001		391239	Disabled parking	Poor	No designated parking	Provide designated space adjacent to rear hall access, AA 3.1.5 Car space	\$750.00	P4	Access Aust	31/12/2007
14642	29/03/2001		391239	Car park	Poor	Poorly maintained (loose gravel, debris, potholes), no directional signage	Maintain carpark and provide directional signage, AA 3.1.6 Carpark	\$750.00	P4	Access Aust	31/12/2007
14643	29/03/2001		391239	Light fittings	Poor	No lighting in carpark and entry paths	Provide lighting, AA 3.1.7 Lighting - external	\$1,500.00		Access Aust	31/12/2007
14649	29/03/2001		391239	Handrail	Poor	Stair only, handrail doesn't comply, no nosing strip or TGSIs	Modify to comply., AA 3.2.5 Stage access	\$45,000.00		Access Aust	31/12/2007
Total cost of works recommended								\$48,000.00			
Accessibility-Community Centre-Huskisson											
14787	31/07/2001		393211	Ramp	Poor	No accessible ramp from carpark	Install ramp in compliance with AS1428.1, AA 3.1.2 Ramp from carpark	\$10,000.00	P4	Access Aust	31/12/2007
Total cost of works recommended								\$10,000.00			
Accessibility-Community Centre-North Nowra											
15518	17/04/2001		393249	Disabled access	Poor	No designated accessible spaces, formed footpath or kerb ramp	Modify to comply., AA 3.1.1 Carpark - Inspected 14/4/08, No work required.	\$5,000.00	P4	Access Aust	14/04/2008
15519	17/04/2001		393249	Paths & paving	Poor	Cross fall to footpath is 1:17	Modify to comply., AA 3.1.2 Approaches- Inspected 14/4/08, No work required.	\$1,000.00		Access Aust	14/04/2008
Total cost of works recommended								\$6,000.00			

Shoalhaven City Council
Draft - Asset Management Plan - Public Halls & Community Centres

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Accessibility-Community Centre-Shoalhaven Heads											
15535	26/07/2001		393278	Disabled parking	Poor	No accessible car spaces or direction and identifying signage	Modify to comply., AA 3.1.1 Approach	\$635.00	P4	Access Aust	15/11/2011
Total cost of works recommended								\$635.00			
Accessibility-Community Centre-St Georges Basin											
15548	27/04/2002		401286	Disabled parking	Poor	No designated accessible spaces(for staff) or formed path of travel	Modify to comply., AA 3.1.4	\$1,000.00		Access Aust	31/12/2005
Total cost of works recommended								\$1,000.00			
Accessibility-Progress Hall-Callala Bay											
15314	5/09/2001		391256	Paths & paving	Poor	Abutting surfaces are uneven (height differences of up to 60mm)	Modify to comply., AA 3.1.3 Entry path	\$100.00		Access Aust	31/12/2007
15315	5/09/2001		391256	Disabled access	Poor	Ramp does not comply, stairs don't have handrails etc	Modify to comply., AA 3.1.4 Entry. July 2004 Paul Jennings to Design proposed ramp.	\$12,500.00		Access Aust	7/08/2006
15317	5/09/2001		391256	Door	Poor	Clear door opening and door furniture don't comply, threshold step	Modify to comply., AA 3.1.6 Front door	\$1,100.00		Access Aust	31/12/2007
Total cost of works recommended								\$13,700.00			
Accessibility-Public Hall-Kangaroo Valley											
15406	18/04/2001		393219	Disabled access	Poor	Step to entry	Provide ramp entry, AA 3.2.4 West entry	\$1,905.00		Access Aust	17/11/2011
15415	18/04/2001		393219	Disabled toilet	Poor	None provided	Provide, AA 3.3.2 Unisex accessible WC	\$18,000.00		Access Aust	31/12/2007
Total cost of works recommended								\$19,905.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Accessibility-Warratah Community Centre-Culburra Beach											
15616	1/07/2002		391284	Roof	Poor	various roof repairs required	repair in accordance with Ken Wills quote dated 1/7/02, Roof area	\$1,890.00	P4	K Wills	30/06/2003
19027	25/09/2003		391284	Toilet	Poor	Install handrail to Male toilet	Install handrail to concrete wall in the Male & Female toilets, accessibility issues AS 1428-2001 Ambulant Disabled Cubicle	\$200.00	P3	B Davis	28/07/2004
19062	25/09/2003		391284	Toilet	Very Poor	Install Handrail to Female Toilet	Install handrail to concrete wall in the Male & Female toilets, accessibility issues AS 1428-2001 Ambulant Disabled Cubicle	\$200.00	P4	B Davis	28/07/2004
Total cost of works recommended								\$2,290.00			
Amenities-Community Centre-17 Birriley Street-Bomaderry											
9411	10/08/1998		387258	Door fittings	Very Poor	sliding door guide missing	replace guide & associated items, Mens toilet	\$90.00	P3	K Wills	1/07/2001
9413	10/08/1998		387258	Door fittings	Very Poor	defective indicator bolts	replace two (2) sets, Ladies toilets	\$100.00	P3	K Wills	1/07/2001
9412	18/06/2002		387258	Door	Poor	door jaming	ease door & repaint, Mens toilet	\$100.00	P4	B Mullins	30/05/2003
9414	18/06/2002		387258	Door	Poor	doors jaming (2 off)	ease doors & repaint, Ladies toilets	\$150.00	P4	B Mullins	30/05/2003
14948	18/06/2002		387258	Door	Poor	Delaminating	Glue and nail, Door - Men's WC1	\$100.00	P4	B Mullins	30/05/2003
21488	4/12/2003		387258	Toilet cistern	Poor	Lids do not fit on cisterns	Repair or replace lids on cisterns located in Men's change room. (MC)	\$200.00	P4	B Davis	30/06/2007
Total cost of works recommended								\$740.00			
Amenities-Community Centre-Callala Bay											
11208	24/03/1999		391252	Light fittings	Very Poor	Disabled toilet not operating	New lamp 6v x 10w x 1, Emergency lights	\$200.00	P3	P Richardson	1/07/2001
Total cost of works recommended								\$200.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Amenities-Community Centre-Huskisson											
10887	1/12/1998		393210	Vanity	Very Poor	vanity basin falling off wall	refix to wall, Ladies WC vanity basin	\$120.00	P3	K Wills	1/07/2001
10889	1/12/1998		393210	Fittings & fixtures	Very Poor	wall mirror missing	replace mirror, Mens WC mirror	\$180.00	P3	K Wills	1/07/2001
10892	1/12/1998		393210	Shower	Very Poor	shower rail falling down	install rod to hold up rail, Disabled shower	\$120.00	P3	K Wills	1/07/2001
Total cost of works recommended								\$420.00			
Amenities-Community Centre-Lake Conjola											
10514	9/02/2000		393229	Ventilation	Poor	venting of toilet areas required	install (3) ceiling exhaust fans linked to light switches, Toilet ventilation, ladies Gents & Disabled	\$500.00	P4	W Beckenham	1/07/2001
16310	6/02/2003		393229	Toilet	Very Poor	Toilet is out of order	Repair, Female toilet		P3	B Davis	7/10/2003
Total cost of works recommended								\$500.00			
Amenities-Level 1-Berry School of Arts-Berry											
58676	20/02/2012		388648	Toilet cistern	Poor	Toilet cisterns are in poor condition	Replace all four toilet cisterns (male & females) with dual flush	\$1,000.00	P4	D Leahy	21/06/2012
Total cost of works recommended								\$1,000.00			
Amenities-Progress Hall-Callala Bay											
9435	5/06/2002		391263	Tiles	Poor	Loose, grout loss	Re glue and grout, Toilet skirting tiles	\$350.00	P4	B Mullins	14/05/2003
23126	17/10/2003		391263	Toilet cistern	Poor	Toilet leaking	Repair leaking toilet. (MC)	\$120.00	P4	B Davis	30/07/2004
Total cost of works recommended								\$470.00			
Amenities-Public Hall-Cudmirrah/Berrara											
10834	19/11/1998		390961	Grabrail	Poor	disabled grab rail missing	install stainless steel rail, Disabled WC grab rail	\$65.00	P4	K Wills	1/07/2001
18999	15/08/2003		390961	Taps	Poor	Water taps are leaking	To have washers replaced in all taps. In addition the ladies toilets need 2 cisterns replaced. (MC)	\$50.00	P4	B Davis	12/04/2006
Total cost of works recommended								\$115.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Amenities-Public Hall-Greenwell Point											
9466	10/08/1998		391450	Door fittings	Very Poor	cubicle latches damaged	replace (3 off) latches, Ladies toilet latches	\$140.00	P3	K Wills	1/07/2001
14463	12/06/2002		391450	Fittings & fixtures	Poor	Rusting	Replace, Paper towel dispensers - Male & female (MC)	\$200.00	P4	B Mullins	23/03/2006
25260	26/07/2004		391450	Building interior	Fair	Trip Hazard	Report from Mgt Committee that void area in the toilets is a trip hazard. Currently a drop of 200mm. Ken wills has quoted to build a platform in this area from the first door to the second door which is slightly lower and to install a larger door 900mm and swing it outwards to allow easier ambulant access	\$1,500.00	P4	B Davis	26/11/2004
57044	9/08/2011		391450	Toilet cistern	Poor	Cisterns are deteriorating	Replace all 5 cisterns at hall (3 females & 2 males) with dual flush.	\$1,800.00	P4	D Sullivan	8/12/2011

Total cost of works recommended \$3,640.00

Amenities-Public Hall-Kangaroo Valley

11273	17/08/1999		393226	Handbasin	Very Poor	no hand basin	install corner basin with hot & cold water supply, in NE corner, Hand Basin in Doctors room	\$1,500.00	P3	W Beckenham	1/07/2001
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Total cost of works recommended \$1,500.00

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
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Amenities-Public Hall-Kiola

14809	3/04/2006	393182	Fittings & fixtures	Poor	No access keys to refill dispensers	Source keys from manufacturer, Soap dispensers (MC)	\$50.00	P4	B McMorrow	30/06/2006
53585	20/10/2009	393182	Sewer drainage	Very Poor	S Trap failing in Ladies toilet	Initial request was to investigate a smell from floor waste - realised on Merit system - Investigation reveals that S Trap in ladies toilet has its seal broken - due to water escaping. Toilet is on a raised slab with sand under fill. Remove approx 1m2 of concrete slab - replace s trap plumbing, down in lay new concrete slab and tile over to match	\$3,090.00	P3	Neale Pryor	16/03/2012

Total cost of works recommended \$3,140.00

Amenities-School of Arts-Nowra

35649	30/03/2005	393289	Urinal	Very Poor	Urinal cisterns deteriorated and unable to obtain parts.	Replace 2 urinal cisterns with stainless steel units.	\$1,000.00	P4	B McMorrow	30/05/2007
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Total cost of works recommended \$1,000.00

Amenities-Theatre-Milton

47258	19/05/2006	393243		Very Poor	Ventilation fan in ladies toilets not operating	Repair/replace fan	\$200.00	P3	W Beckenham	20/04/2007
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Total cost of works recommended \$200.00

Amenities-Warratah Community Centre-Culburra Beach

38837	1/09/2005	391290	Toilet cistern	Very Poor	Toilet cistern old and failing	Replace toilets cistern	\$600.00	P4	K Wills	25/05/2007
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Total cost of works recommended \$600.00

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By
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Art Studio-Level 2-Berry School of Arts-Berry

10495	3/11/1998		388656	Door	Very Poor	key snapped off in lock	remove broken key & check barrell, Door lock (top of stairs)	\$120.00	P3	M Savoca	18/06/2002
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14966	18/06/2002	388656	Roof	Poor	Water leaking onto rafter	Fix leak, Valley flashing near upstairs exit door	\$280.00	P4	B Mullins	10/12/2004
57644	27/10/2011	388656		Poor	Plasterer required to re-set and repair ceiling and walls prior to re-paint	Re-set repair ceilings and walls	\$3,500.00		B McMorrow	21/06/2012

Total cost of works recommended \$3,900.00

Asbestos Containing Material-Community Centre-17 Birriley Street-Bomaderry

52527	8/04/2009	391235			Cleaners room shelf does not contain asbestos	Shelf built 2008			D Keating	16/11/2011
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Total cost of works recommended

Asbestos Containing Material-School of Arts Building-Berry

53362	21/09/2009	391433	Eaves	Fair	Future asbestos removal required	Remove F.C soffit lining and replace with non asbestos material (all work to be done in accordance with NOHSC 2018 and workcover regulations)			D Keating	21/06/2012
53364	21/09/2009	391433	Building interior	Fair	future asbestos removal required	Remove supper room ceiling and replace with non asbestos material (all work to be done in accordance with NOHSC 2018 and workcover regulations)		P1	D Keating	21/06/2012
52378	20/10/2011	391433	Wall	Poor	Storage room up stairs of building projector room wall linings & ceiling contain asbestos	Linings are damaged around vent protruding into ceiling seal and encapsulate with paint monitor for replacement		P4	B McMorrow	21/06/2012
58930	20/10/2011	391433		Fair	Heritage advisor required for in depth report to make building asbestos free	Heritage specialist to report and estimate cost on making building asbestos free	\$2,000.00	P3	B McMorrow	21/06/2012

Total cost of works recommended \$2,000.00

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Asbestos Containing Materials-Public Hall-Greenwell Point											
52828	2/06/2009		391447	Cladding	Poor	FCM laying around and under building may contain asbestos	FCM material was removed in accordance to WorkCover regulations.		P4	D Keating	2/06/2009
52908	11/06/2009		391447	Cladding	Poor	Broken pieces of FCM laying around and under building may contain asbestos	FCM was removed to WorkCover regulations			D Keating	18/01/2012
Total cost of works recommended											
Asbestos-Progress Hall-Callala Bay											
9426	10/08/1998		391255	Wall	Fair	small hole in fibro	patch & repaint, Rear external wall	\$60.00	P4	K Wills	1/07/2001
Total cost of works recommended								\$60.00			
Asbestos-Public Hall-Burril Lake											
10517	2/05/2002		391244	Ceiling	Poor	split through AC panel	replace panel & paint, Auditorium ceiling (western end)	\$450.00	P4	B Mullins	31/03/2003
Total cost of works recommended								\$450.00			
Asbestos-theatre-Milton											
46908	19/05/2006		393239	Lining	Poor	Damaged fibro lining to southern gable end inside roof cavity	Lining material may contain asbestos. Remove damaged fibro and clean up area in accordance with WorkCover safety guidelines.		P3	W Beckenham	30/05/2006
Total cost of works recommended											
Balcony-School of Arts-Nowra											
35595	30/03/2005		393347	Steps & stairs	Very Poor	Over head timber cracked	Replace timber supporting safety mesh above stair well top balcony	\$200.00	P4	B McMorrow	15/11/2005
Total cost of works recommended								\$200.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Car Park-Community Centre-Callala Bay											
9420	11/08/1998		390797	Light fittings	Very Poor	light cover broken	replace light cover, Carpark light	\$200.00	P3	K Wills	1/07/2001
14002	30/01/2001		390797	Car park	Good	Routine Carpark Inspection 30/01/01				L Walker	30/01/2001
36532	24/08/2004		390797	Light fittings		Bird proof	Install mesh spikes above lights to ensure birds do not roost on external lights - front entry light under awning to west main light affected.	\$400.00	P4	B Davis	30/05/2007
14416	27/03/2006		390797	Structure	Poor	Expansion joint opening up	nil, Slag - North Monitor			B McMorrow	19/10/2006
52541	7/04/2009		390797	Light pole	Poor	Light poles - rusted at base - carpark	Light poles are rusted at base - repair light pole - remove rust and place on concrete footing design as per structural spec drawings	\$5,150.00	P4	B Galea	30/06/2010
Total cost of works recommended								\$5,750.00			
Car Park-Community Centre-Callala Beach											
14003	30/01/2001		391275	Car park	Good	Routine Carpark Inspection 30/01/01				L Walker	30/01/2001
Total cost of works recommended											
Car Park-Community Centre-Huskisson											
14006	2/02/2001		393215	Car park	Fair	Minor deterioration	Reseal and line mark, Bitumen Sealed Carpark NOTE - Retaining wall defect (10902) has to be completed before this work can commence.	\$3,000.00	P4	L Walker	20/03/2006
Total cost of works recommended								\$3,000.00			
Carpark-Community Centre-North Nowra											
14010	24/01/2001		393253	Car park	Poor	Disabled Logos failing	Re mark disabled logos x 2, Bitumen Sealed Carpark	\$200.00	P4	L Walker	16/01/2005
Total cost of works recommended								\$200.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Carpark-Public Hall-Kiola											
11186	8/03/1999		393184	Light fittings	Good	Repaired twice in 2002	, Carpark lights			A Gilkes	28/08/2002
14007	2/08/2001		393184	Car park	Good	Routine Carpark Inspection 02/08/01	Bitumen Sealed Carpark			L Walker	2/08/2001

Total cost of works recommended

Carpet-Pre-School Community Centre-Huskisson

15216	31/10/2002		393203	Floor covering	Poor	Carpet in Preschool area requires replacement	Replace carpet, Floor covering - carpet	\$7,440.00	P4	B Davis	21/03/2012
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Total cost of works recommended

\$7,440.00

Carpet-School of Arts-Nowra

35578	30/03/2005		393291	Floor covering	Very Poor	Carpet water damaged and moulding in two upstairs committee rooms	Replace carpet committee rooms 1&2 upstairs	\$6,000.00	P4	B McMorrow	31/12/2006
48865	30/03/2005		393291	Floor covering	Very Poor	Carpet in foyer, stairs and two front rooms down stairs, deteriorating	Carpets replaced (arranged by Alan Baptist)		P4	B McMorrow	30/04/2007

Total cost of works recommended

\$6,000.00

Childrens Play Equipment-Progress Hall-Callala Bay

46313	27/03/2006		391268		Very Poor	Broken latch on chain to baby swing	Replace safety latch (play equipment yard)	\$50.00	P4	B McMorrow	30/06/2007
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Total cost of works recommended

\$50.00

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
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Civic Centre-81 Princes Hwy-Ulladulla & District

10498	28/09/1998	PH	268	Floor	Very Poor	edge timber missing from parquetry floor	replace timber edge strip, Auditorium floor	\$70.00	P3	R Condie	24/04/2002
10500	28/09/1998	PH	268	Ceiling	Poor	paint flaking from AC vents	strip & repaint vents (2 off), Amenities (lower level) ceiling	\$70.00	P4	R Condie	14/11/2003
10501	28/09/1998	PH	268	Wall	Poor	chipped & cracked tiles above urinal (12 off)	replace tiles & grout, Amenities (lower level) walls	\$250.00	P4	R Condie	24/04/2002
10503	28/09/1998	PH	268	Door	Poor	minor damage to ply face of	repair & repaint, Craft room	\$60.00	P4	R Condie	2/05/2002

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
10504	28/09/1998	PH	268	Door	Poor	door damage to ply doors & hard to shut exterior door	(lower level) doors fill & paint doors (3 off), adjust exterior door, Games room (lower level)	\$250.00	P4	R Condie	2/05/2002
10505	28/09/1998	PH	268	Fence	Poor	section of fence missing	replace fencing, Air ventilation compound fence	\$500.00	P4	R Condie	7/10/2003
11373	21/03/2000	PH	268	Electrical appliances	Fair	Kitchen oven, repaired and serviced six monthly	replace commercial grade fan forced oven, fan forced oven. Note defect 26611 six monthly servicing	\$14,300.00	P4	W Beckenham	13/02/2012
11374	21/03/2000	PH	268	Fittings & fixtures	Fair	Kitchen stove original unit - currently used approx six times a year. Serviced six monthly	replace commercial grade kitchen range, kitchen stove/range. Note defect 26611	\$15,600.00	P4	W Beckenham	13/02/2012
11375	21/03/2000	PH	268	Electrical appliances	Poor	original unit, repaired but needs replacing	replace commercial grade freezer/fridge unit, kitchen freezer/fridge unit	\$7,000.00	P4	W Beckenham	1/07/2001
11377	23/03/2000	PH	268	Ventilation	Fair	system requires some work	inspected by Airtherm 31/4/00, repairs required, ventilation equipment	\$3,700.00	P4	W Beckenham	14/11/2003
14016	2/12/2001	PH	268	Car park	Good	Routine Carpark Inspection 02/12/01	Bitumen Sealed Carpark			L Walker	2/12/2001
14539	2/12/2001	PH	268	Wall	Poor	wall deteriorating and damaged by vehicle	reconstruct timber retaining wall, Timber retaining wall outside kitchen	\$4,500.00	P4	W Beckenham	24/04/2002
15215	30/04/2002	PH	268	Building interior	Poor	Repaint required upper level	All areas on upper level painted by Roger Hall Painting, Painting internal			B Davis	30/04/2002
14702	2/05/2002	PH	268	Roof	Poor	Edge not fixed down	Fix, Roof sheet - SE corner	\$1,000.00	P3	B Mullins	28/07/2004
14703	2/05/2002	PH	268	Roof	Poor	Faulty, uncertain if roof sheet valleys are turned up.	Lift roof flashings and inspect roof sheet valleys. Determine whether flashing is adequate., Roof flashing	\$350.00	P4	B Mullins	31/03/2005
14704	2/05/2002	PH	268	Trees	Very Poor	Two eucalypts next to SE wall give access to roof and foul gutters.	Remove, Trees	\$350.00	P4	B Mullins	14/11/2003
14334	28/05/2002	PH	268	Toilet	Poor	Inoperative	Replace, Stage - Toilets		P4	A Gilkes	14/11/2003
14335	28/05/2002	PH	268	Light fittings	Very Poor	Inoperative	Replace, Emergency Lights (2)	\$270.00	P3	A Gilkes	30/05/2003
14336	28/05/2002	PH	268	Light fittings	Very Poor	Inoperative	Replace, Auditorium - Emergency Lights (2)	\$270.00	P3	A Gilkes	30/05/2003
14337	28/05/2002	PH	268	Light fittings	Very Poor	Inoperative	Replace, Exit Lights	\$150.00	P3	A Gilkes	30/05/2003

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14338	28/05/2002	PH	268	Light fittings	Very Poor	Inoperative	Replace, Foyer - Exit Lights (2)	\$290.00	P3	A Gilkes	30/05/2003
14339	28/05/2002	PH	268	Light fittings	Very Poor	Inoperative	Replace, Entrance - Emergency Light	\$230.00	P3	A Gilkes	30/05/2003
14340	28/05/2002	PH	268	Light fittings	Very Poor	Inoperative	Replace, Senior Citizens Meeting Room - Emergency Light (2)	\$270.00	P3	A Gilkes	30/05/2003
14341	28/05/2002	PH	268	Light fittings	Very Poor	Inoperative	Replace, Men's Toilet - Emergency Light	\$140.00	P3	A Gilkes	30/05/2003
14342	28/05/2002	PH	268	Light fittings	Poor	Inoperative	Replace, Men's Toilet - Fluor Lights and Diffusers (2)	\$50.00	P4	A Gilkes	30/11/2002
14343	28/05/2002	PH	268	Light fittings	Good	Inoperative	Repair, Building Lights - 2 x Fluors 10 x incandescent	\$50.00	P4	A Gilkes	30/11/2002
14345	28/05/2002	PH	268	Urinal	Poor	Burnt out	Replace unit, Men's Toilet - Urinal Auto Sensor	\$680.00	P4	A Gilkes	9/12/2002
10499	5/06/2002	PH	268	Balustrade	Poor	metal ballustrade frame developing rust	29/06 Quote from Jim McConnel - remove existing railing and fabricate alimum powder coated and install using existing glass.	\$8,320.00	P4	B Mullins	31/03/2005
10502	5/06/2002	PH	268	Handbasin	Poor	grout deteriorating on splash backs	regROUT tiles, Amenities (lower level-female) hand basins	\$100.00	P4	B Mullins	28/07/2004
14300	5/06/2002	PH	268	Door	Poor	Binding	Plane and paint, Door - Stage WC2	\$80.00	P4	B Mullins	7/10/2003
14301	5/06/2002	PH	268	Ceiling	Poor	Some panels damaged	Replace some lining, Ceiling lining - Men's, downstairs	\$300.00	P4	B Mullins	7/10/2003
14302	5/06/2002	PH	268	Toilet roll holder	Poor	Damaged, removed	Replace, Toilet roll holders - Men's downstairs	\$80.00	P4	B Mullins	7/10/2003
14303	5/06/2002	PH	268	Door	Poor	Loose	Adjust, WC door / partition system	\$300.00	P4	B Mullins	7/10/2003
14304	5/06/2002	PH	268	Toilet cistern	Poor	Leaking	Fix, Cisterns - Men's urinal downstairs, stage WC 1 & 2	\$180.00	P4	B Mullins	7/10/2003
Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
14305	5/06/2002	PH	268	Vanity	Poor	Water damaged, swelling, basin cracked	Replace x 1.5m bench & 1 basin, Vanity bench & (1) basin - Men's downstairs	\$550.00	P4	B Mullins	7/10/2003
14306	5/06/2002	PH	268	Door	Poor	Not closing	Adjust, Door - Women's downstairs wc	\$80.00	P4	B Mullins	7/10/2003
14307	5/06/2002	PH	268	Door	Poor	Holes	Patch and paint, Door - Store 3	\$120.00	P4	B Mullins	7/10/2003

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14308	5/06/2002	PH	268	Door	Poor	Loose, missing beading	Repair, Glazing in lift door	\$100.00	P4	B Mullins	28/07/2004
14309	5/06/2002	PH	268	Door	Poor	Lock operation - stiff	Repair, Main door - Lower hall	\$120.00	P4	B Mullins	28/07/2004
14311	5/06/2002	PH	268	Toilet	Very Poor	Broken x 2	Replace, Lock/latch - Women's downstairs WC	\$150.00	P3	B Mullins	28/07/2004
14312	5/06/2002	PH	268	Ceiling	Poor	Cracked, collapsed	Repair structure & replace lining, Ceiling lining & structure - outside public WCs	\$600.00	P4	B Mullins	14/11/2003
14313	5/06/2002	PH	268	Wall	Poor	Cracked in corners	Patch and paint, Wall - Disabled WC & Mothers - Public	\$200.00	P4	B Mullins	14/11/2003
14314	5/06/2002	PH	268	Floor	Very Poor	Trip point @ threshold	Cover strip, Floor - Mothers	\$80.00	P3	B Mullins	28/07/2004
14315	5/06/2002	PH	268	Door	Poor	Loose hinges	Repair, Door - Mothers	\$80.00	P4	B Mullins	28/07/2004
14317	5/06/2002	PH	268	Paving	Very Poor	Trip point 20mm high	Relay pavers, Paving - North. (CAMS# 184146).	\$400.00	P3	B Mullins	31/03/2005
14318	5/06/2002	PH	268	Manhole	Poor	Missing	Replace, Manhole cover - Stage WC 1	\$100.00	P4	B Mullins	28/07/2004
14319	5/06/2002	PH	268	Toilet cistern	Poor	Leaking	Adjust, Cisterns - Stage WCs	\$120.00	P3	B Mullins	14/11/2003
14320	5/06/2002	PH	268	Taps	Poor	Loose	Re glue, Tap covers - Stage WC1	\$80.00	P4	B Mullins	14/11/2003
14321	5/06/2002	PH	268	Door	Poor	Faulty	Adjust, Door closer - Stage WC1	\$80.00	P4	B Mullins	28/07/2004
16089	8/01/2003	PH	268	Roof	Very Poor	On-going problems with leaking	Engage roof plumber to inspect and report on roof repairs required., Roof over Tourist Centre and Library	\$800.00	P3	W Beckenham	8/10/2004
15214	15/05/2003	PH	268	Building interior	Poor	Repaint required lower level	All areas on lower level painted by Chris's painting Service P/L, Painting internal	\$5,419.00		B Davis	10/05/2003

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
26612	20/08/2004	PH	268	Tiles	Poor	Entry steps to front foyer	Upgrade entry to front foyer. Remove existing tiles steps and rises and replace with metal treads and ensure rises and steps are 40% differential in colour. Length is 29.14 lineal metres. Riser is 18cm and step is 29cm	\$6,000.00	P4	B Davis	30/06/2005
26617	28/08/2004	PH	268	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 17 one phase & 1 three phase RCD's in power circuits	\$6,000.00	P4	B Davis	25/10/2005

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30578	28/08/2004	PH	268	Electrical meter box		3ph socket outlet	Supply & Install a 32amp/ 3ph socket outlet in the external DB - including upgrading power circuit - estimate John Knowles 11/03/04	\$2,000.00	P4	B Davis	25/11/2005
31658	28/08/2004	PH	268	Glazed panel	Very Poor	Window Tint	Replace tint to window on the eastern side that has broken down - Estimate from Ulladulla Shower screens of \$220 Oct 2004.	\$260.00	P4	B Davis	30/06/2007
31659	28/08/2004	PH	268	Locks & latches	Fair	General service to locks	Various locks are sticking and will require a general service	\$300.00	P4	B Davis	30/06/2007
10508	10/04/2006	PH	268	Wall	Poor	paved steps showing signs of wear	restore edging & paving, External paths (west wall)	\$250.00	P4	B McMorrow	14/05/2007
14316	10/04/2006	PH	268	Brickwork	Poor	Missing brick in capping	Replace, Garden box - east	\$80.00	P4	B McMorrow	12/10/2006
46924	10/04/2006	PH	268			Routine Inspection 10/04/2006				B McMorrow	10/04/2006
47402	10/04/2006	PH	268	Floor	Fair	Parquetry flooring	Sand & polish cork floor at lower level - quote from B&N Flooring 10597 4/07/06	\$2,000.00	P4	B McMorrow	23/03/2007
48575	24/07/2006	PH	268	Gutter	Fair	New roof leaking west wall above servery	Cyclic cleaning of all box gutter systems through out entire building every 6 months	\$300.00	P4	M O'Connell	17/01/2008
47533	26/07/2006	PH	268	Curtains & blinds	Fair	Curtains deteriorated, not fire rated, do not comply	replace curtains to lower level - seniors lounge, eastern , western windows and craft room, Must be fire rated	\$6,000.00	P4	M Freeman	30/06/2006
48083	26/07/2006	PH	268	Door	Poor	downstairs folding doors	supply & install 4 folding doors - commercial grade to 2 openings into seniors lounge one into kitchen and one into craft room	\$6,720.00	P4	M Freeman	13/02/2012
Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
48577	14/03/2007	PH	268	Ceiling	Poor	Water stains on ceiling	Prep and paint ceiling through out servery area (level 2)	\$872.00	P4	B McMorrow	13/02/2012
48580	14/03/2007	PH	268	Building exterior	Poor	External painting fading	Prep and paint external building - east side is highest priority if done in stages		P4	B McMorrow	13/02/2012

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48581	14/03/2007	PH	268	Floor covering	Poor	Carpet beginning to fray at joints and requires re-stretch	Trim and glue seal all joints and frayed areas, re-stretch carpet level 2 and entry foyer (Priority P4 item to extend life of carpet)	\$2,000.00	P4	B McMorrow	18/02/2008
48585	14/03/2007	PH	268	Door	Poor	Hollow core doors delaminated and collapsed internally	Replace double doors at internal east entrance to main hall level 2	\$800.00	P4	B McMorrow	17/01/2008
48586	14/03/2007	PH	268	Door fittings	Poor	Striker plate loose	Secure top striker plate for panic bars, south west exit door level 2	\$50.00	P4	B McMorrow	17/01/2008
48587	14/03/2007	PH	268	Door	Poor	Double exit doors binding	Check hinges are not bent, plane doors to suit double exit doors with panic bars west side level 2	\$250.00	P4	B McMorrow	17/01/2008
48588	14/03/2007	PH	268	Wall	Poor	Painting required	Prep and paint scuff marks and repairs to wall south west corner of main hall level 2	\$2,180.00	P4	B McMorrow	13/02/2012
48598	14/03/2007	PH	268	Door	Poor	2 doors binding	Plane entrance door to suit, adjust cubical door to suit (male toilets level 1)	\$200.00	P4	B McMorrow	17/01/2008
48600	14/03/2007	PH	268	Tiles	Poor	Broken missing tiles	Replace broken and missing tiles south corner of bench in craft room level 1	\$250.00	P4	B McMorrow	17/01/2008
48610	14/03/2007	PH	268	Roof	Poor	Rubber profile seal unsecured	Replace rubber seal along west side of roofing at direction change in sheeting, before box gutter approx 75m (under current contract warranty)		P4	B McMorrow	13/02/2012
48627	14/03/2007	PH	268	Trees	Poor	Trees overhanging roof blocking box gutter system	Trim overhanging trees back at least 3m from roof (west side of building)	\$400.00	P4	B McMorrow	8/04/2008
48628	14/03/2007	PH	268			Routine Inspection 14/03/2007				B McMorrow	14/03/2007
48612	23/03/2007	PH	268	Plant room	Poor	Plastic furniture stored on boiler flue (fire hazard)	Remove plastic chairs, stored over and on flue for boiler		P3	J Knowles	27/03/2008
Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
48615	23/03/2007	PH	268		Poor	Ground bank collapsed around hot water systems	Clear dirt away from hot water systems (foundation access behind boiler plant room)	\$300.00	P4	J Knowles	17/01/2008

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48623	23/03/2007	PH	268	Light fittings	Poor	Exit light not working	Check and correct emergency exit light, south west double doors main hall	\$50.00	P4	J Knowles	30/04/2007
48975	28/04/2007	PH	268	Electrical fixtures		Alarm	Alarm - identified as an operational requirement for management control - CSO	\$4,000.00	P4	M Freeman	30/06/2007
48976	28/04/2007	PH	268	Locks & latches	Fair	Key master system	Install master key system in accordance with GM corporate system - Cso	\$2,000.00	P4	M Freeman	30/06/2007
50633	15/08/2008	PH	268	Ceiling	Fair	Servery roof - paint	Wash down servery roof and paint with a anti mould paint - quote from Graham 13/08/08	\$700.00	P4	B Davis	4/02/2009
50634	15/08/2008	PH	268	Awning	Fair	external awning at rear	repair external awning of holes near stairwell - Graham estimate 14/08/08	\$300.00	P4	B Davis	21/11/2008
52235	17/03/2009	PH	268	Rubbish	Poor	A.C.M found to rear of compressor room may contain asbestos	A.C.M removed from under building to WorkCover regulations		P3	D Keating	13/02/2012
52203	19/03/2009	PH	268	Floor	Poor	Active termites located below partition wall between south west store and library	Treat termites with bait system - Cams raised - repair all areas affected by termites with kiln dried hardwood - - remove cardboard make good affected areas. estimate received by Works and services of \$20k - split cost with library	\$20,000.00	P3	B McMorrow	24/08/2009
52207	19/03/2009	PH	268			Routine Inspection 19/03/2009				B McMorrow	19/03/2009
52463	2/04/2009	PH	268	Grate	Very Poor	Drainage	Provide a grate to the NW corner to improve drainage of roof water that is discharging to NE corner	\$1,000.00	P4	R Condie	31/03/2010
Total cost of works recommended								\$134,101.00			

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By
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Community Centre & Stadium-19 Thomson St-Sussex Inlet

10417	18/11/1998	PH	266	Building exterior	Poor	paintwork deteriorating	repaint all exterior surfaces, Exterior paintwork	\$3,200.00	P4	K Wills	1/07/2001
10418	18/11/1998	PH	266	Verandah	Fair	rotten post	replace post (1 off), Verandah post	\$80.00	P4	K Wills	1/07/2001

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10419	18/11/1998	PH	266	Fascias & barges	Poor	missing barge board & flashing	replace barge board & flashing, Verandah barge board & flashing	\$270.00	P3	K Wills	1/07/2001
10420	18/11/1998	PH	266	Gutter	Poor	missing gutter straps	install metal straps, Verandah gutter straps	\$85.00	P3	K Wills	1/07/2001
10421	18/11/1998	PH	266	Gutter	Poor	dirty gutters	clean & hose out dirty gutters, Gutters	\$80.00	P4	K Wills	1/07/2001
10422	18/11/1998	PH	266	Fascias & barges	Poor	fascia boards bowing & coming unfixd	renail & fix to timber work, Fascia boards	\$150.00	P3	K Wills	1/07/2001
10423	18/11/1998	PH	266	Taps	Very Poor	tap loose on wall	fix back to wall, Outside tap	\$125.00	P3	K Wills	1/07/2001
10424	18/11/1998	PH	266	Door	Poor	water coming in during storms	retille sill & render around metal stiles, Front door tread tiles	\$120.00	P3	K Wills	1/07/2001
10425	18/11/1998	PH	266	Gutter	Poor	box gutter very shallow	construct new sump to allow collection of water, Box gutter	\$270.00	P4	K Wills	1/07/2001
10426	18/11/1998	PH	266	Roof	Poor	roof holding water	raise roof to fall into gutter, Roof (above toilets)	\$290.00	P3	K Wills	1/07/2001
10427	18/11/1998	PH	266	Door	Poor	water entering side door	install weatherstrip & grout recess, Side door	\$90.00	P4	K Wills	1/07/2001
10428	18/11/1998	PH	266	Roof	Poor	roof sheet kinked	replace sheet, Kliplok roof	\$120.00	P3	K Wills	1/07/2001
10430	18/11/1998	PH	266	Window	Poor	windows not working correctly	spray & ease mechanisms, Gymnasium louvre windows	\$250.00	P4	K Wills	1/07/2001
10432	18/11/1998	PH	266	Gutter	Very Poor	guttering full of rubbish	clean & hose out, Gymnasium roof guttering	\$170.00	P3	K Wills	1/07/2001
10433	18/11/1998	PH	266	Gutter	Very Poor	spigot rusted out	replace spigots (2 off), Gymnasium roof gutter spigot	\$80.00	P3	K Wills	1/07/2001
10434	18/11/1998	PH	266	Downpipe	Very Poor	downpipe broken	replace with PVC downpipe & joiner, Gymnasium downpipe	\$85.00	P3	K Wills	1/07/2001
10435	18/11/1998	PH	266	Fittings & fixtures	Very Poor	bubblers loose on wall	refix to wall, Gymnasium rear bubblers	\$150.00	P3	K Wills	1/07/2001
10436	18/11/1998	PH	266	Roof	Very Poor	alsynite sheeting perishing & leaking	replace alsynite sheeting, Gymnasium alsynite roof sheeting	\$3,600.00	P3	K Wills	1/07/2001

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
11195	10/03/1999	PH	266	Electrical fixtures	Fair	Hazardous location, minor corrosion	Relocate, Stove	\$100.00	P4	A Gilkes	1/07/2001
11200	10/03/1999	PH	266	Light fittings	Very Poor	Not working	Require batteries/PCB's, Exit/Emergency Lights		P3	A Gilkes	1/07/2001

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11201	10/03/1999	PH	266	Light fittings	Very Poor	To be replaced	4 Exit lights, 4 Emergency lights, Exit/Emergency Lights cont.	\$1,500.00	P3	A Gilkes	1/07/2001
11202	10/03/1999	PH	266	Light fittings	Very Poor	Repair exit lights	Repaired 2 Exit lights 10/3/99, Exit/Emergency Lights cont.		P3	A Gilkes	1/07/2001
11203	10/03/1999	PH	266	Electrical fixtures	Good	1 controller not working	Replace controller, Fans	\$100.00	P4	A Gilkes	1/07/2001
11204	10/03/1999	PH	266	Light fittings	Fair	Repair baylights	Repair 400w mv baylights, Gymnasium - Lights	\$200.00	P4	A Gilkes	1/07/2001
11205	10/03/1999	PH	266	Light fittings	Very Poor	Not working on power failure or not working at all	Replace 3 Exit & 1 twin spot emergency, Exit/Emergency Lights	\$700.00	P3	A Gilkes	1/07/2001
11162	18/03/1999	PH	266			Routine Electrical Inspection 10/03/99				A Gilkes	18/03/1999
11165	18/03/1999	PH	266	Light fittings	Very Poor	All ok except 2	2 exit lights, Exit/Emergency Lights	\$350.00	P3	A Gilkes	1/07/2001
11167	18/03/1999	PH	266	Light fittings	Fair	Some lights out	Repairs required, Security Lights	\$150.00		A Gilkes	1/07/2001
11168	18/03/1999	PH	266	Sewer drainage	Fair	All working	Requires some housekeeping, Sewer System	\$100.00	P4	A Gilkes	1/07/2001
11342	25/10/1999	PH	266	Ceiling	Poor	ceiling & cornice damaged	repair and paint ceilings, Ceilings kitchen & mens toilet	\$330.00	P4	W Beckenham	1/07/2001
14244	31/01/2001	PH	266	Car park	Good	Routine Carpark Inspection 31/01/01	Bitumen sealed carpark			L Walker	31/01/2001
14233	19/09/2001	PH	266	Vanity	Very Poor	vanity bench supports failing	refix vanity bench with centre chrome columns, Toilets male & female vanity benches	\$700.00	P3	W Beckenham	24/09/2001
14234	19/09/2001	PH	266	Door	Very Poor	sliding door guide damaged	install new heavy duty door guide and latch, Disabled toilet - female, sliding door	\$350.00	P4	W Beckenham	30/06/2007
14235	19/09/2001	PH	266	Door	Very Poor	sliding door & guide damaged	replace door & install new heavy duty guide and latch, Disabled toilet - male, sliding door	\$450.00	P4	W Beckenham	30/06/2007
14238	19/09/2001	PH	266	Floor	Poor	heavily stained	steam clean all carpet, Carpet, hallway & part of hall	\$200.00	P4	W Beckenham	30/06/2003
Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
14239	19/09/2001	PH	266	Sewer drainage	Very Poor	boundary trap top damaged	replace trap top & provide 1m	\$250.00	P3	W Beckenham	24/09/2001

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14240	19/09/2001	PH	266	Paths & paving	Very Poor	pole damaged by vehicle	replace pole, Light pole near eastern access pathway	\$500.00	P3	W Beckenham	21/09/2001
14242	19/09/2001	PH	266	Door	Poor	old worn panic bars	replace 2 sets of panic bars, install on BOTH Northern doors, Panic bars - Gym & hallway entry doors	\$1,300.00	P4	W Beckenham	30/03/2009
14245	24/09/2001	PH	266	Wall	Poor	1/Twin emergency floodlight to be replaced	replace 1/Twin emergency floodlight, Twin emergency floodlight Gym, west wall	\$250.00	P4	A Gilkes	30/01/2006
14246	24/09/2001	PH	266	Wall	Poor	1/exit light requires replacement	replace 1/exit light, Exit light Gymnasium, south wall	\$150.00	P4	A Gilkes	31/12/2004
14247	24/09/2001	PH	266	Light fittings	Poor	4/ para flood lights require replacement	replace 4/ para flood lights, Exterior para flood lights	\$200.00	P4	A Gilkes	30/01/2006
14868	5/06/2002	PH	266	Light fittings	Very Poor	Old fitting flashing on and off	Replace battery, Emergency Lights	\$200.00	P4	M Brown-Sarre	31/12/2004
14870	5/06/2002	PH	266	Light fittings	Very Poor	Some tubes out	Replace, Exit Lights (4)	\$100.00	P4	M Brown-Sarre	31/12/2004
35552	23/03/2005	PH	266	Gutter	Poor	Box gutter between Aquatic Pool Hall and Stadium - Water ponding during heavy downfalls & debris blocking downpipes	Provide mesh leaf guards to both rainheads and provide overflow from box gutters	\$650.00	P4	G George	31/05/2005
35553	23/03/2005	PH	266	Window	Very Poor	Louvre windows West side Stadium leaking heavily - windows no longer required	Remove two louvre windows and replace with sheet metal covers fabricated to suit and seal with Sikaflex. Contact Gary George ext 3243 if necessary to discuss	\$600.00	P4	G George	30/06/2006
35555	23/03/2005	PH	266	Window	Very Poor	Windows on South side roof of stadium loose and leaking into stadium and pool foyer	Refit two windows and install new seals and flashings. Discuss if necessary with Gary George - ext 3243	\$2,000.00	P4	G George	30/06/2006
35556	23/03/2005	PH	266	Gutter	Very Poor	Box gutter over Community Centre/Aquatic Centre store room common wall leaking	Investigate the possibility of replacing a part of the box gutter with deeper section and repair water damage caused internally (Aquatic store and foyer area) Also provide mesh leaf guards to rainheads. Please contact Gary George on ext 3243 to discuss if necessary	\$4,000.00	P4	G George	30/06/2006

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By
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35557	23/03/2005	PH	266	Roof	Very Poor	Roof over stadium storage space leaking into stadium	Lift existing roof to achieve pitch in alignment with new roof over pool managers office and install new box gutter with adequate capacity and correct falls. If necessary call Gary George ext 3243 to discuss. 07/06/06 Reg Condie called and advised end sheets need to be replaced after lifting them and further flashing is needed - original estimate was \$3K no revise to \$6K	\$3,000.00	P4	G George	30/06/2006
46923	11/04/2006	PH	266			Routine Inspection 11/04/2006				B McMorrow	11/04/2006
52461	2/04/2009	PH	266	Fascias & barges	Very Poor	Flashing on purlin	Replace flashing on purlin above window, timber purlin and guttering as per Quote - from S Butel - March 2009	\$2,000.00	P4	R Condie	31/03/2010
57511	13/07/2011	PH	266	Verandah	Poor	Veranda post as been rotted out	Replace oregon post and stirrups on veranda and make good.	\$2,000.00	P4	R Condie	21/10/2011
Total cost of works recommended								\$31,645.00			

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
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Community Centre-111 Shoalhaven Heads Rd-Shoalhaven Heads

10956	2/12/1998	PH	205	Building exterior	Poor	paintwork deteriorating	repaint exterior, Exterior paintwork	\$1,200.00	P3	K Wills	1/07/2001
10957	2/12/1998	PH	205	Roof	Poor	roof leaking	seal bricks, Roof leak near stage	\$250.00	P3	K Wills	1/07/2001
10958	2/12/1998	PH	205	Roof	Poor	roof leaking	install metal flashings (Quote No73 K Wills), Roof leak in storerooms & stage area	\$1,400.00	P3	K Wills	1/07/2001
10959	2/12/1998	PH	205	Flashing	Poor	beam starting to rot	install metal flashing over top of beam, Rear beam	\$380.00	P3	K Wills	1/07/2001
10961	2/12/1998	PH	205	Gutter	Poor	not kept clean	clean out, Gutters	\$140.00	P3	K Wills	1/07/2001
10963	2/12/1998	PH	205	Wall	Poor	metal flashing deteriorating	replace metal capping, Metal flashing over brick garden wall	\$60.00	P3	K Wills	1/07/2001
10964	2/12/1998	PH	205	Gutter	Very Poor	gutters full of rubbish	remove rubbish & hose out,	\$250.00	P3	K Wills	1/07/2001

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10965	2/12/1998	PH	205	Roof	Fair	faded badly	Roof gutters repaint (Olive Brown), Metal roof	\$2,000.00	P4	K Wills	28/07/2004
10968	2/12/1998	PH	205	Door	Very Poor	lock not working & bottom metal plate loose	ease lock & refix metal plate, Chair storage room door	\$80.00	P3	K Wills	1/07/2001
10972	2/12/1998	PH	205	Door	Poor	not locking	fix doors, Stage doors	\$90.00	P4	K Wills	1/07/2001
10974	2/12/1998	PH	205	Door	Very Poor	door handle broken	replace door handle, Kitchen door handle	\$150.00	P3	K Wills	1/07/2001
14011	24/01/2001	PH	205	Car park	Fair	Minor deterioration	Reseal, Bitumen Sealed Carpark	\$2,950.00		L Walker	19/09/2003
10960	26/06/2002	PH	205	Paving	Very Poor	uneven pavers	relay where necessary, Outside pavers	\$600.00	P3	B Mullins	28/07/2004
10962	26/06/2002	PH	205	Wall	Poor	cracks in brickwork 12mm gap at top, 11mm drop in wall	Structural Engineer to investigate, Brickwork, 3700 high curved wall near playgroup			B Mullins	28/07/2004
10967	26/06/2002	PH	205	Floor	Poor	floor lifting along windows	lift up & lay quarry tiles x 12m, Main hall parquetry floor (MC)	\$600.00	P4	B Mullins	22/09/2003
10970	26/06/2002	PH	205	Floor	Poor	surface deteriorating	sand & resurface, Stage floor (MC)	\$750.00	P4	B Mullins	14/11/2003
10971	26/06/2002	PH	205	Floor	Poor	finish starting to wear	sand & refinish, Main hall parquetry floor (MC)	\$3,200.00	P4	B Mullins	14/11/2003
10973	26/06/2002	PH	205	Door	Very Poor	need servicing	ease & lubricate all exit bars, Panic bars on exit doors	\$400.00	P3	B Mullins	28/07/2004

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
14470	26/06/2002	PH	205	Gutter	Poor	Leaf litter and grass	Clean, Gutter - Over hall south (MC)	\$120.00	P4	B Mullins	22/09/2003
14471	26/06/2002	PH	205	Skylight	Poor	Metal components are rusting	Prepare, apply rust inhibitor and paint x 11, Skylights (MC)	\$500.00	P4	B Mullins	22/09/2003
14472	26/06/2002	PH	205	Fascias & barges	Poor	Failing	Prepare and paint - Approx. 6sq.m, Paint - Timber barge south	\$250.00	P4	B Mullins	28/07/2004
14473	26/06/2002	PH	205	Window	Poor	Cracked	Replace glass 900x1500mm, Window - Medical office (MC)	\$170.00	P4	B Mullins	22/09/2003
14474	26/06/2002	PH	205	Grate	Very Poor	Grate missing	Replace, Vent grate - SW (MC)	\$100.00	P3	B Mullins	22/09/2003
14475	26/06/2002	PH	205	Tiles	Poor	Grout loss and missing x2	Replace and re grout, Skirting	\$220.00	P4	B Mullins	22/09/2003

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
14478	26/06/2002	PH	205	Door	Poor	Binding x 3	Adjust, Doors - Men's & Women's WC (MC)	\$180.00	P4	B Mullins	22/09/2003
14479	26/06/2002	PH	205	Vanity	Poor	Piece broken off	Replace end piece, Laminate - Women's vanity bench (MC)	\$150.00	P4	B Mullins	22/09/2003
14480	26/06/2002	PH	205	Fascias & barges	Poor	Rusting	Prepare, apply rust inhibitor and paint, Barge - Cantilevered awning	\$380.00	P4	B Mullins	28/07/2004
14481	26/06/2002	PH	205	Ceiling	Poor	Hole	Patch and paint, Ceiling lining - Cantilevered awning	\$200.00	P4	B Mullins	28/07/2004
16301	18/02/2003	PH	205	Car park	Poor	Potholes in carpark	Repair, Carpark		P4	B Davis	7/10/2003
16302	18/02/2003	PH	205	Trees	Poor	Trees are causing a grub infestation problem	Remove two white cedar trees, Play group play area		P4	B Davis	7/10/2003
19012	18/02/2003	PH	205	Landscaping	Poor	Remove grate	Lights in ground has been disconnected by Shoal Electric, remove grate & fill in holes and then brick in wall.	\$100.00	P4	B Davis	28/07/2004
19013	18/02/2003	PH	205	Electrical appliances	Very Poor	Extraction fans not working	Extraction fans not working (extraction on lighting) Management Committee state not been working for the past 10 years.	\$250.00	P4	B Davis	14/11/2003
23181	8/03/2004	PH	205	Downpipe	Poor	Stormwater line form downpipe is blocked	To install a new relm trench absorption pit & stormwater line to downpipe on western front side of building. (Quote No 0374 Danny Gardner Plumbing dated 8/03/04)	\$1,375.00	P4	B Davis	18/11/2005
25261	8/03/2004	PH	205	Building exterior	Poor	Exterior paint work is in poor condition	Repaint entire outside & main roof area	\$3,800.00	P4	B Davis	30/03/2004
36283	24/08/2004	PH	205	Door fittings	Poor	Doors - five new closers	supply & install five (5) overhead closers and pivots to existing doors	\$2,500.00	P4	B Davis	27/04/2005
46395	24/03/2006	PH	205		Fair	Cracked brickwork	Cracked external brickwork nth west corner of building, tell tail gauge tape broken by possible vandals monitor by photo's over time. Oct 2009 remove brick	\$6,720.00		B McMorro	15/11/2011

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wall to 400mm in height - install
timber wind barrier

46396	24/03/2006	PH	205	Car park	Very Poor	No disabled access for bus set down rough unsafe going	Excavate shale and hot mix area 6m x 4m nth side entrance way	\$2,240.00	P4	B McMorrow	15/11/2011
46423	24/03/2006	PH	205			Routine Inspection 24/03/2006				B McMorrow	24/03/2006
47406	24/03/2006	PH	205	Signs		Install Sign and Noticeboard	Install sign 1500mm * 900mm visible from street as per design approved and noticeboard near front entry	\$2,000.00	P4	B McMorrow	1/05/2007
48437	21/12/2006	PH	205	Road pavement	Poor	Access road and carpark seal deteriorating.	Reseal bitumen access road and car park, re-line mark carpark.	\$6,720.00	P4	W Beckenham	15/11/2011
48945	7/06/2007	PH	205	Light fittings	Poor	External Lighting to Carpark	Rationalise the existing light poles which are in poor condition, bent and being serviced by second hand parts. Commercial Electricians to design a new lighting system. Date 07/06/07	\$6,000.00	P4	G Weller	30/06/2008
50546	8/08/2008	PH	205	Road pavement	Poor	Carpark	Carpark upgrade - identified in conjunction with upgrade to entrance and Tennis courts	\$6,572.00	P4	B Davis	15/11/2011

Total cost of works recommended \$55,047.00

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
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Community Centre-21 Meriton St-St Georges Basin

10471	4/11/1998	PH	212	Ceiling	Poor	water damage to ceiling	repair & repaint, Front entry ceiling	\$600.00	P4	M Savoca	29/01/2005
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Total cost of works recommended \$600.00

Community Centre-42 Emmett St-Callala Bay

46334	27/03/2006	PH	210			Routine Inspection 27/03/2006				B McMorrow	27/03/2006
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Total cost of works recommended

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Community Centre-53 Lake Conjola Entrance Rd-Lake Conjola											
11348	9/02/2000	PH	267	Wall	Poor	dirty patches, cobwebs etc	pressure clean whole building, external walls, gables, eaves etc	\$450.00	P4	W Beckenham	1/07/2001
11351	9/02/2000	PH	267	Door	Very Poor	lock sticking	check operation, clean & lubricate, panic bars, north exit doors	\$80.00	P4	W Beckenham	1/07/2001
11353	9/02/2000	PH	267	Light fittings	Very Poor	one light not working	check and repair security lights, external security lights	\$150.00	P3	W Beckenham	1/07/2001
14008	2/08/2001	PH	267	Car park	Good	Routine Carparkl Inspection 02/08/01	Bitumen Sealed Carpark			L Walker	2/08/2001
11344	2/05/2002	PH	267	Floor	Fair	floor needs a polish	apply new polish, timber floor in hall & on stage	\$200.00	P4	B Mullins	29/03/2006
11354	2/05/2002	PH	267	Rubbish	Very Poor	combustable material stored under stage	clean out under stage storage, understage storage	\$100.00	P3	B Mullins	28/07/2004
14280	2/05/2002	PH	267	Gutter	Poor	Leaf litter	Clean, Gutters & Flat roofs	\$100.00	P4	B Mullins	28/07/2004
14281	2/05/2002	PH	267	Door	Poor	Held together by wire	Replace wire with bolt, Entry door latch	\$100.00	P4	B Mullins	28/07/2004
14282	2/05/2002	PH	267	Threshold	Very Poor	Mechanism not engaging properly, Damage to threshold bolt hole.	Repair and adjust, North fire exit	\$350.00	P3	B Mullins	28/07/2004
14283	2/05/2002	PH	267	Floor	Poor	Stained	Clean, Carpet	\$150.00	P4	B Mullins	30/06/2004
14284	2/05/2002	PH	267	Wall	Poor	Hole	Patch and paint, Wall - Stage	\$120.00	P4	B Mullins	7/10/2003
14285	2/05/2002	PH	267	Door	Very Poor	Mechanism hard to engage, lock loose	Fix / Adjust, Door - Main entry	\$180.00	P3	B Mullins	28/07/2004
14286	2/05/2002	PH	267	Curtains & blinds	Poor	Damaged / missing	Repair / replace, Venetians - north door	\$350.00	P4	B Mullins	28/07/2004
14287	2/05/2002	PH	267	Toilet cistern	Poor	Missing	Replace, Cistern button - Women's	\$150.00	P3	B Mullins	7/10/2003
14288	2/05/2002	PH	267	Handrail	Poor	Chipped	Prepare and paint, Paint - Handrails @ entry	\$200.00	P4	B Mullins	28/07/2004
14289	2/05/2002	PH	267	Downpipe	Poor	Loose	Tighten brackets, Downpipe Brackets	\$120.00	P4	B Mullins	28/07/2004
14290	2/05/2002	PH	267	Downpipe	Poor	Accumulation of leaf litter between end of downpipe and waste	Trim 100mm from bottom of downpipe for easy leaf litter removal, Downpipe outlets	\$350.00	P4	B Mullins	28/07/2004
14291	2/05/2002	PH	267	Cladding	Poor	Broken at bottom corner	Repair and paint, F.C. cladding	\$150.00	P4	B Mullins	28/07/2004

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14292	2/05/2002	PH	267	Window	Poor	Missing	Replace x approx. 3sq.m, Flyscreen	\$250.00	P4	B Mullins	7/10/2003
Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
14857	5/06/2002	PH	267	Light fittings	Very Poor	Not working	Replacement, Main Hall Exit Lights (3)	\$50.00	P3	M Brown-Sarre	30/05/2003
14858	5/06/2002	PH	267	Light fittings	Very Poor	Battery Failure	Replace Battery, Disabled Toilet Emergency Lights (2)	\$150.00	P3	M Brown-Sarre	30/05/2003
14859	5/06/2002	PH	267	Light fittings	Poor	Not Working	Replacement, External Lights Garden Spheres (5)	\$100.00	P3	M Brown-Sarre	30/05/2003
14860	5/06/2002	PH	267	Car park	Poor	Damaged	Replacement, Carpark - Sphere (1)	\$120.00	P3	M Brown-Sarre	30/05/2003
16303	6/02/2003	PH	267	Decking	Poor	Decking around the hall needs repair and re-nailing	Repair any damage and re-nail decking, Decking	\$100.00	P4	B Davis	28/07/2004
16304	6/02/2003	PH	267	Fittings & fixtures	Very Poor	Biocycle is spraying on the entrance decking	Repair, Biocycle		P3	B Davis	7/10/2003
16305	6/02/2003	PH	267	Electrical fixtures	Poor	Dishwasher is not operational	Repair, Dishwasher		P4	B Davis	7/10/2003
16307	6/02/2003	PH	267	Floor	Very Poor	Floor is dropping which is causing a trip hazard	Repair and make safe, Hall flooring	\$100.00	P3	B Davis	28/07/2004
16308	6/02/2003	PH	267	Locks & latches	Very Poor	Back door of hall does not lock	Repair or replace lock, Lock	\$100.00	P3	B Davis	28/07/2004
16309	6/02/2003	PH	267	Door	Very Poor	Glass has drop out frame	Repair or replace as required, Front door		P3	B Davis	7/10/2003
46279	29/03/2006	PH	267	Door	Fair	door binding	Plane top of door (store room 11)	\$100.00	P4	B McMorrow	15/08/2006
46280	29/03/2006	PH	267	Light switches	Poor	Light switch pushed in	Repair light switch (store room 11)	\$50.00	P4	B McMorrow	27/03/2007
46281	29/03/2006	PH	267	Door	Poor	Front doors out of alignment hard to lock	Adjust front doors so panic bars lock in'	\$150.00	P4	B McMorrow	15/08/2006
46282	29/03/2006	PH	267			Routine Inspection 29/03/2006				B McMorrow	29/03/2006
55807	13/01/2011	PH	267	Kitchen	Poor	Oven is past its useful life	Replace oven	\$5,000.00	P4	D Leahy	10/01/2011
Total cost of works recommended								\$9,570.00			

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Covered Walkway East of Supper Room-School of Arts-Nowra

35688	30/03/2005	393261	Routine Inspection 30/03/05	B McMorrow	30/03/2005
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Total cost of works recommended

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By
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Covered Walkway Supper Room-School of Arts-Nowra

35689	30/03/2005	393266	Paths & paving	Very Poor	Concrete path cracked sunken, deteriorated and distorted at all expansion joints	Replace approx 135 sq m of concrete pathway. Advice will be required from tree specialist on possible removal of tree roots damaging paving. Include provision of slightly ramped access to both double doors only. (Estimate Works & Services Jan '09, \$30,000)	\$30,000.00	P4	B McMorrow	6/05/2009
35695	30/03/2005	393266			Routine Inspection 30/03/05				B McMorrow	30/03/2005
35823	30/03/2005	393266	Paths & paving	Very Poor	Concrete path cracked and trip points at joints	Remove old cement and bitumen and temporarily epoxy cement fill trip points. Highlight temp work with yellow paint strips. (CAMS# 183891).	\$500.00	P3	B McMorrow	25/05/2005

Total cost of works recommended \$30,500.00

Covered Walkway-Ken Furness Bld-Nowra-School of Arts

35702	30/03/2005	393262	Routine Inspection 30/03/05	D Keating	30/03/2005
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Total cost of works recommended

Disabled Toilet-Community Centre-St Georges Basin

10465	4/11/1998	401294	Toilet cistern	Very Poor	cistern leaking from pull chain	renew washers, Disabled toilet	\$120.00	P3	M Savoca	28/07/2004
56985	2/08/2011	401294	Toilet	Poor	Disable Toilet Plumbing to be Investigated	Investigate where the plumbing is going from the disabled toilet and rectify if required	\$1,000.00	P4	D Leahy	3/10/2011

Total cost of works recommended \$1,120.00

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Doors & Windows-Community Centre-Callala Beach											
9443	10/08/1998		391274	Door	Poor	laminated glass cracked	replace glass panel 800 x 500, Front door	\$200.00	P4	K Wills	1/07/2001
21474	20/11/2003		391274	Door fittings	Very Poor	Panic handle on doors needs to be serviced	Panic handles on door needs to be serviced and at present they are loose and in poor condition.	\$250.00	P3	B Davis	30/06/2004
46273	23/03/2006		391274	Door	Poor	Doors hard to lock	Adjust doors, panic bars (east side)	\$200.00	P4	B McMorrow	30/06/2007
Total cost of works recommended								\$650.00			

Doors & Windows-Community Centre-Huskisson

10886	1/12/1998		393209	Door	Very Poor	sliding door off track	reinstall into track, Ladies WC sliding door	\$100.00	P3	K Wills	1/07/2001
10888	1/12/1998		393209	Door	Very Poor	sliding door does not work	replace with correct type, Mens WC sliding door	\$350.00	P3	K Wills	1/07/2001
10899	1/12/1998		393209	Door	Very Poor	exit doors binding	service all doors, free up & refit, Exit doors	\$350.00	P3	K Wills	1/07/2001
14895	5/06/2002		393209	Door	Poor	Warped	Replace, Door - Yoga room (MC)	\$500.00	P4	B Mullins	30/06/2004
14896	5/06/2002		393209	Window	Poor	Cracked	Replace - 600x300mm, Window - Kitchen	\$300.00	P4	B Mullins	28/07/2004
Total cost of works recommended								\$1,600.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Doors & Windows-Community Centre-North Nowra											
10378	5/11/1998		393251	Window	Poor	cracks in laminated glass	monitor over time, Glass corner (next to meeting room 1)			M Savoca	17/06/2002
10379	5/11/1998		393251	Window	Poor	flyscreen has been slashed	replace mesh, Flyscreen (meeting room 1)	\$40.00	P4	M Savoca	1/07/2001
10380	5/11/1998		393251	Door	Poor	back of door has no centre rod to stop door closing	remove door stop from back of door & screw on new one, Door stopper (meeting room 1 entry door)	\$35.00	P4	M Savoca	1/07/2001
10381	5/11/1998		393251	Door	Very Poor	door binds when opened over tiled area	plane bottom of door, Kitchen door	\$45.00	P3	M Savoca	1/07/2001
14459	17/06/2002		393251	Window	Poor	Damaged	Replace - Approx. 5sq.m, Flyscreens - Entry & Meeting room 1	\$200.00	P4	B Mullins	31/03/2003
14460	17/06/2002		393251	Window	Poor	Cracked	Replace - Approx. 1.2x0.8m, 3 - 1x1m, Windows - Meeting Room 1 & Kitchen	\$400.00	P4	B Mullins	7/10/2003
46268	28/03/2006		393251	Door	Poor	Exit door not locking properly	Adjust door and panic bars, nth east side of building (CAM'S207159 - quote received from Assured locksmiths to replace panic bars if they are not serviceable in March 2007 of \$1500	\$1,600.00	P3	B McMorrow	7/09/2007
46269	28/03/2006		393251	Window	Poor	All glazing dirty	Clean all glazing.	\$300.00	P4	B McMorrow	30/07/2007
Total cost of works recommended								\$2,620.00			

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Doors & Windows-Progress Hall-Callala Bay											
9428	10/08/1998		391264	Door	Very Poor	rear doors binding	ease doors & install timber cleat to threshold, Exit doors (rear)	\$140.00	P3	K Wills	1/07/2001
9429	10/08/1998		391264	Door	Very Poor	side door bottom binding	ease door, Exit door (side)	\$40.00	P3	K Wills	1/07/2001
9430	10/08/1998		391264	Window	Very Poor	sashes need repairing	repair panels, Rear windows	\$60.00	P3	K Wills	1/07/2001
9434	10/08/1998		391264	Door	Fair	door binding	ease door, Kitchen door	\$40.00	P4	K Wills	1/07/2001
14879	5/06/2002		391264	Door	Poor	Don't close	Plane and paint, WC Doors -	\$200.00	P4	B Mullins	14/05/2003

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
14880	5/06/2002		391264	Door	Poor	Faulty mechanism	Female Repair, Exit door - west	\$250.00	P4	B Mullins	14/05/2003
23124	17/10/2003		391264	Door	Poor	Front & rear door is out of alignment	Re-align doors so the doors can be locked. (MC)	\$200.00	P4	B Davis	30/07/2004
46310	24/08/2004		391264	Cupboard	Poor	lock unsecure	Repair lock on cupboard (storage room) M.C to action.	\$50.00	P4	B Davis	19/01/2007
46306	27/03/2006		391264	Door fittings	Very Poor	Hook & eye broken causing wind to slam doors	Replace hook and eye's on sth and east side double entrance/exit doors with heavy duty	\$400.00	P4	B McMorrow	30/06/2007

Total cost of works recommended \$1,380.00

Drainage-Public Hall-Manyana

10978	5/03/2006		393237	Roof	Good	elbow on PVC downpipe broken at ground line	replace, Roof downpipe	\$60.00	P4	B McMorrow	2/03/2007
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Total cost of works recommended \$60.00

Eaves & Barges-Public Hall-Greenwell Point

9464	10/08/1998		391449	Electrical supply	Fair	power connection on rotted barge	disconnect power to replace barge, Power connection	\$350.00	P5	K Wills	30/05/2003
9462	12/06/2002		391449	Eaves	Poor	some parts of eave dropping	renail before painting, Eaves	\$200.00	P4	B Mullins	30/03/2003
9463	12/06/2002		391449	Fascias & barges	Poor	barge board rotted	replace barge board, Front gable barge board	\$250.00	P4	B Mullins	30/03/2003

Total cost of works recommended \$800.00

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
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Eaves & Gables-Community Centre-17 Birriley Street-Bomaderry

48542	5/03/2007		391242	Fascias & barges	Poor	Fascia	Fascia to the north west side of building is rotted - replace and paint - mission brown	\$1,000.00	P4	B Davis	26/09/2007
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Total cost of works recommended \$1,000.00

Eaves & Gables-Community Centre-Callala Beach

9440	10/08/1998		391273	Fascias & barges	Poor	paint peeling & joints opening	refix & repaint, Barge boards	\$200.00	P4	K Wills	1/07/2001
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Total cost of works recommended \$200.00

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Electrical Fittings & Fixtures Pre-School-Community Centre-Huskisson

11235	18/06/1999	393206			Routine Electrical Inspection 18/06/99				P Knowles	18/06/1999	
15428	6/06/2002	393206	Ceiling	Fair	Old and worn out (Condition of fans is satisfactory, Been told to be replace)	Replacement, Ceiling fan in pre-school	\$200.00		G Weller	30/05/2003	
16086	29/11/2002	393206	Window	Poor	No flyscreens to preschool area	Install flyscreens to all windows and doors in Preschool area, Flyscreens	\$1,500.00	P4	B Davis	28/07/2004	
Total cost of works recommended							\$1,700.00				

Electrical Fittings & Fixtures-Community Centre-Huskisson

15429	6/06/2002	393213	GPO	Poor	Screen caps missing	Replacement, Kitchen GPO's	\$80.00		G Weller	30/05/2003	
15431	6/06/2002	393213	Batten	Poor	Broken Battern Holder	Replacement, Stage Area - Women's Toilet	\$50.00	P4	G Weller	30/05/2003	
15432	6/06/2002	393213	Light fittings	Poor	Fittings dropped	Re-fit, Stage Area - Down Lights	\$50.00	P4	G Weller	30/05/2003	
15433	6/06/2002	393213	Light fittings	Poor	Broken Fitting	Replacement, Disabled toilets - Lights fitting	\$75.00	P4	G Weller	30/05/2003	
16498	30/05/2003	393213	Electrical fixtures	Poor	Fans are not working on stage	Replace fans, Stage	\$1,500.00	P4	J Knowles	30/05/2003	
Total cost of works recommended							\$1,755.00				

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Electrical Fittings & Fixtures-Community Centre-North Nowra											
10375	5/11/1998		393248	Light fittings	Very Poor	lightcovers broken in brickwork	replace light covers (3 off) & 1 internal grill, Light covers (next to front walkway)	\$280.00	P3	M Savoca	1/07/2001
11254	18/06/1999		393248			Routine Electrical Inspection 18/06/99				P Knowles	18/06/1999
14826	11/06/2002		393248	Unknown	Poor	Diffusers damaged	Replacement, Exterior Vega fittings	\$200.00	P4	G Weller	30/05/2003
21469	14/11/2003		393248	Electrical fixtures	Fair	Alarm audit - Annual Services	As per annual audit Inspection, alarm due Apr each year (Shoalcom to do)	\$400.00	P4	B Davis	30/06/2007
26613	14/11/2003		393248	Fittings & fixtures	Good	Annual Service of Alarm	Annual inspection - do April 2005	\$250.00	P4	B Davis	30/06/2005
26630	24/08/2004		393248	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 1 one phase RCD'S in power circuits	\$300.00	P4	B Davis	24/07/2006
45618	2/01/2006		393248	Light fittings	Fair	External light	Clean white paint of light fitting that is at rear - outside kitchen door. Painted by unknown persons	\$100.00	P4	B Davis	25/05/2007
46271	28/03/2006		393248	Electrical fixtures	Very Poor	Knob missing	Replace missing control knob to ceiling fans (main hall) - do when doing emergency & exit lighting program	\$50.00	P4	B McMorrow	24/07/2006
Total cost of works recommended								\$1,580.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Electrical Fittings & Fixtures-Community Centre-Shoalhaven Heads											
10400	1/10/1998		393280	GPO	Fair	plate on floor heating J box missing, hall GPO loose	repair as required, GPO junction box	\$50.00	P3	P Flack	1/07/2001
10401	1/10/1998		393280	Light fittings	Very Poor	1 emergency light out	repair as required, Male toilet light	\$155.00	P3	P Flack	1/07/2001
10402	1/10/1998		393280	Electrical fixtures	Very Poor	light out, cable duct lid fallen off, materials stored in room	repair as required, Main switch room	\$30.00	P3	P Flack	1/07/2001
10405	1/10/1998		393280	Electrical appliances	Fair	knobs missing	replace as required, Fan controls	\$50.00	P3	P Flack	1/07/2001
10407	1/10/1998		393280	Light switches	Fair	dimmer knobs & switch blank missing	replace as required, Stage switch plate	\$60.00	P3	P Flack	1/07/2001
10408	1/10/1998		393280	Electrical appliances	Good	contactor on main hall heating u/s - hot joint	monitor repairs, Under floor heating			P Flack	1/07/2001
10409	1/10/1998		393280	Light fittings	Fair	4 lights out	repair 4 fittings, Pole lights	\$60.00		P Flack	1/07/2001
10415	1/10/1998		393280	Light fittings	Very Poor	lamp holder damaged	replace as required, Hall way down lights	\$60.00	P3	P Flack	1/07/2001
10416	1/10/1998		393280	Door	Very Poor	diffuser sign missing also didn't light up	replace double sided sign - battery didn't last test 1 hour, Front door exit light	\$160.00	P3	P Flack	1/07/2001
10399	7/03/2000		393280	Light fittings	Fair	tubes not working and mixture of different tubes	retube all fittings, Main hall fluorescent lights	\$250.00	P3	G Weller	1/07/2001
10404	7/03/2000		393280	Light fittings	Fair	10 tubes out	replace 10 tubes, Craft room stage fluorescent lights	\$100.00	P3	G Weller	1/07/2001
10406	7/03/2000		393280	Signs	Fair	5 out on test less than 1 hour	replace 5 Exit fittings, Exit signs	\$450.00	P3	G Weller	1/07/2001
10410	7/03/2000		393280	Light fittings	Poor	dirty fittings	clean fittings, External pole lights	\$150.00	P5	G Weller	1/07/2001
10411	7/03/2000		393280	Light fittings	Fair	1 light out	repair 1 bollard light, External bollard lights	\$50.00	P4	G Weller	1/07/2001
10412	7/03/2000		393280	Light fittings	Very Poor	4 fittings u/s	disconnect & remove fittings, Brick lights at main entry	\$100.00	P3	G Weller	1/07/2001
10413	7/03/2000		393280	Light fittings	Fair	10 tubes out	retube 10 tubes, Front meeting room fluorescent lights	\$150.00	P3	G Weller	1/07/2001
10414	7/03/2000		393280	Light fittings	Very Poor	5 lights out	replace 5 fittings, Emergency lights	\$400.00	P3	G Weller	1/07/2001
14829	11/06/2002		393280	Structure	Poor	Broken fitting	Replacement, Stage area	\$100.00	P4	G Weller	19/09/2003

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
14830	11/06/2002		393280	Structure	Very Poor	Broken fitting	Replacement, Rear Foyer Vandalite	\$100.00	P3	G Weller	19/09/2003
14831	11/06/2002		393280	Light fittings	Very Poor	Not operating	Replacement, Entrance corridor exit lights	\$350.00	P3	G Weller	19/09/2003
Total cost of works recommended								\$2,825.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Electrical Fittings & Fixtures-Community Hall-Callala Bay											
9422	11/08/1998		391250		Very Poor	detector loose on ceiling	refix to ceiling, Smoke detector	\$40.00	P3	K Wills	1/07/2001
11209	24/03/1999		391250	Ceiling	Fair	Exposed cable	Fit junction box, Stage ceiling	\$40.00	P4	P Richardson	1/07/2001
11210	24/03/1999		391250	Light fittings	Poor	Burnt inside	Replace sphere, Sphere light	\$120.00	P4	P Richardson	1/07/2001
11211	24/03/1999		391250			Routine Electrical Inspection 24/03/99				P Richardson	24/03/1999
14450	18/06/2002		391250	Light fittings	Very Poor	Not operating ???	Replacement/Repair, Main Hall - Exit Lights	\$400.00	P3	G Weller	30/05/2003
14451	18/06/2002		391250	Light fittings	Poor	Missing diffusers	Replacement, Front Sphere Lights (2) (MC)	\$350.00	P4	G Weller	22/09/2003
14452	18/06/2002		391250	Fittings & fixtures	Very Poor	Battery Alarm	Replacement/Repair, Smoke Detector	\$50.00	P4	G Weller	30/05/2003
16497	30/05/2003		391250	Light fittings	Poor	Tube is not working	Replace tubes, Main Hall	\$50.00	P4	J Knowles	30/05/2003
19006	30/07/2003		391250	Light fittings	Very Poor	Sensor light is required	Sensor light required for the garden area, S94 funding required. Raised - July 2004	\$1,500.00	P4	B Davis	30/06/2005
19010	30/07/2003		391250	Electrical appliances	Very Poor	Heaters does not turn on	Repair two double halogen heaters. Check when do emergency & exit lighting	\$250.00	P3	B Davis	13/01/2005
19011	30/07/2003		391250	Electrical appliances	Poor	Electricially test & tag electrical appliance	This work has been done by Graydon Cox	\$500.00	P4	B Davis	22/09/2003
21468	30/07/2003		391250	Electrical fixtures	Fair	Annual Service	As per annual inspection, alarm due Apr 04. (Shoalcom to do)	\$190.00	P5	B Davis	15/04/2004
23974	14/04/2004		391250	Electrical fixtures	Fair	Annual Service	As per annual inspection, alarm due Apr 05. (Shoalcom to do)	\$250.00	P4	B Davis	30/06/2005
26633	24/08/2004		391250	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 7 one phase RCD'S in power circuits	\$1,800.00	P4	B Davis	30/06/2007
46315	27/03/2006		391250	Electrical fixtures	Poor	Smoke detectors too high for safe maintenance (M.C)	Relocate smoke detectors to safe working height.	\$200.00	P4	B McMorrow	30/06/2007
Total cost of works recommended								\$5,740.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Electrical Fittings & Fixtures-Community Hall-Callala Beach											
14453	20/06/2002		390963	Light fittings	Very Poor	Not operating	Replacement/Repair, Main Hall - Exit Light	\$300.00	P3	G Weller	30/05/2003
14454	20/06/2002		390963	Light fittings	Poor	1 missing 1 broken	Replace or remove holes in ceiling will need to be repaired, Exterior Entrance Lights	\$500.00	P4	G Weller	30/05/2003
26632	24/08/2004		390963	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 3 one phase RCD'S in power circuits	\$1,500.00	P4	B Davis	30/06/2007
46276	23/03/2006		390963	Light fittings	Very Poor	Fluro light broken	Replace light above entrance external with vandal proof - 'Cellite'	\$300.00	P4	B McMorrow	1/03/2007
Total cost of works recommended								\$2,600.00			
Electrical Fittings & Fixtures-Community Hall-Lake Conjola											
14856	5/06/2002		393230	Light fittings	Good	Some lights out	Replace lamps, Inside Lighting ES Down lights	\$50.00	P4	M Brown-Sarre	30/05/2003
26619	28/04/2004		393230	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 11 one phase RCD's in power circuits	\$1,000.00	P4	B Davis	30/06/2007
Total cost of works recommended								\$1,050.00			
Electrical Fittings & Fixtures-Public Hall Kiola											
11182	8/03/1999		393183			Routine Electrical Inspection 08/03/99				A Gilkes	8/03/1999
11185	8/03/1999		393183	Light fittings	Poor	2 emergency 2 exit not working	4 lights to be repaired, Hall Exit/Emergency	\$600.00	P3	A Gilkes	1/07/2001
11193	8/03/1999		393183	Electrical switchboard	Fair	Minor rust prevention	Remove rust and treat, Switchboard	\$50.00		A Gilkes	30/05/2003
14861	6/06/2002		393183	Light fittings	Very Poor	Not operating	Replace, Kitchen - Emergency Lights west side	\$300.00	P3	M Brown-Sarre	30/05/2003
14862	6/06/2002		393183	Ventilation	Poor	No working	Replace, Men's Toilet Exhaust Fan	\$150.00	P3	M Brown-Sarre	30/05/2003
26616	24/08/2004		393183	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and Install 2 one phase & 1 three phase RCD's in power circuits	\$1,000.00	P4	B Davis	30/06/2008
Total cost of works recommended								\$2,100.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Electrical Fittings & Fixtures-Public Hall-Erowal Bay											
11266	22/06/1999		391437			Routine Electrical Inspection 22/06/99				P Knowles	22/06/1999
15426	6/06/2002		391437	Earthing	Very Poor	Broken w/pipe stake	Replace stake, Main earth	\$100.00	P3	G Weller	30/05/2003
15427	6/06/2002		391437	Electrical meter box	Very Poor	Broken hinge on lid	Replace hinge, Meter Box	\$100.00	P3	G Weller	30/05/2003
53850	20/11/2009		391437	Electrical fixtures	Very Poor	No Heating in hall	Install Halogen Heaters to hall.	\$1,545.00	P4	D Leahy	29/11/2011
Total cost of works recommended								\$1,745.00			

Electrical Fittings & Fixtures-Public Hall-Greenwell Point											
11226	18/06/1999		391452			Routine Electrical Inspection 18/06/99				P Flack	18/06/1999
14445	19/06/2002		391452	Light fittings	Fair	Missing difusers	Replacement, Main Hall - Fluor lights	\$75.00	P5	G Weller	30/05/2003
14446	19/06/2002		391452	GPO	Poor	Missing screw cap	Replacement, Foyer GPO	\$25.00	P5	G Weller	30/05/2003
14447	19/06/2002		391452	Ventilation	Fair	Very old and dirty	Replacement, Ladies Toilet Exhaust Fan	\$75.00	P5	G Weller	30/05/2003
26623	28/08/2004		391452	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 6 one phase RCD's in power circuits	\$1,600.00	P4	B Davis	15/12/2006
34719	17/02/2005		391452	Electrical appliances	Very Poor	Electric strip heaters	Remove redundant (2) strip heaters - other heating available in 4 halogen heaters that are adequate. Remove all switches from switch plate except for Legacy light.	\$200.00	P4	B Davis	15/12/2006
Total cost of works recommended								\$1,975.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Electrical Fittings & Fixtures-Public Hall-Kangaroo Valley											
11220	29/03/1999		393225	Light fittings	Fair	Old. One switch cracked in lunch room	Repair, Lights and switches	\$50.00	P4	P Flack	1/07/2001
11221	29/03/1999		393225			Routine Electrical Inspection 29/03/099				P Flack	29/03/1999
14843	11/06/2002		393225	Light fittings	Poor	Broken Well Glass Fitting	Replacement, Outside Light	\$100.00	P4	G Weller	15/08/2006
14846	11/06/2002		393225	Light fittings	Fair	Rusted Fluro Fittings	Replacement, Hall Lights (8) - please note CMP and what lights are proposed	\$1,800.00	P4	G Weller	1/01/2008
14847	11/06/2002		393225	Kitchen	Poor	Old worn out light	Replacement, Kitchen light	\$150.00	P4	G Weller	30/06/2007
14848	11/06/2002		393225	Light fittings	Poor	Old Fittings	Replacement, Exit Lights	\$500.00	P4	G Weller	31/12/2004
38485	18/06/2005		393225	Electrical meter box		Supply & install RCD's in power circuits	Estimate cost - actual no of circuits to be advised for installation of RCD's to power circuits	\$750.00	P4	G Weller	30/06/2008

Total cost of works recommended \$3,350.00

Electrical Fittings & Fixtures-Public Hall-Manyana

11152	10/03/1999		393232			Routine Electrical Inspection 10/03/99				A Gilkes	10/03/1999
11155	10/03/1999		393232	Light fittings	Very Poor	Not working. These supplies were isolated requires removal of test switch	3 Exit & 6 Emergency lights, Exit / Emergency Lights	\$1,450.00	P3	A Gilkes	1/07/2001
11159	10/03/1999		393232	Electrical appliances	Good	Nil	, Appliances			A Gilkes	1/07/2001
11161	10/03/1999		393232	Electrical switchboard	Fair	Missing Q c/b cover	Clean up and corrosion prevention, Switchboard	\$50.00	P3	A Gilkes	1/07/2001
38486	5/06/2005		393232	Electrical meter box		Supply & Install Rcd's in power circuits	Supply & install RCD's to power circuits - cost estimate number of circuits to be advised	\$1,800.00	P4	G Weller	31/07/2008

Total cost of works recommended \$3,300.00

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Electrical fittings & fixtures-School of Arts Building-Berry											
13277	9/06/1999		391431	GPO	Fair	Some old conduits & wiring	Replace, GPO'S	\$300.00	P4	P Flack	1/07/2001
13278	9/06/1999		391431	Electrical switchboard	Fair	Fuses	Replace with circuit breakers, Switchboard	\$200.00	P5	P Flack	30/05/2003
14832	11/06/2002		391431	Light fittings	Poor	Old and rusty	Replacement, Front Awning Lights (3)	\$250.00	P5	G Weller	30/05/2003
14833	11/06/2002		391431	Light fittings	Very Poor	Broken fitting	Replacement, Rear Exterior Light	\$100.00	P3	G Weller	30/05/2003
14834	11/06/2002		391431	Light fittings	Poor	Broken fitting	Replacement, Side Exterior Light	\$100.00	P3	G Weller	30/05/2003
14835	11/06/2002		391431	Light fittings	Poor	Broken fitting	Replacement, Arts Room Triple Fluor Light	\$200.00	P4	G Weller	30/05/2003
14836	11/06/2002		391431	GPO	Poor	Old and worn out	Replacement, Arts Room Power Points (3)	\$250.00	P4	G Weller	30/05/2003
14837	11/06/2002		391431	Light fittings	Poor	Old and worn out	Replacement, Arts Room Light Switch	\$50.00	P4	G Weller	30/05/2003
14838	11/06/2002		391431	GPO	Poor	Old and worn out	Replacement, Music Room Power Point (2)	\$200.00	P4	G Weller	30/05/2003
14839	11/06/2002		391431	Light fittings	Poor	Old and worn out	Replacement, Music Room Light Switch	\$50.00	P4	G Weller	30/05/2003
14840	11/06/2002		391431	Light fittings	Poor	Blown Q1 Globe	Replacement, Main Hall Spot Light	\$50.00	P3	G Weller	30/05/2003
14841	11/06/2002		391431	GPO	Poor	Loose on wall	Re-attach, Kitchen Power Point	\$50.00	P3	G Weller	30/05/2003
26621	15/03/2006		391431	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 5 one phase & 1 Three phase RCD'S power circuits	\$1,500.00	P4	B McMorrow	30/06/2008
48508	10/01/2007		391431	Electrical switchboard	Poor	No RCD'S	Fit 5 RCD'S to secondary switchboard located on stage	\$500.00	P4	B McMorrow	30/06/2008
Total cost of works recommended								\$3,800.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Electrical Fittings & Fixtures-theatre-Milton											
34721	15/02/2005		393246	Electrical fixtures		Heaters & GPO"s	Memo John Knowles 15/02/05 - file 4329 - Supply & install 2 off infra red strip type wall heaters in change rooms, 1 off recessed type GPO with 4 outlets in the stage, raise GPO position in sound area, supply GPO to kiosk.	\$2,800.00	P4	J Knowles	10/04/2006
49986	4/07/2008		393246	Light fittings	Good	Front light	fabricate a metal attachment to front light overhanging awning of theatre - birds are roosting on the light and leaving a reminder that they were there - the fitting shall have metal spikes at angles to encourage birds not to land there	\$500.00	P4	B Davis	30/03/2009

Total cost of works recommended \$3,300.00

Electrical Fittings & Fixtures-Warratah Public Hall-Culburra Beach

11321	27/10/1999		391497			Routine Electrical Inspection 27/10/99				P Knowles	27/10/1999
14356	13/06/2002		391497	Ceiling	Fair	Worn out (WORKED OK)	Replacement, Main Hall - Ceiling Fan	\$200.00	P4	G Weller	30/05/2003
14357	13/06/2002		391497	Light fittings	Fair	Old and Rusty	Replacement, Foyer - Troffer fluoros (3)	\$300.00	P5	G Weller	30/05/2003
14358	13/06/2002		391497	Light fittings	Fair	Old and Rusty	Replacement, Toilets - Fluor Light Fittings (6)	\$600.00	P5	G Weller	30/05/2003
14359	13/06/2002		391497	Light fittings	Poor	Old and Rusty (WORKED OK)	Replacement, Exterior Lights (3)	\$300.00	P4	G Weller	30/05/2003
14360	13/06/2002		391497	Light fittings	Very Poor	70% not working	Replacement - Detailed estimate required, Emergency Lights and Exit Lights		P3	G Weller	30/05/2003
16527	30/06/2003		391497	Hot water system	Poor	U/S	Replace unit, HWS 25L 3.6 plug in		P4	K Wills	30/06/2003
26628	24/08/2004		391497	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 17 one phase RCD'S in power circuits	\$4,000.00	P4	B Davis	27/06/2006

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Total cost of works recommended

\$5,400.00

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
11248	18/06/1999		391265			Routine Electrical Inspection 18/06/06				P Knowles	18/06/1999
14448	18/06/2002		391265	Light fittings	Very Poor	Not operating	Replacement, Exit Light (3)	\$450.00	P3	G Weller	30/05/2003
14449	18/06/2002		391265	GPO	Poor	Missing screw cap	Replacement, Main Hall GPO	\$50.00	P4	G Weller	30/05/2003
26634	24/08/2004		391265	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 3 one phase RCD's in power circuits	\$1,800.00	P4	B Davis	30/06/2008

Total cost of works recommended

\$2,300.00

Electrical Fixtures-Community Centre-17 Birriley Street-Bomaderry

14823	11/06/2002		391238	Light fittings	Fair	Old and damaged	Replacement, Main Hall Lights - Fluor (4)	\$500.00		G Weller	30/05/2003
14953	18/06/2002		391238	Wall	Poor	Warped cover	Replace/repair, Electrical conduit channel - Wall mounted, west wall	\$200.00	P4	B Mullins	30/05/2003
48545	5/03/2007		391238	Building interior		Sensor lighting	Install a sensor light at the entry into the hallway that leads into the toilets - add further fluoro lights if a lux test identifies the area to have insufficient lighting - floor tiles are brown and don't reflect light.	\$800.00	P4	B Davis	30/06/2008

Total cost of works recommended

\$1,500.00

Electrical Fixtures-Public Hall-Burrill Lake

11169	8/03/1999		390329	Light fittings	Poor	Lights not working	Lights to be repaired, Security Lighting	\$50.00	P3	A Gilkes	1/07/2001
11170	8/03/1999		390329	Light fittings	Poor	Lights not working	Repair lights, Foyer/Toilet Lights	\$50.00	P3	A Gilkes	1/07/2001
11171	8/03/1999		390329			Routine Electrical Inspection 8/03/99				A Gilkes	8/03/1999
11172	8/03/1999		390329	Light fittings	Fair	working but diffuser damaged	Re-install diffuser, Hall - Lights	\$50.00	P4	A Gilkes	1/07/2001
14348	28/05/2002		390329	Light fittings	Fair	Not working	Repair lights, Security Lights	\$50.00		A Gilkes	30/05/2003

Total cost of works recommended

\$200.00

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Electrical Fixtures-Public Hall-Cudmirrah/Berrara											
10833	19/11/1998		390962	Light fittings	Very Poor	fluorescent light rusted	replace light fitting, Front light	\$100.00	P3	K Wills	30/05/2003
11144	10/03/1999		390962			Routine Electrical Inspection 10/03/99				A Gilkes	10/03/1999
11146	10/03/1999		390962	Electrical appliances	Poor	1 controller not working	1 controller required, Fans	\$50.00	P5	A Gilkes	1/07/2001
11147	10/03/1999		390962	Light fittings	Very Poor	Not working	Repair 3 Exit lights, 2 emergency lights, batteries PCB's, Exit/Emergency Lights	\$750.00	P3	A Gilkes	1/07/2001
11148	10/03/1999		390962	Light fittings	Very Poor	Badly corroded, not working	3 lights to be replaced with vandalites, Outside security lights	\$250.00	P3	A Gilkes	1/07/2001
11151	10/03/1999		390962	Electrical switchboard	Poor	Corroded & untidy	Requires clean up, corrosion prevention, Switchboard	\$100.00	P4	A Gilkes	30/05/2003
14328	23/05/2002		390962	Light fittings	Very Poor	Broken battern holder	Replace, Storeroom - Light	\$50.00	P3	M Brown-Sarre	30/05/2003
14329	23/05/2002		390962	Electrical appliances	Very Poor	No exhaust fan filled in wall opening	Replace fan, Kitchen Fan	\$150.00	P3	M Brown-Sarre	30/05/2003
14331	23/05/2002		390962	Electrical appliances	Very Poor	No isolator	Fit isolator, Kitchen Stove	\$200.00	P3	M Brown-Sarre	30/05/2003
14332	23/05/2002		390962	Light fittings	Very Poor	Not working	Replace lamps, Hall - Exit Light	\$50.00	P3	M Brown-Sarre	30/05/2003
14333	23/05/2002		390962	Light fittings	Poor	Dirty not working	Repair and clean, Outside Lights	\$150.00	P3	M Brown-Sarre	30/05/2003
11150	31/07/2002		390962	Electrical appliances	Good	Needs replacing	Replaced with Westinghouse model, Kitchen stove			B Davis	31/07/2002
19000	15/08/2003		390962	Electrical fixtures	Poor	Ceiling fans are in wrong position	To remove 2 existing ceiling fans and replace with 6 new fans in new positions, to provide adequate ventilation in the summer months. (MC)	\$850.00	P4	B Davis	14/11/2003
26618	28/08/2004		390962	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 4 one phase RCD's in power circuits	\$480.00	P4	B Davis	21/10/2005
49301	9/11/2007		390962	Electrical cable	Poor	Unsecured wiring appears to be melting into ceiling tiles	Electrician to inspect and report on wiring above suspended ceiling (reported to J.Knowles to action12/11/07)	\$200.00	P4	B McMorrow	1/12/2007
Total cost of works recommended								\$3,380.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Electrical Meter-Public Hall-Burrill Lake											
11180	8/03/1999		389995	Electrical meter box	Fair	Working order	Future rust prevention, Meter Box	\$150.00		A Gilkes	1/07/2001
14346	28/05/2002		389995	Electrical meter box	Fair	Some minor rust	Rust repairs, Meter Box meter Box	\$50.00		A Gilkes	30/05/2003
26615	24/08/2004		389995	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply & install 4 one phase RCD's in power circuits	\$400.00	P4	B Davis	12/01/2007
Total cost of works recommended								\$600.00			
Electricity Meter-Community Centre-17 Birriley Street-Bomaderry											
26627	24/08/2004		389989	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 4 one phase RCD's in power circuits	\$1,500.00	P4	B Davis	24/11/2006
Total cost of works recommended								\$1,500.00			
Emergency & Exit Lighting-Community Centre-17 Birriley Street-Bomaderry											
13281	4/06/1999		389986	Light fittings	Very Poor	Not operating	Repair/Replace, Emergency Lights	\$500.00	P3	P Flack	1/07/2001
13282	4/06/1999		389986	Light fittings	Very Poor	Not operating	Repair, Emergency Lights Ladies disabled	\$100.00	P3	P Flack	1/07/2001
13283	4/06/1999		389986	Light fittings	Very Poor	Not operating	Repair, Emergency Lights Stage	\$100.00	P3	P Flack	1/07/2001
13284	4/06/1999		389986	Light fittings	Very Poor	Not operating Lamp dull	Repair Light, Emergency Lights Men's Disabled	\$50.00	P4	P Flack	1/07/2001
11358	10/02/2000		389986	Door	Very Poor	error	Red Sign - Change to Green, Main Exit Door (Foyer)	\$150.00	P3	G Weller	1/07/2001
14824	11/06/2002		389986	Light fittings	Very Poor	Old red letter type	Replacement, Main Foyer Exit Light	\$250.00	P4	G Weller	30/05/2003
Total cost of works recommended								\$1,150.00			
Emergency & Exit Lighting-Community Centre-Callala Bay											
11207	24/03/1999		389998	Light fittings	Fair	Not operating	New tubes x 5 x 10w tubes, Exit lights	\$900.00	P3	P Richardson	1/07/2001
Total cost of works recommended								\$900.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Emergency & Exit Lighting-Community Centre-North Nowra											
14827	11/06/2002		390230	Light fittings	Very Poor	Not operating	Replacement/Repair, Main Hall Exit lights	\$200.00	P3	G Weller	30/05/2003
14828	11/06/2002		390230	Light fittings	Very Poor	Not operating	Replacement/Repair, Entrance Foyer Exit Lights	\$200.00	P3	G Weller	30/05/2003
Total cost of works recommended								\$400.00			
Emergency & Exit Lighting-Public Hall-Burrill Lake											
11175	8/03/1999		389992	Light fittings	Very Poor	Lights failed on de-energise	Relamp, Exit/Emergency Lights	\$500.00	P3	A Gilkes	1/07/2001
14394	28/05/2002		389992	Light fittings	Very Poor	inoperative	Replace, Exit Lights	\$200.00	P3	A Gilkes	30/05/2003
Total cost of works recommended								\$700.00			
Emergency & Exit Lighting-Public Hall-Huskisson											
11239	18/06/1999		389964	Light fittings	Fair	Nil Tested ok (20 minutes)	, Exit Lights			P Knowles	18/06/1999
15434	6/06/2002		389964	Light fittings	Very Poor	Not operating (12 off)	Replacement, Exit and Emergency Lights	\$2,000.00	P3	G Weller	30/05/2003
Total cost of works recommended								\$2,000.00			
Emergency & Exit Lighting-Public Hall-Kangaroo Valley											
11222	29/03/1999		389972	Light fittings	Very Poor	All not working	rewire & new lights etc (Quote 4.2.00), Exit and Emergency Lights	\$3,138.00	P3	P Flack	1/07/2001
Total cost of works recommended								\$3,138.00			
Emergency & Exit Lighting-Public Hall-Manyana											
14863	5/06/2002		390192	Light fittings	Very Poor	Not operating	Replace, Store Room Emergency Lights	\$120.00	P4	M Brown-Sarre	30/12/2004
Total cost of works recommended								\$120.00			
Emergency Light-1EM 05-Hall-Civic Centre-Ulladulla											
52071	7/08/2008		185422	Exit light	Very Poor	Battery Failed Test	Replace Fitting 7/8/08	\$155.25	P3	M Stewart	7/08/2008
Total cost of works recommended								\$155.25			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-1EM 07-Lounge-Civic Centre-Ulladulla											
56092	7/02/2011		185424	Emergency light	Very Poor	Emergency Exit Lighting Defect - replaced fitting			P5	W Henry	28/03/2011
Total cost of works recommended											
Emergency Light-1EM 08-Lounge-Civic Centre-Ulladulla											
48709	9/02/2007		185425	Exit light	Very Poor	Battery failed test	Replace 2 x 6v battery		P3	M O'Connell	9/02/2007
Total cost of works recommended											
Emergency Light-1EM 12-Kitchen-Civic Centre-Ulladulla											
48450	24/07/2006		185469	Exit light	Very Poor	Lamp failed test	Re-lamp 10w FI tube		P3	M O'Connell	24/07/2006
Total cost of works recommended											
Emergency Light-1EM 13-Kitchen-Civic Centre-Ulladulla											
48451	24/07/2006		185465	Exit light	Very Poor	Old Fitting	Replace old fitting		P3	M O'Connell	24/07/2006
Total cost of works recommended											
Emergency Light-2EM 01-Foyer-Civic Centre-Ulladulla											
49176	3/08/2007		185434	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	M O'Connell	3/08/2007
Total cost of works recommended											
Emergency Light-2EM 03-Adjacent Kitchen Entry-Senior Citizens Main Hall-Community Centre-Huskisson											
56428	28/04/2011		309468	Emergency light	Very Poor	Emergency Exit Lighting Defect	Battery dead so replaced.		P5	R Finch	29/06/2011
Total cost of works recommended											
Emergency Light-2EM 04-Stairs-Civic Centre-Ulladulla											
58825	9/02/2012		185437	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced faulty fitting and sentinel. 13/03/2012 HT.		P5	W Henry	13/03/2012
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-2EM 05-Middle Stairs-Civic Centre-Ulladulla											
52667	6/02/2009		185438	Emergency light	Very Poor	whole light failed	Replace fitting. EL		P3	A Gilkes	13/05/2009
Total cost of works recommended											
Emergency Light-2EM 08-Disabled Toilet-Civic Centre-Ulladulla											
48449	24/07/2006		185441	Exit light	Very Poor	Lamp failed test	Re-lamp 10w FI tube		P3	M O'Connell	24/07/2006
49177	3/08/2007		185441	Exit light	Very Poor	Old fitting	Replace old fitting		P3	M O'Connell	3/08/2007
Total cost of works recommended											
Emergency Light-2EM 09-Disabled Toilet-Civic Centre-Ulladulla											
49178	3/08/2007		185442	Exit light	Very Poor	Lamp & Battery failed test	Replace 10w lamp & 6v battery		P3	M O'Connell	3/08/2007
Total cost of works recommended											
Emergency Light-2EM 13-Meeting Room-Civic Centre-Ulladulla											
56093	7/02/2011		185451	Emergency light	Very Poor	emergency Exit Lighting Defect - replaced fitting			P5	W Henry	28/03/2011
Total cost of works recommended											
Emergency Light-2EM 14-Auditorium-Civic Centre-Ulladulla											
53337	6/08/2009		185444	Emergency light	Very Poor	Lamp failed test	Replaced whole fitting		P3	J Halstead	6/08/2009
Total cost of works recommended											
Emergency Light-2EM 15-Auditorium-Civic Centre-Ulladulla											
54419	16/02/2010		185445	Emergency light	Very Poor	Lamp failed emergency light test	Lamp failed emergency light test, replaced whole fitting. EL		P3	S Harrison	16/02/2010
Total cost of works recommended											
Emergency Light-2EM 17-AuditoriumCivic Centre-Ulladulla											
49598	8/02/2008		185446	Exit light	Very Poor	Fitting & Diffuser failed test 28/02/2008	Replace old fitting with Bardic fitting & diffuser	\$173.65	P3	M O'Connell	28/02/2008
Total cost of works recommended								\$173.65			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Emergency Light-2EM 19-Auditorium-Civic Centre-Ulladulla											
54420	16/02/2010		185454	Emergency light	Very Poor	Diffuser failed test	Replaced diffuser on 16/2/2010. EL		P3	S Harrison	16/02/2010
Total cost of works recommended											
Emergency Light-2EM 22-Auditorium-Civic Centre-Ulladulla											
48710	9/02/2007		185457	Exit light	Very Poor	Fitting is in a poor condition	Replace old fitting (Bordie NM10S)		P3	M O'Connell	9/02/2007
Total cost of works recommended											
Emergency Light-2EM 24-Balcony Stairs-Civic Centre-Ulladulla											
52072	7/08/2008		185463	Exit light	Very Poor	Battery Failed Test	Replace Fitting 7/8/08	\$155.25	P3	M Stewart	7/08/2008
56094	7/02/2011		185463	Emergency light	Very Poor	emergency Exit Lighting Defect - replaced fitting			P5	W Henry	28/03/2011
Total cost of works recommended								\$155.25			
Emergency Light-EM 01-Balcony-School of Arts-Berry											
13279	9/06/1999		184809	Light fittings	Fair	3 need batteries or replacement	Repair/replace emergency, Emergency Lights	\$350.00	P3	P Flack	1/07/2001
58509	7/12/2011		184809	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting. 22/12/2011 HT.		P5	E Pasfield	22/12/2011
Total cost of works recommended								\$350.00			
Emergency Light-EM 01-Community Centre-Culburra Beach											
11324	27/10/1999		184936	Light fittings	Poor	4 failed to work	Repair or replace, Lights emergency	\$700.00	P3	P Knowles	1/07/2001
Total cost of works recommended								\$700.00			
Emergency Light-EM 01-Community Centre-Lake Conjola											
53968	21/10/2009		185043	Exit light	Very Poor	Tube requires replacing	Fitted new 10 watt lamps on 21/10/2009		P3	S Harrison	21/10/2009
Total cost of works recommended											

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Emergency Light-EM 01-Foyer Hallway Sth End Community Centre-Shoalhaven Heads											
54807	16/06/2010		297164	Emergency light	Very Poor	1/7/2010: Replaced battery on 16/6/2010			P3	R Barca	1/07/2010
Total cost of works recommended											
Emergency Light-EM 01-Kitchen-Public Hall-Cudmirrah/Berrara											
49371	21/11/2007		184923	Emergency light	Very Poor	Old Fitting Failed Test 21/11/07	Replace old fitting with Bardic fitting		P3	M O'Connell	21/11/2007
Total cost of works recommended											
Emergency Light-EM 01-Kitchen-Public Hall-Culburra Beach											
51968	30/09/2008		184964	Emergency light	Very Poor	Battery Failed Test	Replace fitting 7/10/08	\$165.00	P3	Brian Hayward	7/10/2008
Total cost of works recommended								\$165.00			
Emergency Light-EM 01-Main Hall-Public Hall-Kangaroo Valley											
48926	24/05/2007		185019	Exit light	Very Poor	Battery Failed Test	Replace 6v battery		P3	G Hampel	24/05/2007
54790	28/05/2010		185019	Emergency light	Very Poor	Re lamped RH Spotlight			P3	P Knowles	29/06/2010
56501	24/05/2011		185019	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replace whole fitting Bug Eve. HT 22/06/2011.		P5	P Stockdale	23/06/2011
Total cost of works recommended											
Emergency Light-EM 01-North West Office-Community Centre-Callala Bay											
48758	1/03/2007		273497	Exit light	Poor	Fitting is in a poor condition	Replace fitting next test		P4	G Hampel	1/03/2007
51980	29/09/2008		273497	Emergency light	Very Poor	Battery Failed Test	Replace Fitting 20/10/08	\$175.00	P3	Brian Hayward	20/10/2008
Total cost of works recommended								\$175.00			
Emergency Light-EM 01-Office-Community Centre-North Nowra											
51994	17/11/2008		185120	Emergency light	Very Poor	Battery Failed Test	Replace Battery 17/11/08	\$18.40	P3	G Hampel	17/11/2008
Total cost of works recommended								\$18.40			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-EM 01-Public Hall-Burrill Lake											
48676	8/02/2007		184891	Exit light	Very Poor	Battery test failed	Replace 2 x 6v battery		P3	M O'Connell	8/02/2007
57528	12/08/2011		184891	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced 2 x 6 volt battery. 22/09/2011 HT.		P5	W Henry	22/09/2011

Total cost of works recommended

Emergency Light-EM 01-Public Hall-Greenwell Point

11229	18/06/1999		184988	Light fittings	Good	Tested ok (20 minutes)	, Exit/Emergency Lights			P Flack	30/05/2003
56310	17/03/2011		184988	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced battery on 17/3/2011		P5	P Stockdale	29/04/2011
57592	20/09/2011		184988	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting (old type, burnt-out) . 14/10/2011 HT.		P5	K Pearson	14/10/2011

Total cost of works recommended

Emergency Light-EM 02-Annex-School of Arts-Berry

53052	9/06/2009		184810	Emergency light	Very Poor	charge indicator failed	Replaced Batteries. EL		P3	R Phelan	30/06/2009
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Total cost of works recommended

Emergency Light-EM 02-Community Centre-Culburra Beach

51970	30/09/2008		184937	Emergency light	Very Poor	Battery Failed Test	Replace fitting 10/10/08	\$235.00	P3	Brian Hayward	10/10/2008
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Total cost of works recommended

\$235.00

Emergency Light-EM 02-Community Centre-Lake Conjola

52044	16/10/2008		185044	Emergency light	Very Poor	Battery Failed Test	Replace Fitting 16/10/08	\$155.25	P3	A Gilkes	16/10/2008
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Total cost of works recommended

\$155.25

Emergency Light-EM 02-Foyer Hallway Middle-Community Centre-Shoalhaven Heads

58500	13/12/2011		185325	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced 6 Volt battery. 22/12/2011 HT.		P5	K Pearson	22/12/2011
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Total cost of works recommended

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-EM 02-Hall East-Community Centre-Kioloa/Bawley Point											
56549	10/06/2011		185032	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replace fitting. HT 4/7/11.		P5	W. Henry	5/07/2011
Total cost of works recommended											
Emergency Light-EM 02-Kitchen Store-Community Centre-St Georges Basin											
52881	17/04/2009		185341	Emergency light	Very Poor	Lamp failed test	Replaced Fitting		P3	R Phelan	17/04/2009
Total cost of works recommended											
Emergency Light-EM 02-Male Toilet-Community Centre-17 Birriley Street-Bomaderry											
48748	15/02/2007		184848	Emergency light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	15/02/2007
Total cost of works recommended											
Emergency Light-EM 02-Male Toilet-Community Centre-North Nowra											
56502	17/05/2011		185121	Emergency light	Very Poor	Emergency Exit Lighting Defect	Repaired & replaced fitting. HT 22/06/2011.		P5	K Pearson	23/06/2011
Total cost of works recommended											
Emergency Light-EM 02-Male Toilet-Public Hall-Cudmirrah/Berrara											
52004	20/11/2008		184924	Emergency light	Very Poor	Battery Failed Test	Replace Fitting 20/11/08	\$95.45	P3	J Halstead	20/11/2008
Total cost of works recommended								\$95.45			
Emergency Light-EM 02-Public Hall-Greenwell Point											
48405	8/08/2006		184989	Emergency light	Very Poor	Old Battery	Replace battery		P3	P Richardson	8/08/2006
Total cost of works recommended											
Emergency Light-EM 02-Public Hall-Yulunga Hall-Manyana											
57841	7/10/2011		185059	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting, installed sentinel. Failed fittings replaced. Existing old fittings were uneconomical to repair. 4/11/11 HT.		P5	W Henry	4/11/2011
Total cost of works recommended											
Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	

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Emergency Light-EM 02-South West Office-Community Centre-Callala Bay

51981	29/09/2008	273496	Emergency light	Very Poor	Battery Failed Test	Replace Fitting 20/10/08	\$175.00	P3	Brian Hayward	20/10/2008
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Total cost of works recommended \$175.00

Emergency Light-EM 02-Stage-Public Hall-Kangaroo Valley

52929	21/05/2009	185020	Emergency light	Very Poor	Light Failed Test	Replaced Battery and Tube. EL		P3	R Phelan	21/05/2009
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Total cost of works recommended

Emergency Light-EM 02-Theatre-Milton

48691	9/02/2007	185075	Exit light	Very Poor	Battery failed test	Replace 2 x 6v battery		P3	M O'Connell	9/02/2007
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Total cost of works recommended

Emergency Light-EM 02-Toilet Corridor-Public Hall-Culburra Beach

51969	30/09/2008	184965	Emergency light	Very Poor	Battery Failed Test	Replace fitting 7/10/08	\$165.00	P3	Brian Hayward	7/10/2008
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Total cost of works recommended \$165.00

Emergency Light-EM 03-Female Toilet-Public Hall-Cudmirrah/Berrara

48400	21/07/2006	184925	Exit light	Very Poor	Battery failed	Replace 6v battery and lamp FL tube		P3	M O'Connell	21/07/2006
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Total cost of works recommended

Emergency Light-EM 03-Foyer Entry to Hall-School of Arts-Nowra

52646	16/02/2009	185194	Emergency light		Charge indicator and circuit board fault	Replaced fitting. EL			R Phelan	13/05/2009
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Total cost of works recommended

Emergency Light-EM 03-Foyer Hallway Nth End-Community Centre-Shoalhaven Heads

54294	15/02/2009	185332	Emergency light	Very Poor	Lamp failed emergency light test	Lamp failed test - replaced entire fitting on 15/12/2009. EL		P3	Glenn Hampel	15/12/2009
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Total cost of works recommended

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Emergency Light-EM 03-Hall Middle0Community Centre-Kioloa/Bawley Point											
53009	1/06/2009		185033	Emergency light	Very Poor	Lamp failed test	Replaced Battery. EL		P3	J Halstead	22/05/2009
Total cost of works recommended											
Emergency Light-EM 03-Kids Corner-Community Centre-Callala Bay											
51982	29/09/2008		184909	Emergency light	Very Poor	Battery Failed Test	Replace battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
Total cost of works recommended								\$40.00			
Emergency Light-EM 03-Kitchen-Public Hall-Kangaroo Valley											
48927	24/05/2007		185021	Exit light	Very Poor	Battery Failed Test	Replace 6v battery		P3	G Hampel	24/05/2007
Total cost of works recommended											
Emergency Light-EM 03-Male Toilet-Community Centre-North Nowra											
56503	17/05/2011		185122	Emergency light	Very Poor	Emergency Exit Lighting Defect	Repaired & replaced fitting. HT 22/06/2011.		P5	K Pearson	23/06/2011
Total cost of works recommended											
Emergency Light-EM 03-Public Hall-Greenwell Point											
48406	8/08/2006		184990	Emergency light	Very Poor	Old battery and FI tube	Replace battery & FL tube		P3	P Richardson	8/08/2006
51963	30/09/2008		184990	Emergency light	Very Poor	Lamp Failed	Re-Lamp 30/9/08	\$2.55	P3	Brian Hayward	30/09/2008
52714	16/04/2009		184990	Emergency light	Very Poor	Fitting failed test	Fitting replaced with MIONS. EL		P3	J Kennedy	16/04/2009
Total cost of works recommended								\$2.55			
Emergency Light-EM 03-Public Hall-Yulunga Hall-Manyana											
57842	7/10/2011		185060	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting, installed sentinel. Failed fittings replaced. Existing old fittings were uneconomical to repair. 4/11/11 HT.		P5	W Henry	4/11/2011
Total cost of works recommended											

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Emergency Light-EM 04-Adjacent Cleaner Room-Public Hall-Cudmirrah/Berrara											
49372	21/11/2007		184926	Emergency light	Very Poor	Old Fitting Failed Test 21/11/07	Replace old fitting with Bardic		P3	M O'Connell	21/11/2007
Total cost of works recommended											
Emergency Light-EM 04-Community Centre-Culburra Beach											
52706	27/03/2009		184939	Emergency light	Very Poor	Fitting	Replaced Fitting 1 x BCIONS and 1 x Sentinel. EL		P3	J Kennedy	13/05/2009
Total cost of works recommended											
Emergency Light-EM 04-East Entrance-Public Hall-Kangaroo Valley											
52930	21/05/2009		185022	Emergency light	Very Poor	Lamp failed test	Replaced Fitting. EL		P3	R Phelan	21/05/2009
Total cost of works recommended											
Emergency Light-EM 04-Female Toilets-Public Hall-Culburra Beach											
54476	16/03/2010		184967	Emergency light	Very Poor	Battery not working	new battery installed. EL	\$22.00	P3	G Hampel	16/03/2010
Total cost of works recommended								\$22.00			
Emergency Light-EM 04-Female Toilet-Community Centre-North Nowra											
56504	17/05/2011		185123	Emergency light	Very Poor	Emergency Exit Lighting Defect	Repaired 10 W Lamp. HT 22/06/2011.		P5	K Pearson	23/06/2011
Total cost of works recommended											
Emergency Light-EM 04-General Office-Community Centre-Shoalhaven Heads											
49395	19/12/2007		185324	Emergency light	Very Poor	Lamp Failed Test 19/12/07	Replace 10w fluoro lamp	\$3.42	P3	G Hampel	19/12/2007
Total cost of works recommended								\$3.42			
Emergency Light-EM 04-Kids Corner-Community Centre-Callala Bay											
48757	1/03/2007		184908	Emergency light	Poor	Fitting is in a poor condition	Replace fitting next test		P4	G Hampel	1/03/2007
51983	29/09/2008		184908	Emergency light	Very Poor	Battery Failed Test	Replace Battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
Total cost of works recommended								\$40.00			

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Emergency Light-EM 04-Main Hall-Community Centre & Stadium-Sussex Inlet											
52005	19/11/2008		185390	Emergency light	Very Poor	Lamp Failed	Re-Lamp 19/11/08	\$3.45	P3	J Halstead	19/11/2008
Total cost of works recommended								\$3.45			
Emergency Light-EM 04-Public Hall-Greenwell Point											
49075	6/07/2007		184991	Exit light	Very Poor	battery failed test	Replace 6v battery		P3	G Hampel	6/07/2007
52715	16/04/2009		184991	Emergency light	Very Poor	Fitting failed test	Replaced fitting with MIONS. EL		P3	J Kennedy	16/04/2009
Total cost of works recommended											
Emergency Light-EM 04-Public Hall-Yulunga Hall-Manyana											
57843	7/10/2011		185061	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting, installed sentinel. Failed fittings replaced. Existing old fittings were uneconomical to repair. 4/11/11 HT.		P5	W Henry	4/11/2011
Total cost of works recommended											
Emergency Light-EM 04-Stairs RHS-School of Arts-Nowra											
49158	31/08/2007		185195	Exit light	Very Poor	Old fitting failed	Replace old fitting		P3	G Hampel	31/08/2007
Total cost of works recommended											
Emergency Light-EM 04-Theatre-Milton											
48426	25/07/2006		185077	Exit light	Very Poor	Old fitting	Replace old fitting		P3	M O'Connell	25/07/2006
Total cost of works recommended											
Emergency Light-EM 04-Toilet Hall Exit-Community Centre-Kioloa/Bawley Point											
54811	15/06/2010		185034	Emergency light	Very Poor	1/7/2010: Replaced Battery on 15/6/2010			P3	J Halstead	1/07/2010
Total cost of works recommended											

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Emergency Light-EM 05-Chemical Storeroom-Community Centre-Callala Bay											
48756	1/03/2007		184906	Emergency light	Poor	Fitting is in a poor condition	Replace fitting next test		P4	G Hampel	1/03/2007
51984	29/09/2008		184906	Emergency light	Very Poor	Battery Failed Test	Replace Battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
Total cost of works recommended								\$40.00			
Emergency Light-EM 05-Community Centre-Culburra Beach											
52707	27/03/2009		184940	Emergency light	Very Poor	Fitting	Replaced fitting 1 x BCIONS and 1 x Sentinel. EL		P3	J Kennedy	13/05/2009
Total cost of works recommended											
Emergency Light-EM 05-Female Toilet-Community Centre-North Nowra											
48928	24/05/2007		185124	Emergency light	Very Poor	Battery failed test	Replace 6v battery		P3	G Weller	24/05/2007
Total cost of works recommended											
Emergency Light-EM 05-Main Hall-Community Centre & Stadium-Sussex Inlet											
52006	19/11/2008		185391	Emergency light	Very Poor	Lamp Failed	Re-Lamp 19/11/08	\$3.45	P3	J Halstead	19/11/2008
Total cost of works recommended								\$3.45			
Emergency Light-EM 05-Theatre-Milton											
48692	9/02/2007		185078	Exit light	Very Poor	Battery failed test	Replace 2 x 6v battery		P3	M O'Connell	9/02/2007
Total cost of works recommended											
Emergency Light-EM 05-Upstairs RHS-School of Arts-Nowra											
49159	31/08/2007		185196	Exit light	Very Poor	Old fitting failed	Replace old fitting		P3	G Hampel	31/08/2007
Total cost of works recommended											
Emergency Light-EM 06-Community Centre-Culburra Beach											
51971	30/09/2008		184941	Emergency light	Very Poor	Battery Failed Test	Replace Fitting 10/01/08	\$235.00	P3	Brian Hayward	10/10/2008
Total cost of works recommended								\$235.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-EM 06-Disabled Toilet-Community Centre-North Nowra											
48698	12/02/2007		185125	Emergency light	Very Poor	Battery failed test	Replace 2 x 6v battery & 10w Fluoro lamp		P3	G Weller	12/02/2007
Total cost of works recommended											
Emergency Light-EM 06-Entry Corridor-Community Centre-Callala Bay											
48755	1/03/2007		184905	Emergency light	Poor	Fitting is in a poor condition	Replace fitting next test		P4	G Hampel	1/03/2007
Total cost of works recommended											
Emergency Light-EM 06-Hallway-Community Centre-17 Birriley Street-Bomaderry											
49367	13/11/2007		184850	Emergency light	Very Poor	Lamp Failed Test 13/11/07	Replace 10w Halogen lamp		P3	G Weller	13/11/2007
Total cost of works recommended											
Emergency Light-EM 06-Public Hall-Yulunga Hall-Manyana											
57844	7/10/2011		185063	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting, installed sentinel. Failed fittings replaced. Existing old fittings were uneconomical to repair. 4/11/11 HT.		P5	W Henry	4/11/2011
Total cost of works recommended											
Emergency Light-EM 06-Theatre-Milton											
52675	12/03/2009		185079	Emergency light	Very Poor	Light test fail	Replaced 6V 7.2 am battery. EL		P3	J Halstead	13/05/2009
57595	16/09/2011		185079	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting. 14/10/2011 HT.		P5	W Henry	14/10/2011
Total cost of works recommended											
Emergency Light-EM 07-Community Centre-Culburra Beach											
51972	30/09/2008		184942	Emergency light	Very Poor	Battery Failed Test	Replace Fitting 10/10/08	\$235.00	P3	Brian Hayward	10/10/2008
Total cost of works recommended								\$235.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Emergency Light-EM 07-Female Amenities Air Lock-Community Centre-Shoalhaven Heads											
54295	15/12/2009		185326	Emergency light	Very Poor	Lamp failed emergency light test	Lamp failed test - replaced whole unit on 5/12/2009. EL		P3	G Hampel	15/12/2009
Total cost of works recommended											
Emergency Light-EM 07-Female Toilet-Community Centre-17 Birriley Street-Bomaderry											
48749	15/02/2007		184851	Emergency light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	15/02/2007
Total cost of works recommended											
Emergency Light-EM 07-Kitchen-Community Centre-North Nowra											
56505	17/05/2011		185127	Emergency light	Very Poor	Emergency Exit Lighting Defect	Repaired low hanging lamp. HT 22/06/2011.		P5	K Pearson	23/06/2011
Total cost of works recommended											
Emergency Light-EM 07-Male Toilet-Community Centre-Kioloa/Bawley Point											
51958	11/12/2008		185038	Emergency light	Very Poor	Replaced Emergency Fitting	Replace Fitting 11/12/08	\$151.80	P3	J Halstead	11/12/2008
Total cost of works recommended								\$151.80			
Emergency Light-EM 07-Theatre-Milton											
48423	25/07/2006		185080	Exit light	Very Poor	Battery failed	Replace battery		P3	M O'Connell	25/07/2006
Total cost of works recommended											
Emergency Light-EM 08-Community Centre-Culburra Beach											
52708	27/03/2009		184943	Emergency light	Very Poor	Fitting	Replaced fitting 1 x BCIONS and 1 x Sentinel. EL		P3	J Kennedy	13/05/2009
Total cost of works recommended											
Emergency Light-EM 08-Male Toilets-Community Centre-Callala Bay											
51985	29/09/2008		184903	Emergency light	Very Poor	Battery Failed Test	Replace Battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
52716	17/04/2009		184903	Emergency light	Very Poor	Failed test	Replaced . EL		P3	B Hayward	30/04/2009
Total cost of works recommended								\$40.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-EM 09-Community Centre-Culburra Beach											
51975	30/09/2008		184944	Emergency light	Very Poor	Battery Failed Test	Replace fitting 10/10/08	\$235.00	P3	Brian Hayward	10/10/2008
58899	12/03/2012		184944	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting - charging unit u/s. 23/04/2012 HT.		P5	K Chathan	23/04/2012
Total cost of works recommended								\$235.00			
Emergency Light-EM 09-Female Toilet-Community Centre-17 Birriley Street-Bomaderry											
56506	5/05/2011		184853	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced unit faulty. HT 22/06/2011.		P5	R Finch	23/06/2011
Total cost of works recommended											
Emergency Light-EM 09-Hall North-SPY & CC-Sanctuary Point											
49313	16/10/2007		185301	Emergency light	Very Poor	Lamp Failed Test	Replace 10w lamp		P3	G Weller	16/10/2007
Total cost of works recommended											
Emergency Light-EM 10-Community Centre-Culburra Beach											
52709	27/03/2009		184945	Emergency light	Very Poor	Fitting failed test	Replaced fitting 1 x BCIONS and 1 x Sentinel. EL		P3	J Kennedy	13/05/2009
Total cost of works recommended											
Emergency Light-EM 10-Female Toilets-Community Centre-Callala Bay											
48754	1/03/2007		184901	Exit light	Poor	Fitting is in a poor condition	Replace fitting next test		P4	G Hampel	1/03/2007
51986	29/09/2008		184901	Emergency light	Very Poor	Battery Failed Test	Replace Battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
Total cost of works recommended								\$40.00			
Emergency Light-EM 10-Main Hall East Side-Community Centre-St Georges Basin											
49318	12/10/2007		185349	Emergency light	Very Poor	Old fitting Failed Test	Replace old fitting		P3	G Hampel	12/10/2007
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-EM 10-Stage Nth Wall-School of Arts-Nowra											
49651	26/02/2008		185211	Emergency light	Very Poor	Fitting Failed Test 26/02/2008	Replace with Legrand Spot Light	\$240.00	P3	G Hampel	26/02/2008
Total cost of works recommended								\$240.00			
Emergency Light-EM 11-Disabled Toilet-Community Centre-Callala Bay											
51987	29/09/2008		184900	Emergency light	Very Poor	Battery Failed Test	Replace Battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
54474	11/05/2010		184900	Emergency light	Very Poor	Battery Failed test	New battery installed. EL	\$22.00	P3	G Hampel	11/05/2010
Total cost of works recommended								\$62.00			
Emergency Light-EM 11-Stage Sth Wall-School of Arts-Nowra											
53433	26/08/2009		185212	Emergency light	Very Poor	Battery failed test	Replaced Battery. EL		P3	R Phelan	26/08/2009
Total cost of works recommended											
Emergency Light-EM 11-Stage-Community Centre-17 Birriley Street-Bomaderry											
48750	15/02/2007		184855	Emergency light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	15/02/2007
56507	5/05/2011		184855	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced Battery. HT 22/6/2011.		P5	R Finch	23/06/2011
Total cost of works recommended											
Emergency Light-EM 11-Theatre-Milton											
52686	12/03/2009		185084	Emergency light	Very Poor	Charge Indicator and Circuit Board fail	Replaced. EL		P3	J Halstead	13/05/2009
Total cost of works recommended											
Emergency Light-EM 12-Community Centre-Culburra Beach											
52710	27/03/2009		184947	Emergency light	Very Poor	Fitting failed test	Replaced fitting 1 x BCIONS and 1 x Sentinel. EL		P3	J Kennedy	13/05/2009
Total cost of works recommended											
Emergency Light-EM 12-Disabled Toilets-School of Arts-Nowra											
53434	26/08/2009		185213	Emergency light	Very Poor	Battery failed test	Replaced Battery. EL		P3	R Phelan	26/08/2009
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-EM 12-Hall-Community Centre-17 Birriley Street-Bomaderry											
51998	14/11/2008		184856	Emergency light	Very Poor	Battery Failed Test	Replace Battery 14/11/08	\$18.40	P3	R Phelan	14/11/2008
Total cost of works recommended								\$18.40			
Emergency Light-EM 12-Kitchen-Community Centre-Callala Bay											
48753	1/03/2007		184899	Exit light	Poor	Fitting is in a poor condition	Replace fitting next test		P4	G Hampel	1/03/2007
51991	29/09/2008		184899	Exit light	Very Poor	Battery Failed Test	Replace Fitting 20/10/08	\$175.00	P3	Brian Hayward	20/10/2008
Total cost of works recommended								\$175.00			
Emergency Light-EM 12-Theatre-Milton											
52687	12/03/2009		185085	Emergency light	Very Poor	Failed test	Replaced Battery 6V		P3	J Halstead	13/05/2009
Total cost of works recommended											
Emergency Light-EM 13-Community Centre-Culburra Beach											
51976	30/09/2008		184948	Emergency light	Very Poor	Battery Failed Test	Replace Fitting 10/10/08	\$235.00	P3	Brian Hayward	10/10/2008
Total cost of works recommended								\$235.00			
Emergency Light-EM 13-Female Toilet-SPY & CC-Sanctuary Point											
57856	25/10/2011		185305	Emergency light	Very Poor	Emergency Exit Lighting Defect	Changed battery. 10/11/11 HT.		P5	A Simpson	10/11/2011
Total cost of works recommended											
Emergency Light-EM 13-Hall-Community Centre-17 Birriley Street-Bomaderry											
51999	14/11/2008		184857	Emergency light	Very Poor	Battery Failed Test	Replace Battery 14/11/08	\$18.40	P3	R Phelan	14/11/2008
Total cost of works recommended								\$18.40			
Emergency Light-EM 13-Male Toilets-School of Arts-Nowra											
49164	31/08/2007		185214	Exit light	Very Poor	Old fitting failed	Replace old fitting		P3	G Hampel	31/08/2007
53435	26/08/2009		185214	Emergency light	Very Poor	Battery failed test	Replaced Battery. EL		P3	R Phelan	26/08/2009
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-EM 13-Theatre-Milton											
52688	12/03/2009		185087	Emergency light	Very Poor	failed light test	Replaced battery 6V. EL		P3	J Halstead	13/05/2009
Total cost of works recommended											
Emergency Light-EM 14-Community Centre-Culburra Beach											
52711	27/03/2009		184949	Emergency light	Very Poor	Fitting failed test	Replaced fitting 1 x BCIONS and 1 x Sentinel. EL		P3	J Kennedy	13/05/2009
Total cost of works recommended											
Emergency Light-EM 14-Female Toilets-School of Arts-Nowra											
52647	16/02/2009		185215	Emergency light	Very Poor	charge Indicator and circuit board fault	Replaced fitting. EL		P3	R Phelan	13/05/2009
Total cost of works recommended											
Emergency Light-EM 14-Garden Store 1-Community Centre-Callala Bay											
52717	17/04/2009		184897	Emergency light	Very Poor	Fitting failed test	Replaced fitting. EL		P3	B Hayward	30/04/2009
Total cost of works recommended											
Emergency Light-EM 15-Entry North-SPY & CC-Sanctuary Point											
52831	14/04/2009		185307	Emergency light	Very Poor	lamp failed test	lamp failed test and unable to be removed on 14/4/09.		P3	R Phelan	14/04/2009
Total cost of works recommended											
Emergency Light-EM 15-Gallery Hallway-School of Arts-Nowra											
52648	16/02/2009		185218	Emergency light	Very Poor	charge indicator and circuit board fault	Replaced fitting. EL		P3	R Phelan	13/05/2009
Total cost of works recommended											
Emergency Light-EM 15-Garden Store 2-Community Centre-Callala Bay											
52718	17/04/2009		184896	Emergency light	Very Poor	Fitting failed test	Replaced Fitting. EL		P3	B Hayward	30/04/2009
Total cost of works recommended											

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Emergency Light-EM 15-Theatre-Milton											
48693	9/02/2007		185090	Exit light	Very Poor	Battery failed test	Replace 2 x 6v battery		P3	M O'Connell	9/02/2007
Total cost of works recommended											
Emergency Light-EM 16-Entry South-SPY & CC-Sanctuary Point											
52834	14/04/2009		185309	Emergency light	Very Poor	lamp failed test	Lamp failed test and unable to be removed or replaced on 14/4/09.		P3	R Phelan	14/04/2009
Total cost of works recommended											
Emergency Light-EM 16-Hall Sth Side Ceiling-School of Arts-Nowra											
53436	26/08/2009		185220	Emergency light	Very Poor	Battery failed test	Replaced Battery. EL		P3	R Phelan	26/08/2009
Total cost of works recommended											
Emergency Light-EM 17-Hall Nth Side Ceiling-School of Arts-Nowra											
49652	26/02/2008		185221	Emergency light	Very Poor	Fitting Failed Test 26/02/08	Replace with Barcil502SNS	\$240.00	P3	G Hampel	26/02/2008
52649	16/02/2009		185221	Emergency light	Very Poor	charge indicator and circuit board fault			P3	R Phelan	13/05/2009
Total cost of works recommended								\$240.00			
Emergency Light-EM 17-Male Toilet-Community Centre-St Georges Basin											
52047	22/10/2008		185354	Emergency light	Very Poor	Battery Failed Test	Replace Battery 22/10/08	\$18.40	P3	R Phelan	22/10/2008
Total cost of works recommended								\$18.40			
Emergency Light-EM 17-Theatre-Milton											
48697	9/02/2007		185092	Exit light	Very Poor	Battery failed test	Replace 2 x 6v battery		P3	M O'Connell	9/02/2007
Total cost of works recommended											
Emergency Light-EM 18-Community Services-Community Centre-Shoalhaven Heads											
58501	13/12/2011		297162	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced 6 Volt battery. 22/12/2011 HT.		P5	K Pearson	22/12/2011
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Emergency Light-EM 18-Disabled Toilet-Craft Room-Community Centre-St Georges Basin											
48799	23/03/2007		185342	Emergency light	Very Poor	Fitting is in a poor condition	Replace fitting		P3	G Hampel	23/03/2007
49317	12/10/2007		185342	Emergency light	Very Poor	Battery & Lamp Failed Test	Replace 6v Battery & 10w Lamp		P3	G Hampel	12/10/2007
Total cost of works recommended											
Emergency Light-EM 18-Theatre-Milton											
48694	9/02/2007		185094	Exit light	Very Poor	Battery failed test	Replace 2 x 6v battery		P3	M O'Connell	9/02/2007
Total cost of works recommended											
Emergency Light-EM 19-Community Services-Community Centre-Shoalhaven Heads											
58502	13/12/2011		185316	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced 6 Volt battery. 22/12/2011 HT.		P5	K Pearson	22/12/2011
Total cost of works recommended											
Emergency Light-EM 19-Theatre-Milton											
52676	12/03/2009		185095	Emergency light	Very Poor	tubes	replaced 2 x 10 tubes. EL		P3	J Halstead	13/05/2009
Total cost of works recommended											
Emergency Light-EM 20-Theatre-Milton											
48695	9/02/2007		185096	Exit light	Very Poor	Battery failed test	Replace 2 x 6v battery		P3	M O'Connell	9/02/2007
52677	14/05/2009		185096	Emergency light	Very Poor	Diffuser Failed	Damaged fitting in diffuser, replaced diffuser. EL		P3	J Halstead	13/05/2009
Total cost of works recommended											
Emergency Light-EM 21-Theatre-Milton											
52678	12/03/2009		185098	Emergency light	Very Poor	Damaged Diffuser			P4	J Halstead	13/05/2009
Total cost of works recommended											
Emergency Light-EM 48-Air Handling Service Room-Civic Centre-Ulladulla											
53338	6/08/2009		297174	Emergency light	Very Poor	Lamp Battery failed test	replaced 7.2 Battery.		P3	J Halstead	6/08/2009
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Entrance Hall-Stairwell-Level 1-Berry School of Arts-Berry											
16490	30/05/2003		388645	Light fittings	Poor	One light is not working	Replace globe, Hallway Steps	\$50.00	P4	J Knowles	30/05/2003
16491	30/05/2003		388645	Light fittings	Poor	two lights are nor working	Replace globes, Corridor	\$50.00	P4	J Knowles	30/05/2003
Total cost of works recommended								\$100.00			
Exit Light-1EX 01-Main Entrance Nrth-Civic Centre-Ulladulla											
48708	9/02/2007		185418	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	9/02/2007
52662	6/02/2009		185418	Exit light	Very Poor	charge indicator failed	Replaced Fitting. EL		P4	A Gilkes	13/05/2009
52661	14/05/2009		185418	Exit light		Charge Indicator failed				A Byrnes	13/05/2009
Total cost of works recommended											
Exit Light-1EX 01-Pre School-Community Centre-Huskisson											
48821	19/03/2007		185005	Exit light	Very Poor	Lamp failed test	Replace 10w Fluoro lamp		P3	G Weller	19/03/2007
Total cost of works recommended											
Exit Light-1EX 02-Lobby-Civic Centre-Ulladulla											
52663	6/02/2009		185419	Exit light	Very Poor	Charge Indicator failed	Replaced Fitting. EL		P3	A Gilkes	13/05/2009
Total cost of works recommended											
Exit Light-1EX 03-Lounge Entrance South-Civic Centre-Ulladulla											
52070	7/08/2008		185420	Exit light	Very Poor	Lamp Failed	Re-Lamp 7/8/08	\$3.45	P3	M Stewart	7/08/2008
52664	6/02/2009		185420	Exit light	Very Poor	Charge Indicator failed	Replaced Fitting. EL		P3	A Gilkes	13/05/2009
Total cost of works recommended								\$3.45			
Exit Light-1EX 04-Dining-Civic Centre-Ulladulla											
48445	24/07/2006		185427	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	M O'Connell	24/07/2006
Total cost of works recommended											

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Exit Light-1EX 05-Kitchen-Civic Centre-Ulladulla											
48446	24/07/2006		185428	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	M O'Connell	24/07/2006
56090	7/02/2011		185428	Exit light	Very Poor	Exit Light Failed Inspection - Replaced Battery			P5	H Wade	28/03/2011

Total cost of works recommended

Exit Light-1EX 06-Stairs behind Store-Civic Centre-Ulladulla

49173	3/08/2007		185429	Exit light	Very Poor	Battery & Lamp failed test	Replace 6v battery & 10w lamp		P3	M O'Connell	3/08/2007
56091	7/02/2011		185429	Exit light	Very Poor	Exit Light failed test - replaced battery			P5	lehdeyH Wade	28/03/2011

Total cost of works recommended

Exit Light-2EX 01-Foyer-Civic Centre-Ulladulla

48448	24/07/2006		185431	Exit light	Very Poor	Lamp failed test	Re-lamp 10w FI tube		P3	M O'Connell	24/07/2006
49174	3/08/2007		185431	Exit light	Very Poor	Lamp failed test	Replace 10w lamp		P3	M O'Connell	3/08/2007
52665	6/02/2009		185431	Exit light	Very Poor	Starter Switch failed	Replaced Fitting. EL		P3	A Gilkes	13/05/2009

Total cost of works recommended

Exit Light-2EX 01-Senior Citizens-Main Hall-Community Centre-Huskisson

52041	22/10/2008		185003	Exit light	Very Poor	Battery Failed Test & Lamp Failed	Replace Battery & Re-Lamp 22/10/08	\$21.85	P3	R Phelan	22/10/2008
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Total cost of works recommended

\$21.85

Exit Light-2EX 02-Foyer-Civic Centre-Ulladulla

49175	3/08/2007		185433	Exit light	Very Poor	Lamp failed test	Replace 10w lamp		P3	M O'Connell	3/08/2007
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Total cost of works recommended

Exit Light-2EX 02-Senior Citizens-Main Hall-Community Centre-Huskisson

56425	28/04/2011		309441	Exit light	Very Poor	Emergency Exit Lighting Defect	Failed test so replaced battery		P5	R Finch	29/06/2011
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Total cost of works recommended

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Exit Light-2EX 03-Foyer-Civic Centre-Ulladulla											
52666	6/02/2009		185466	Exit light	Very Poor	All sections failed	Replaced fitting. EL		P3	A Gilkes	13/05/2009
53336	6/08/2009		185466	Exit light	Very Poor	Lamp battery failed test	Replaced Battery		P3	J Halstead	6/08/2009
Total cost of works recommended											
Exit Light-2EX 03-Senior Citizens-Kitchen-Community Centre-Huskisson											
56426	28/04/2011		309442	Exit light	Very Poor	Emergency Exit Lighting Defect	Failed test so replaced battery.		P5	R Finch	29/06/2011
Total cost of works recommended											
Exit Light-2EX 04-Senior Citizens-Foyer-Community Centre-Huskisson											
56427	28/04/2011		309443	Exit light	Very Poor	Emergency Exit Lighting Defect	Water damage to fitting so replaced the whole unit.		P5	R Finch	29/06/2011
Total cost of works recommended											
Exit Light-2EX 05-Annex-Community Centre-Huskisson											
52042	22/10/2008		185004	Exit light	Very Poor	Lamp Failed	Replace Battery & Re-Lamp 22/10/08	\$3.45	P3	R Phelan	22/10/2008
Total cost of works recommended								\$3.45			
Exit Light-2EX 06-Stairs Auditorium-Civic Centre-Ulladulla											
56095	7/02/2011		185430	Emergency light	Very Poor	emergency Exit Lighting Defect - replaced fitting			P5	W Henry	28/03/2011
Total cost of works recommended											
Exit Light-2EX 09-Balcony Stairs to Store (Stage)-Civic Centre-Ulladulla											
48447	24/07/2006		185447	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	M O'Connell	24/07/2006
52668	6/02/2009		185447	Exit light	Very Poor	Tube not working	new tube. EL		P3	A Gilkes	13/05/2009
Total cost of works recommended											
Exit Light-EX 01-Back Wall-Public Hall-Greenwell Point											
51964	30/09/2008		184993	Exit light	Very Poor	Lamp failed	Re-lamp 30/9/08	\$2.55	P3	Brian Hayward	30/09/2008
Total cost of works recommended								\$2.55			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Exit Light-EX 01-Community Centre-Callala Beach											
48397	23/08/2006		184917	Exit light	Very Poor	Battery failed	Replace battery		P3	G Weller	23/08/2006
Total cost of works recommended											
Exit Light-EX 01-Community Centre-Culburra Beach											
11325	27/10/1999		184927	Light fittings	Poor	6 failed to work	Repair or replace, Lights exit	\$1,050.00	P3	P Knowles	1/07/2001
48401	15/08/2006		184927	Exit light	Very Poor	Lamp failed	Replace lamp FL tube		P3	G Weller	15/08/2006
52712	27/03/2009		184927	Exit light	Very Poor	Fitting failed test	Replaced fitting 1 x BCIONS and 1 x Sentinel. EL		P3	J Kennedy	13/05/2009
Total cost of works recommended								\$1,050.00			
Exit Light-EX 01-Community Centre-Lake Conjola											
48412	24/07/2006		185040	Exit light	Very Poor	Lamp not working	Re-lamp		P3	M O'Connell	24/07/2006
48680	9/02/2007		185040	Exit light	Very Poor	Fitting is in a poor condition	Replace fitting (Legrand 225 17)		P3	M O'Connell	9/02/2007
53969	21/10/2009		185040	Exit light	Very Poor	Required new 10 watt lamps	2 x new lamps and starter on 21/10/2009		P3	S Harrison	21/10/2009
Total cost of works recommended											
Exit Light-EX 01-Foyer South-Community Centre-St Georges Basin											
48800	23/03/2007		185355	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	23/03/2007
49319	12/10/2007		185355	Exit light	Very Poor	Lamp Failed Test	Replace 10w Lamp		P3	G Hampel	12/10/2007
Total cost of works recommended											
Exit Light-EX 01-Foyer-Community Centre-North Nowra											
54798	10/05/2010		185119	Exit light	Poor	29/6/2010 - changed battery on 10/5/2010			P4	R Barca	29/06/2010
Total cost of works recommended											
Exit Light-EX 01-Front Entry-School of Arts-Berry											
13280	9/06/1999		184802	Light fittings	Very Poor	3 need batteries or replacement	Repair/replace exit, Exit Lights	\$120.00	P3	P Flack	1/07/2001
Total cost of works recommended								\$120.00			

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Exit Light-EX 01-Hall Entrance West-Community Centre-Kioloa/Bawley Point											
48409	28/07/2006		185028	Exit light	Very Poor	Lamp not working	Re-lamp		P3	A Gilkes	28/07/2006
48678	6/02/2007		185028	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	6/02/2007
49027	29/05/2007		185028	Exit light	Very Poor	Lamp failed test	Replace 10w fluoro lamp		P3	M O'Connell	29/05/2007
49393	7/12/2007		185028	Exit light	Very Poor	Battery & Lamp Failed Test 07/12/07	Replace 6v Battery & 10w Fluor Lamp	\$21.85	P3	M O'Connell	7/12/2007
51957	11/12/2008		185028	Exit light	Very Poor	Replace Exit Fitting & Diffuser	Replace Fitting 11/12/08	\$155.25	P3	J Halstead	11/12/2008
Total cost of works recommended								\$177.10			
Exit Light-EX 01-Main Entrance-Public Hall-Erowal Bay											
11269	22/06/1999		184987	Light fittings	Very Poor	Exit lights U/S 2 off	Replace, Exit lights	\$400.00	P3	P Knowles	1/07/2001
49306	10/10/2007		184987	Exit light	Very Poor	Battery Failed Test	Replace 6V battery		P3	G Hampel	10/10/2007
Total cost of works recommended								\$400.00			
Exit Light-EX 01-Main Entry-Community Centre-Shoalhaven Heads											
48443	16/08/2006		185323	Exit light	Very Poor	Battery failed test	Replace battery		P3	G Hampel	16/08/2006
48794	12/03/2007		185323	Exit light	Very Poor	Lamp failed test	Replace Fluoro lamp		P3	G Hampel	12/03/2007
53044	4/06/2009		185323	Exit light	Very Poor	Lamp failed test	Replaced Tube. EL		P3	R Phelan	4/06/2009
Total cost of works recommended											
Exit Light-EX 01-Main Hall Front Door-Public Hall-Kangaroo Valley											
48408	7/07/2006		185015	Exit light	Very Poor	Old FI Tube not working	Replace FI Tube		P3	G Weller	7/07/2006
48924	24/05/2007		185015	Exit light	Very Poor	Battery Failed Test	Replace 6v battery		P3	G Hampel	24/05/2007
52928	21/05/2009		185015	Exit light	Very Poor	Lamp failed test	Replaced Tube. EL		P3	R Phelan	21/05/2009
Total cost of works recommended											
Exit Light-EX 01-Main Hall-SPY & CC-Sanctuary Point											
48792	23/03/2007		185293	Exit light	Poor	Old fitting is a poor condition	Replace old fitting		P3	G Weller	23/03/2007
53852	21/10/2009		185293	Exit light	Very Poor	lamp failed test	Replaced tube.		P3	R Phelan	21/10/2009
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Exit Light-EX 01-Public Hall-Cudmirrah/Berrara											
48677	7/02/2007		184920	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	7/02/2007
49370	21/11/2007		184920	Exit light	Very Poor	Lamp Failed Test 21/11/07	Replace 10w Fluor Lamp		P3	M O'Connell	21/11/2007
52001	20/11/2008		184920	Exit light	Very Poor	Lamp Failed	Re-Lamp 20/11/08	\$3.45	P3	J Halstead	20/11/2008
53972	18/11/2009		184920	Exit light	Very Poor	Lamp failed test	Replaced 2 x 10 watt lamp and starter on 18/11/09		P3	S Harrison	18/11/2009
Total cost of works recommended								\$3.45			
Exit Light-EX 01-Public Hall-Culburra Beach											
49074	12/07/2007		184962	Exit light	Very Poor	Lamp failed Test	Replace 10w fluoro lamp		P3	G Hampel	12/07/2007
Total cost of works recommended											
Exit Light-EX 01-Public Hall-Yulunga Hall-Manyana											
48415	26/07/2006		185055	Exit light	Very Poor	Lamp failure	Re-lamp with 10w FI tube		P3	M O'Connell	26/07/2006
48682	9/02/2007		185055	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	9/02/2007
49030	24/05/2007		185055	Exit light	Very Poor	Lamp failed test	Replace 10w fluoro lamp		P3	M O'Connell	24/05/2007
49308	10/10/2007		185055	Exit light	Very Poor	Lamp Failed Test	Replace 10w lamp		P3	M O'Connell	10/10/2007
52045	17/10/2008		185055	Exit light	Very Poor	Lamp Failed	Re-Lamp 17/10/08	\$3.45	P3	J Halstead	17/10/2008
55739	15/10/2010		185055	Exit light	Very Poor	Lamp failed test (7/12/2010)	Replaced whole fitting on 15/10/2010. EL 7/12/2010		P3	W Henry	7/12/2010
Total cost of works recommended								\$3.45			
Exit Light-EX 01-Theatre-Milton											
52681	19/03/2009		185064	Exit light	Very Poor	light failed	Replaced Battery 6V; 4 amp and 2 x 10W tubes		P3	J Halstead	13/05/2009
Total cost of works recommended											
Exit Light-EX 01-West Door-Community Centre-Callala Bay											
48395	28/07/2006		184892	Exit light	Very Poor	Lamp not working	Replace lamp FL tube		P3	G Hampel	28/07/2006
Total cost of works recommended											

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Exit Light-EX 02-Auditorium-Community Centre-Callala Bay											
48759	1/03/2007		184893	Exit light	Very Poor	Fitting is in a poor condition	Replace old fitting		P3	G Hampel	1/03/2007
52719	17/04/2009		184893	Exit light	Poor	Blackened Tube	Replaced Blackened Tube. EL		P3	B Hayward	30/04/2009
Total cost of works recommended											
Exit Light-EX 02-Community Centre-Callala Beach											
48398	23/08/2006		184918	Exit light	Very Poor	Battery failed	Replace battery		P3	G Weller	23/08/2006
49111	19/07/2007		184918	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	19/07/2007
51960	30/09/2008		184918	Exit light	Very Poor	Battery Failed Test	Replace Fitting 10/10/2008	\$200.00	P3	Brian Hayward	10/10/2008
Total cost of works recommended								\$200.00			
Exit Light-EX 02-Community Centre-Culburra Beach											
51973	30/09/2008		184928	Exit light	Very Poor	Battery Failed Test	Replace Fitting 10/10/08	\$235.00	P3	Brian Hayward	10/10/2008
Total cost of works recommended								\$235.00			
Exit Light-EX 02-Community Centre-Lake Conjola											
48413	24/07/2006		185041	Exit light	Very Poor	Old fitting and diffuser	replace old fitting & diffuser		P3	M O'Connell	24/07/2006
53970	21/10/2009		185041	Exit light	Very Poor	Lamp failed test	Replaced 2 x 10 watt lamps and starter on 21/10/09		P3	S Harrison	21/10/2009
Total cost of works recommended											
Exit Light-EX 02-Foyer North-Community Centre-St Georges Basin											
52882	17/04/2009		185356	Exit light	Very Poor	Lamp failed test	lamp failed test so replaced both tube and fitting on 17/4/09		P3	R Phelan	17/04/2009
Total cost of works recommended											
Exit Light-EX 02-Foyer-Community Centre-17 Birriley Street-Bomaderry											
48747	15/02/2007		184846	Exit light	Very Poor	Old fitting	Replaced fitting		P3	G Hampel	15/02/2007
49366	13/11/2007		184846	Exit light	Very Poor	Lamp Failed Test 13/11/07	Replace 10w lamp		P3	G Weller	13/11/2007
Total cost of works recommended											

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Exit Light-EX 02-Hall Entrance Middle-Community Centre-Kioloa/Bawley Point											
48310	15/06/2010		185029	Exit light	Very Poor	1/7/2010: Replaced fitting; circuit breaker burnt 15/6/2010			P3	J halstead	1/07/2010
Total cost of works recommended											
Exit Light-EX 02-Main Hall-School of Arts-Berry											
48368	6/07/2006		184803	Exit light	Very Poor	Old Fitting	Replace old fitting		P4	G Weller	6/07/2006
Total cost of works recommended											
Exit Light-EX 02-Main Hall-SPY & CC-Sanctuary Point											
49312	16/10/2007		185294	Exit light	Very Poor	Old Fitting Failed Test	Replace old fitting		P3	G Weller	16/10/2007
53853	21/10/2009		185294	Exit light	Very Poor	lamp failed test	Replaced tube		P4	R Phelan	21/10/2009
Total cost of works recommended											
Exit Light-EX 02-Meeting Room 1-Community Centre-North Nowra											
52932	20/05/2009		185129	Exit light	Very Poor	Lamp failed test	Fitted new tube. EL		P3	R Phelan	21/05/2009
Total cost of works recommended											
Exit Light-EX 02-Nth End Hall Door-Community Centre-Shoalhaven Heads											
56553	3/06/2011		298635	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced fitting, faulty. HT 4/7/11.		P5	Kevin Pearson	5/07/2011
Total cost of works recommended											
Exit Light-EX 02-Progress Hall-Callala Bay											
54484	17/03/2010		184911	Exit light	Very Poor	Not working	New fitting installed. EL	\$146.51	P3	G Hampel	17/03/2010
Total cost of works recommended								\$146.51			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Exit Light-EX 02-Public Hall-Cudmirrah/Berrara											
48399	21/07/2006		184921	Exit light	Very Poor	Lamp Failed	Replace lamp FL tube		P3	M O'Connell	21/07/2006
52002	20/11/2008		184921	Exit light	Very Poor	Lamp Failed	Re-Lamp 20/11/08	\$3.45	P3	J Halstead	20/11/2008
53012	19/05/2009		184921	Exit light	Very Poor	Lamp failed test	replaced Nicad Pack and 2 x tubes. EL		P3	J Halstead	22/05/2009
53973	18/11/2009		184921	Exit light	Very Poor	Lamp failed test	Replaced lamp with 2 x 10 watt tubes and starter on 18/11/09		P3	S Harrison	18/11/2009
54788	26/05/2010		184921	Exit light	Very Poor	29/6/2010 - Lamp failed test	Whole fitting replaced on 26/5/2010. EL 29/6/2010		P3	B Sullivan	29/06/2010
Total cost of works recommended								\$3.45			
Exit Light-EX 02-Public Hall-Culburra Beach											
48404	15/08/2006		184963	Exit light	Very Poor	Lamp & battery failed	Replace lamp FI tube & 6v battery		P3	G Weller	15/08/2006
48761	16/02/2007		184963	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	16/02/2007
54475	16/03/2010		184963	Exit light	Poor	Light tube failed	Replaced fluoro tube. EL	\$3.45	P3	G Hampel	16/03/2010
Total cost of works recommended								\$3.45			
Exit Light-EX 02-Public Hall-Yulunga Hall-Manyana											
48683	9/02/2007		185056	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	9/02/2007
49031	24/05/2007		185056	Exit light	Very Poor	lamp failed test	Replace 10w fluoro lamp		P3	M O'Connell	24/05/2007
49309	10/10/2007		185056	Exit light	Very Poor	Lamp Failed Test	Replace 10w lamp		P3	M O'Connell	10/10/2007
52046	17/10/2008		185056	Exit light	Very Poor	Lamp Failed	Re-Lamp 17/10/08	\$3.45	P3	J Halstead	17/10/2008
54553	16/04/2010		185056	Exit light	Very Poor	Charge indicator failed during test - 16/4/2010	New Battery installed. EL 26/5/2010		P3	S Harrison	16/04/2010
55740	15/10/2010		185056	Exit light	Very Poor	Lamp Failed Test (7/12/2010)	Replaced whole fitting on 15/10/2010. EL 7/12/2010		P3	W Henry	7/12/2010
Total cost of works recommended								\$3.45			
Exit Light-EX 02-RHS Galley-School of Arts-Nowra											
49160	31/08/2007		185197	Exit light	Very Poor	Old fitting failed	Replace old fitting		P3	G Hampel	31/08/2007
Total cost of works recommended											

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Completion Date											
Exit Light-EX 02-Theatre-Milton											
48421	25/07/2006		185066	Exit light	Very Poor	Lamp failed	Re-lamp 10 w FI lamp		P3	M O'Connell	25/07/2006
52682	12/03/2009		185066	Exit light	Very Poor	failed light test	Replaced Batter 6V. EL		P3	J Halstead	13/05/2009
52679	14/05/2009		185066	Exit light	Very Poor	tube failed	replaced 1 x 10" tube. EL		P4	J Halstead	13/05/2009
Total cost of works recommended											
Exit Light-EX 02-Top of Ramp-Public Hall-Greenwell Point											
48407	8/08/2006		184994	Exit light	Very Poor	Old Battery and lamp	Replace battery & lamp		P3	P Richardson	8/08/2006
51965	30/09/2008		184994	Exit light	Very Poor	Lamp failed	Re-lamp 30/9/08	\$2.55	P3	Brian Hayward	30/09/2008
54481	16/03/2010		184994	Exit light	Very Poor	Battery not working	New Battery fitted. EL	\$22.00	P3	G Hampel	16/03/2010
56309	17/03/2011		184994	Exit light	Very Poor	Emergency Exit Lighting Defect	Replaced battery on 17/3/2011.		P5	P Stockdale	29/04/2011
Total cost of works recommended								\$24.55			
Exit Light-EX 03-Auditorium-Community Centre-Callala Bay											
48752	1/03/2007		184894	Exit light	Poor	Fitting is in a poor condition	Replace fitting next test		P4	G Hampel	1/03/2007
51988	29/09/2008		184894	Exit light	Very Poor	Battery Failed Test	Replace Battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
Total cost of works recommended								\$40.00			
Exit Light-EX 03-Community Centre-Callala Beach											
48760	1/03/2007		184919	Exit light	Very Poor	Lamp failed test	Replace lamp		P3	G Hampel	1/03/2007
Total cost of works recommended											
Exit Light-EX 03-Community Centre-Culburra Beach											
51974	30/09/2008		184929	Exit light	Very Poor	Battery Failed Test	Replace Fitting 10/10/08	\$235.00	P3	Brian Hayward	10/10/2008
Total cost of works recommended								\$235.00			

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Exit Light-EX 03-Community Centre-Lake Conjola											
48414	24/07/2006		185042	Exit light	Very Poor	Lamps not working	Re-lamp		P3	M O'Connell	24/07/2006
48681	9/02/2007		185042	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	9/02/2007
49029	23/05/2007		185042	Exit light	Very Poor	Lamp failed test	Replace 10w fluoro lamp		P3	M O'Connell	23/05/2007
49307	10/10/2007		185042	Exit light	Very Poor	Lamp Failed Test	Replace 10w lamp		P3	M O'Connell	10/10/2007
52043	16/10/2008		185042	Exit light	Very Poor	Lamp Failed	Re-Lamp 16/10/08	\$3.45	P3	A Gilkes	16/10/2008
52792	17/04/2009		185042	Exit light	Very Poor	light failed test	Replace tube and battery		P3	J Halstead	17/04/2009
53971	21/10/2009		185042	Exit light	Very Poor	Lamp failed test	Replaced 2 x 10 watt lamps and 1 starter plus battery on 21/10/2009		P3	S Harrison	21/10/2009
54555	16/04/2010		185042	Exit light	Very Poor	Lamp failed test - 16/4/2010	New Battery installed as well as 10 watt lamp. EL 26/5/2010		P3	S Harrison	16/04/2010
Total cost of works recommended								\$3.45			
Exit Light-EX 03-Dining Room-Community Centre-St Georges Basin											
48801	23/03/2007		185357	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	23/03/2007
Total cost of works recommended											
Exit Light-EX 03-Foyer-Community Centre-17 Birriley Street-Bomaderry											
48751	15/02/2007		184860	Exit light	Poor	Fitting failed test	Replace old fitting		P3	G Hampel	15/02/2007
51996	14/11/2008		184860	Exit light	Very Poor	Lamp Failed & Battery Failed Test	Re-Lamp & Replace Battery 14/11/08	\$21.85	P3	R Phelan	14/11/2008
Total cost of works recommended								\$21.85			
Exit Light-EX 03-Hall Entrance East-Community Centre-Kioloa/Bawley Point											
48410	28/07/2006		185030	Exit light	Very Poor	Old fitting	Replace old fitting		P3	A Gilkes	28/07/2006
53010	1/06/2009		185030	Exit light	Very Poor	Lamp failed test	Circuit board burnt out; replaced exit sign. EL		P3	J Halstead	22/05/2009
Total cost of works recommended											
Exit Light-EX 03-Hall Entry to Hallway-Community Centre-Shoalhaven Heads											
49044	14/06/2007		185321	Exit light	Poor	Lamp failed test	Replace 10w fluoro lamp		P3	G Weller	14/06/2007
Total cost of works recommended											

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Exit Light-EX 03-Hallway Near Disabled Toilet-Community Centre & Stadium-Sussex Inlet											
54792	26/05/2010		185386	Exit light	Very Poor	29/6/2010 - Replaced 6 Volt Battery			P3	B Sullivan	29/06/2010
Total cost of works recommended											
Exit Light-EX 03-Main Hall East Side-Public Hall-Kangaroo Valley											
48925	24/05/2007		185017	Exit light	Very Poor	Battery Failed Test	Replace 6v battery		P3	G Hampel	24/05/2007
54789	28/05/2010		185017	Exit light	Very Poor	29/6/2010 Replaced 10 Watt Tube			P3	P Knowles	29/06/2010
56500	24/05/2011		185017	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced 10 W Tube + 6 V Battery. HT 22/06/2011.		P5	P Stockdale	23/06/2011
Total cost of works recommended											
Exit Light-EX 03-Main Hall Right-School of Arts-Berry											
52012	10/12/2008		184804	Exit light	Very Poor	Battery Failed Test	Replace Fitting 10/12/08	\$155.25	P3	G Hampel	10/12/2008
Total cost of works recommended								\$155.25			
Exit Light-EX 03-Main Hall-SPY & CC-Sanctuary Point											
53854	21/10/2009		185295	Exit light	Very Poor	Lamp failed test	Replaced Tube		P3	R Phelan	21/10/2009
Total cost of works recommended											
Exit Light-EX 03-Meeting Room 1 Verandah-Community Centre-North Nowra											
48929	24/05/2007		185130	Exit light	Very Poor	Battery & Lamp failed test	Replace 10w lamp & 6v battery		P3	G Weller	24/05/2007
54799	10/05/2010		185130	Exit light	Poor	29/6/2010 - changed battery and tube on 10/5/2010			P4	R Barca	29/06/2010
Total cost of works recommended											

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Exit Light-EX 03-Progress Hall-Callala Bay											
48396	28/07/2006		184912	Exit light	Very Poor	Lamp not working	Replace lamp FL tube		P3	G Hampel	28/07/2006
51979	29/09/2008		184912	Exit light	Very Poor	Lamp Failed	Re-Lamp 29/9/08	\$3.40	P3	Brian Hayward	29/09/2008
56307	15/03/2011		184912	Exit light	Very Poor	Emergency Exit Lighting Defect	New 10 Watt Tube and Battery on 15/3/2011		P5	R Barca	29/04/2011
Total cost of works recommended								\$3.40			
Exit Light-EX 03-Public Hall-Burrill Lake											
48394	21/07/2006		184890	Exit light	Very Poor	Failed Lamp	Replace lamp		P3	A Gilkes	21/07/2006
Total cost of works recommended											
Exit Light-EX 03-Public Hall-Cudmirrah/Berrara											
52003	20/11/2008		184922	Exit light	Very Poor	Battery Failed Test	Replace Fitting 20/11/08	\$155.25	P3	J Halstead	20/11/2008
53974	18/11/2009		184922	Exit light	Very Poor	Tube needs replacing	replaced 1 x 10 watt lamp on 18/11/09		P3	S Harrison	18/11/2009
Total cost of works recommended								\$155.25			
Exit Light-EX 03-Public Hall-Yulunga Hall-Manyana											
48416	26/07/2006		185057	Exit light	Very Poor	Old fitting	Replace fitting		P3	M O'Connell	26/07/2006
54554	16/04/2010		185057	Exit light	Very Poor	Charge Indicator failed test - 16/4/2010	New battery installed. EL 26/5/2010.		P3	S Harrison	16/04/2010
Total cost of works recommended											
Exit Light-EX 03-RHS Room-School of Arts-Nowra											
49650	26/02/2008		185198	Exit light	Very Poor	Battery Failed Test 26/02/08	Replace Battery		P3	G Hampel	26/02/2008
Total cost of works recommended											

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Completion Date											
Exit Light-EX 03-Theatre-Milton											
52680	12/03/2009		185067	Exit light	Very Poor	Light failed test	Replaced 1 x 10W tube, 6V Battery. EL		P3	J Halstead	13/05/2009
52683	12/03/2009		185067	Exit light	Very Poor	Failed light test	Replaced Battery 6V; 2 x 10W tubes. EL		P3	J Halstead	13/05/2009
54499	10/03/2010		185067	Exit light	Very Poor	fluoro not working	Replaced 10 Watt Fluoro. EL		P3	S Harrison	10/03/2010
Total cost of works recommended											
Exit Light-EX 04-Annex Door-Community Centre-17 Birriley Street-Bomaderry											
48934	15/05/2007		184858	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	G Weller	15/05/2007
54797	21/05/2010		184858	Exit light	Very Poor	29/6/2010 - Replaced 6 Volt Battery on 21/5/2010			P3	R Barca	29/06/2010
Total cost of works recommended											
Exit Light-EX 04-Auditorium-Community Centre-Callala Bay											
51989	29/09/2008		184895	Exit light	Very Poor	Battery Failed Test	Replace Battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
54472	19/03/2010		184895	Exit light	Very Poor	Light failed test	New tube fitted. EL	\$3.00	P3	G Hampel	19/03/2010
Total cost of works recommended								\$43.00			
Exit Light-EX 04-Community Centre-Culburra Beach											
48402	15/08/2006		184930	Exit light	Very Poor	Lamp failed	Replace lamp FI tube		P3	G Weller	15/08/2006
Total cost of works recommended											
Exit Light-EX 04-Craft Room-Community Centre-St Georges Basin											
48802	23/03/2007		185358	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	23/03/2007
Total cost of works recommended											
Exit Light-EX 04-East Annex-Public Hall-Kangaroo Valley											
52931	21/05/2009		185018	Exit light	Very Poor	Lamp failed test	Replaced Tube. EL		P3	R Phelan	21/05/2009
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Exit Light-EX 04-Hall SE Exit Doors-Community Centre-Shoalhaven Heads											
48441	16/08/2006		185320	Exit light	Very Poor	Battery failed test	Replace battery		P3	G Hampel	16/08/2006
49043	14/06/2007		185320	Exit light	Poor	Lamp failed test	Replace 10w fluoro lamp		P3	G Weller	14/06/2007
52660	17/12/2008		185320	Exit light	Very Poor	battery failed	New Battery fitted. EL		P3	G Hampel	13/05/2009
53043	4/06/2009		185320	Exit light	Very Poor	Charge Indicator Failed Test	Replaced Battery. EL		P3	R Phelan	4/06/2009

Total cost of works recommended

Exit Light-EX 04-LHS Galley-School of Arts-Nowra

52016	21/08/2008		185199	Exit light	Very Poor	Lamp Failed	Re- Lamp 21/8/08	\$3.45	P3	R Phelan	21/08/2008
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Total cost of works recommended

\$3.45

Exit Light-EX 04-Meeting Room 2 Verandah-Community Centre-North Nowra

48429	19/07/2006		185131	Exit light	Very Poor	Battery & Lamp failed	Replace 6v battery & FL tube		P3	G Weller	19/07/2006
52933	20/05/2009		185131	Exit light	Very Poor	Battery Charge Indicator failed	Fitted new battery. EL		P3	R Phelan	12/05/2009

Total cost of works recommended

Exit Light-EX 04-Stadium-Community Centre & Stadium-Sussex Inlet

49368	16/11/2007		185392	Exit light	Very Poor	Lamp Failed Test 16/11/07	Replace 10w lamp		P3	M O'Connell	16/11/2007
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Total cost of works recommended

Exit Light-EX 04-Theatre-Milton

52684	12/03/2009		185068	Exit light	Very Poor	Light failed test	Replaced Batter and 2 x 10W tubes. EL		P3	J Halstead	13/05/2009
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Total cost of works recommended

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Exit Light-EX 04-Toilet Hall Exit-Community Centre-Kioloa/Bawley Point											
48411	28/07/2006		185035	Exit light	Very Poor	Lamp not working	Re-lamp		P3	A Gilkes	28/07/2006
48679	6/02/2007		185035	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	6/02/2007
49028	29/05/2007		185035	Exit light	Very Poor	Old fitting	Replace old fitting		P3	M O'Connell	29/05/2007
53011	1/06/2009		185035	Exit light	Very Poor	fluoros blown	replaced 2 x 10W tubes. EL		P3	J Halstead	22/05/2009

Total cost of works recommended

Exit Light-EX 05-Auditorium-Community Centre-Callala Bay

51990	29/09/2008		184907	Exit light	Very Poor	Battery Failed Test	Replace Battery 13/10/08	\$40.00	P3	Brian Hayward	13/10/2008
54473	19/03/2010		184907	Exit light	Very Poor	Light failed test	New tube installed. EL	\$3.00	P4	G Hampel	19/03/2010

Total cost of works recommended

\$43.00

Exit Light-EX 05-Hall Entry Berry Street-School of Arts-Nowra

52017	21/08/2008		185202	Exit light	Very Poor	Lamp Failed	Re- Lamp 21/8/08	\$3.45	P3	R Phelan	21/08/2008
52644	16/02/2009		185202	Exit light	Very Poor	light not working	Replaced lamp and starter. EL		P3	R Phelan	13/05/2009

Total cost of works recommended

\$3.45

Exit Light-EX 05-Hall SW Exit Doors-Community Centre-Shoalhaven Heads

48442	16/08/2006		185322	Exit light	Very Poor	Battery failed test	Replace battery		P3	G Hampel	16/08/2006
48793	12/03/2007		185322	Exit light	Very Poor	Lamp failed test	Replace fluoro lamp & starter		P3	G Hampel	12/03/2007
56554	3/06/2011		185322	Emergency light	Very Poor	Emergency Exit Lighting Defect	Replaced 240 tube 10 W fluoro. HT 4/7/11.		P5	Kevin Pearson	5/07/2011

Total cost of works recommended

Exit Light-EX 05-Kitchen-School of Arts-Berry

14842	11/06/2002		184806	Light fittings	Very Poor	Old red letter type	Replacement, Kitchen Exit Light	\$150.00	P3	G Weller	30/05/2003
49012	12/06/2007		184806	Exit light	Very Poor	Lamp & Battery failed test	Replace 10w lamp & 6v battery		P3	G Weller	12/06/2007

Total cost of works recommended

\$150.00

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Exit Light-EX 05-Main Hall-SPY & CC-Sanctuary Point											
52835	14/04/2009		185296	Exit light	Very Poor	Lamp failed test after 30 minutes	Replaced battery on 14/4/09.		P3	R Phelan	14/04/2009
53855	21/10/2009		185296	Exit light	Very Poor	Lamp failed test	Replaced Tube.		P4	R Phelan	21/10/2009
53856	21/10/2009		185296	Exit light	Very Poor	lamp failed test	replaced tube		P3	R Phelan	21/10/2009
Total cost of works recommended											
Exit Light-EX 05-Stadium-Community Centre & Stadium-Sussex Inlet											
48706	9/02/2007		185393	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	9/02/2007
Total cost of works recommended											
Exit Light-EX 05-Theatre-Milton											
56313	25/03/2011		185069	Exit light	Very Poor	Emergency Exit Lighting Defect	Replaced whole fitting on 25/3/2011		P5	W Henry	29/04/2011
Total cost of works recommended											
Exit Light-EX 06-Annex-School of Arts-Berry											
48369	6/07/2006		184807	Exit light	Very Poor	Old Battery	Replaced 6v battery		P3	G Weller	6/07/2006
54805	31/05/2010		184807	Exit light	Very Poor	1/7/2010: changed 10 watt lamp			P3	P Stockdale	1/07/2010
56545	17/06/2011		184807	Emergency light	Very Poor	Emergency Exit Lighting Defect	Changed 6V battery. HT 4/7/11.		P5	P. Stockdale	5/07/2011
Total cost of works recommended											
Exit Light-EX 06-Community Centre-Culburra Beach											
51977	30/09/2008		184932	Exit light	Very Poor	Battery Failed Test	Replace Fitting 10/10/08	\$235.00	P3	Brian Hayward	10/10/2008
Total cost of works recommended								\$235.00			
Exit Light-EX 06-Craft Room-Community Centre-Shoalhaven Heads											
53042	4/06/2009		185317	Exit light	Very Poor	Lamp failed Test	Replaced Tube. EL		P3	R Phelan	4/06/2009
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Exit Light-EX 06-Hall Nth Side Door-School of Arts-Nowra											
52645	16/02/2009		185203	Exit light	Very Poor	light not working	Replaced Lamp and Starter. EL		P4	R Phelan	13/05/2009
Total cost of works recommended											
Exit Light-EX 06-Hallway-Community Centre-North Nowra											
48428	19/07/2006		185126	Exit light	Very Poor	Battery & Lamp failed	Replace 6v battery & FL tube		P3	G Weller	19/07/2006
Total cost of works recommended											
Exit Light-EX 06-Stage Doorway-Community Centre-17 Birriley Street-Bomaderry											
51997	14/11/2008		184854	Exit light	Very Poor	Lamp Failed & Battery Failed Test	Re-Lamp & Replace Battery	\$21.85	P3	R Phelan	14/11/2008
Total cost of works recommended								\$21.85			
Exit Light-EX 06-Theatre-Milton											
54500	10/03/2010		185070	Exit light	Very Poor	fluoro not working	Replaced with new 10 Watt Fluoro. EL		P3	S Harrison	10/03/2010
Total cost of works recommended											
Exit Light-EX 07-Community Centre-Culburra Beach											
51978	30/09/2008		184933	Exit light	Very Poor	Battery Failed Test	Replace Fitting 10/10/08	\$235.00	P3	Brian Hayward	10/10/2008
Total cost of works recommended								\$235.00			
Exit Light-EX 07-Hall Nth West Door-School of Arts-Nowra											
48773	27/02/2007		185204	Exit light	Very Poor	Lamp failed test	Replace 2 x Fluoro lamp		P3	G Weller	27/02/2007
Total cost of works recommended											
Exit Light-EX 07-Lounge Dining-Community Centre-Shoalhaven Heads											
49394	19/12/2007		185318	Exit light	Very Poor	Battery & Lamp Failed Test 19/12/07	Replace 6v battery & 10w fluoro lamp	\$21.42	P3	G Hampel	19/12/2007
52659	17/12/2008		185318	Exit light	Very Poor	lamp not working	new lamp fitted. EL		P3	G Hampel	13/05/2009
Total cost of works recommended								\$21.42			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Exit Light-EX 07-Main Hall South West-Community Centre-St Georges Basin											
48803	23/03/2007		185359	Exit light	Very Poor	Battery failed test	Replace 6v battery		P3	G Hampel	23/03/2007
52883	17/04/2009		185359	Exit light	Very Poor	Lamp failed test after 45 minutes	Replaced Battery on 17/4/09.		P3	R Phelan	17/04/2009
Total cost of works recommended											
Exit Light-EX 08-Community Centre-Culburra Beach											
52713	12/03/2009		184934	Exit light	Very Poor	Fitting failed test	Replaced fitting 1 x BCIONS and 1 x Sentinel. EL		P3	J Kennedy	31/03/2009
Total cost of works recommended											
Exit Light-EX 08-Hall Sth East Door-School of Arts-Nowra											
48774	27/02/2007		185205	Exit light	Very Poor	Lamp failed test	Replace 2 x Fluoro lamp		P3	G Weller	27/02/2007
52018	21/08/2008		185205	Exit light	Very Poor	Lamp Failed	Re-Lamp 21/8/08	\$3.45	P3	R Phelan	21/08/2008
Total cost of works recommended								\$3.45			
Exit Light-EX 08-Theatre-Milton											
48422	25/07/2006		185072	Exit light	Very Poor	Lamp failed	Re-lamp 10w FI lamp		P3	M O'Connell	25/07/2006
52685	12/03/2009		185072	Exit light	Very Poor	Failed Light Test	Replaced batter 6 V. EL		P3	J Halstead	13/05/2009
Total cost of works recommended											
Exit Light-EX 09-Community Centre-Culburra Beach											
48403	15/08/2006		184935	Exit light	Very Poor	Old Fitting	Replace fitting		P3	G Weller	15/08/2006
Total cost of works recommended											
Exit Light-EX 09-Community Service Hallway-Community Centre-Shoalhaven Heads											
48795	12/03/2007		185335	Exit light	Very Poor	Fitting is in a poor condition	Replace fitting		P3	G Hampel	12/03/2007
Total cost of works recommended											
Exit Light-EX 09-Hall Sth West Door-School of Arts-Nowra											
48775	27/02/2007		185206	Exit light	Very Poor	Lamp failed test	Replace 2 x Fluoro lamp		P3	G Weller	27/02/2007
Total cost of works recommended											

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Exit Light-EX 10-Community Service Outside Entry-Community Centre-Shoalhaven Heads											
48444	16/08/2006		185336	Exit light	Very Poor	Battery failed test	Replace battery		P3	G Hampel	16/08/2006
49396	19/12/2007		185336	Exit light	Very Poor	Lamp Failed Test 19/12/07	Replace 10w fluoro lamp	\$3.42	P3	G Weller	19/12/2007
Total cost of works recommended								\$3.42			
Exit Light-EX 10-Stage Nth Door-School of Arts-Nowra											
48439	9/08/2006		185207	Exit light	Very Poor	Lamp test failed	Re-lamp 2 x 10w FI tube lamps		P3	G Weller	9/08/2006
Total cost of works recommended											
Exit Light-EX 11-Stage Sth Door-School of Arts-Nowra											
49163	31/08/2007		185210	Exit light	Very Poor	Old Fitting failed	Replace old fitting		P3	G Hampel	31/08/2007
Total cost of works recommended											
Exit Light-EX 11-Theatre-Milton											
48424	25/07/2006		185089	Exit light	Very Poor	Old Fitting	Replace old fitting		P3	M O'Connell	25/07/2006
Total cost of works recommended											
Exit Light-EX 12-Sth Wall Glass Doors-School of Arts-Nowra											
49165	31/08/2007		185216	Exit light	Very Poor	Old fitting failed	Replace old fitting		P3	G Hampel	31/08/2007
Total cost of works recommended											
Exit Light-EX 12-Theatre-Milton											
48696	9/02/2007		185093	Exit light	Very Poor	Lamp failure	Replace 10w Fluoro lamp		P3	M O'Connell	9/02/2007
52689	12/03/2009		185093	Exit light	Very Poor	Failed Light Test	Replaced 2 x 10W tubes. EL		P3	J Halstead	13/05/2009
Total cost of works recommended											
Exit Light-EX 13-Sth Wall Inside Galley Door-School of Arts-Nowra											
52019	21/08/2008		185217	Exit light	Very Poor	Battery Failed Test	Replace Battery 21/8/08	\$18.40	P3	R Phelan	21/08/2008
Total cost of works recommended								\$18.40			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
External Building Components-Community Centre-St Georges Basin											
9923	20/10/1998		389817	Gutter	Very Poor	guttering fallen off in one section	refix gutter & extra clips, Guttering	\$100.00	P3	K Wills	28/07/2004
10454	4/11/1998		389817	Gate	Very Poor	missing slat & loose hinges	renail slat & rescrew hinges back on, Front pergola gate	\$30.00	P3	M Savoca	28/07/2004
10472	4/11/1998		389817	Rafter	Fair	paintwork deteriorating	repaint exposed rafters & eaves, Outside paintwork	\$4,500.00	P5	M Savoca	1/07/2001
50853	26/09/2008		389817	Gutter	Fair	Guttering	Box gutters are failing - check integrity of and ensure flashing is maintained - replace where gutters are failing	\$4,240.00	P4	B Davis	6/10/2011
Total cost of works recommended								\$8,870.00			
External Painting Community Centre-North Nowa											
45628	2/01/2006		387051	Building exterior	Fair	External painting	The majority of the external of the building has been painted by work for the dole participants in 2005 - there are some areas at the rear of the building some doorways that need attention, also steel frame to both awnings.	\$2,500.00	P4	B Davis	29/06/2009
Total cost of works recommended								\$2,500.00			
External Painting-Berry School of Arts-Berry											
26635	25/08/2004		388660	Building exterior	Fair	External Painting	Three (3) year Maintenance Programme - external Paint - Programmed maintenance Services	\$6,368.00	P4	B Davis	10/12/2004
27027	25/08/2004		388660	Building exterior	Fair	External; Painting - Third year of three (3) year painting program	Third year of three (3) year external painting programme	\$7,020.00	P4	B Davis	30/06/2006
32938	25/08/2004		388660	Balustrade	Very Poor	pre Paint Repairs	Pre Paint repairs - broken seat rail, balustrade on stairs.	\$1,000.00	P4	B Davis	30/12/2004
26614	15/03/2006		388660	Building exterior	Fair	External painting	Prepare surface and external painting. Second year of three year maintenance program	\$6,686.00	P4	B McMorrow	28/02/2006

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Total cost of works recommended

\$21,074.00

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
External Painting-Community Centre-17 Birriley Street-Bomaderry											
9409	10/08/1998		387256	Wall	Poor	shadow of old graffiti on brickwalls	try more graffiti removal, Rear walls (meals on wheels)	\$500.00	P4	K Wills	1/07/2001
11219	2/06/1999		387256	Wall	Poor	Smoke and heat damage from fire in garbage bin	Clean and repaint wall and ceiling, replace cover strips, Awning ceiling and wall	\$500.00	P3	W Beckenham	1/07/2001
11340	8/09/1999		387256	Downpipe	Poor	down pipe requires painting	paint down pipe under meals-on-wheels awning, down pipe under awning		P4	W Beckenham	1/07/2001
14954	18/06/2002		387256	Fascias & barges	Poor	Failed	Prepare and paint, Paint - Fascia	\$600.00	P4	B Mullins	28/07/2004
Total cost of works recommended								\$1,600.00			
External Painting-Community Centre-Callala Bay											
14413	12/06/2002		390793	Column	Poor	Failed x 8	Prepare and paint, Paint - Columns	\$400.00	P4	B Mullins	30/04/2003
19003	30/07/2003		390793	Building exterior	Poor	External Painting is in a poor condition	Some external painting on this structure are in a poor condition. Prepare and paint	\$2,000.00	P4	B Davis	28/07/2004
Total cost of works recommended								\$2,400.00			
External Painting-Community Centre-Callala Beach											
9441	10/08/1998		390812	Gable	Poor	paintwork deteriorating	repaint, Gable end paintwork	\$150.00	P4	K Wills	1/07/2001
9445	10/08/1998		390812	Post	Fair	paintwork deteriorating	repaint post to entrance, Timber post paintwork	\$95.00	P4	K Wills	1/07/2001
14882	5/06/2002		390812	Post	Poor	Failing	Prepare and paint, Paint - Timber posts	\$600.00	P5	B Mullins	30/04/2003
Total cost of works recommended								\$845.00			
External Painting-Community Centre-Huskisson											
10898	1/12/1998		393198	Building exterior	Fair	paintwork deteriorating	repaint exterior windows, eaves, fascias, doors, weatherboards etc., Exterior paintwork	\$6,500.00		K Wills	5/06/2002
46914	20/03/2006		393198	Building exterior	Poor	Paint failing external	Prepare and paint building exterior	\$11,000.00	P4	B McMorrow	27/03/2009

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Total cost of works recommended

\$17,500.00

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
External Painting-Lake Conjola Community Centre											
10515	9/02/2000		387442	Wall	Poor	paint deteriorating	prepare and repaint exterior of building, painted exterior walls, whole building	\$2,500.00	P4	W Beckenham	1/07/2001
11350	9/02/2000		387442	Wall	Poor	peeling paintwork	prepare and paint brick retaining walls, brick retaining walls	\$500.00	P4	W Beckenham	1/07/2001
Total cost of works recommended								\$3,000.00			
External Painting-Progress Hall-Callala Bay											
14881	5/06/2002		391258	Fascias & barges	Poor	Failing, stained	Prepare and paint, Paint - Barge and handrail	\$300.00	P5	B Mullins	14/05/2003
Total cost of works recommended								\$300.00			
External Painting-Public Hall-Burrill Lake											
14297	2/05/2002		390323	Cladding	Poor	Rusting	Prepare, apply rust inhibitor to nails and paint, Cladding nails.26/07/05 Possibility of volunteer labour to paint hall - cost of paint only if so. Painting in accordance with Australian standards.	\$4,500.00	P4	B Mullins	12/04/2006
Total cost of works recommended								\$4,500.00			
External Painting-Public Hall-Cudmirrah/Berrara											
49094	12/04/2006		390965	Building exterior	Fair	External Paint	Supply only of paint and materials for work for the dole to paint the external finish	\$1,000.00	P4	B McMorrow	16/08/2007
Total cost of works recommended								\$1,000.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
External Painting-Public Hall-Greenwell Point											
9459	12/06/2002		391442	Building exterior	Poor	paintwork deteriorating	Prepare and paint walls, fascia and eaves, Exterior paintwork	\$3,500.00	P4	B Mullins	30/05/2003
14461	12/06/2002		391442	Threshold	Poor	Finish failed	Prepare and refinish, Threshold - Front	\$200.00	P4	B Mullins	30/04/2003
14942	12/06/2002		391442	Handrail	Poor	Failed	Prepare and paint, Paint - Handrails	\$150.00	P4	B Mullins	30/04/2003
Total cost of works recommended								\$3,850.00			
External Painting-Public Hall-Kangaroo Valley											
9688	16/03/2006		387152	Weatherboards	Poor	External Paint repairs	Pre paint repairs - of weatherboards prior to external painting	\$1,700.00	P4	B McMorrow	30/06/2006
9694	16/03/2006		387152	Weatherboards	Poor	timber paintwork deteriorating	repaint architraves, weatherboards & external surfaces, Outside paintwork - three year painting program 2006 - 1st year	\$7,000.00	P4	B McMorrow	30/06/2006
47226	16/03/2006		387152	Building exterior	Good	External painting - 2nd year painting program	external painting - contract with programmed maintenance painters - 2nd year of contract 2007	\$7,000.00	P4	B McMorrow	30/06/2007
47227	16/03/2006		387152	Building exterior	Good	external painting	third year of painting contract with - programmed maintenance painters - 2008	\$7,000.00	P4	B McMorrow	1/06/2007
Total cost of works recommended								\$22,700.00			
External Painting-Public Hall-Kiola											
10510	20/10/1998		393176	Wall	Poor	wall cladding & timber vent weathered	repaint, Exterior walls	\$800.00	P4	R Condie	2/05/2002
10512	20/10/1998		393176	Verandah	Poor	paint on handrail cracking & peeling	repaint handrail, Verandah handrail	\$650.00	P4	R Condie	2/05/2002
Total cost of works recommended								\$1,450.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
External Painting-Public Hall-Manyana											
14296	5/03/2006		387567	Eaves	Poor	Rusting	Prepare, apply rust inhibitor and paint, Eave brackets	\$600.00	P4	B McMorrow	5/02/2009
Total cost of works recommended								\$600.00			
External Painting-School of Arts-Nowra											
35655	30/03/2005		393256	Building exterior	Fair	Paint deteriorating	Prepare and paint building exterior	\$23,000.00	P4	B McMorrow	30/11/2011
Total cost of works recommended								\$23,000.00			
External Painting-Theatre-Milton											
39033	25/07/2005		393247	Building exterior	Fair	External Painting	External painting of Theatre - last done when refurbished in 1997 - contract signed with Programmed maintenance services to paint in 2006 and provide a annual presentation service	\$5,500.00	P4	B Davis	30/06/2006
45634	25/07/2005		393247	Building exterior	Good	External Painting - 2nd year	payment for second year of external painting programme with Programmed Maintenance contractors - work due in June 2007	\$5,800.00	P4	B Davis	30/06/2006
45635	25/07/2005		393247	Building exterior	Good	External painting - 3rd Year	Third year external painting programmed maintenance presentation works and payment -0 due June 2008	\$6,200.00	P4	B Davis	1/06/2008
Total cost of works recommended								\$17,500.00			
External Steps 1-School of Arts-Nowra											
48471	17/01/2007		393267	Handrail	Poor	Two flights of stairs at the northeast of the forecourt off Berry Street, have no handrails or tactile indicators	Install one galvanised pipe handrail, painted finish to match existing, to two flights of stairs. Provide tactile indicators top & bottom of three flights of stairs at front of building. See Wayne Beckenham for details.	\$5,000.00	P4	W Beckenham	10/03/2008
Total cost of works recommended								\$5,000.00			

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External Walls-Community Centre-17 Birriley Street-Bomaderry											
48539	5/03/2007		391240	Building exterior	Fair	Pressure clean external walls	Pressure clean all external brick walls that have build up of moss on high parapet walls and southern side	\$1,400.00	P4	B Davis	31/07/2008
Total cost of works recommended								\$1,400.00			
External Walls-Community Centre-Callala Beach											
9439	10/08/1998		391271	Wall	Fair	chips on render	patch & repaint, Rendered walls	\$150.00	P5	K Wills	5/06/2002
14493	9/10/2001		391271	Wall	Poor	render damaged each side of entry doors	patch & paint render, internal wall render	\$200.00	P4	W Beckenham	5/06/2002
14885	5/06/2002		391271	Wall	Poor	Chipped	Patch and paint, Render - Retaining wall	\$300.00	P5	B Mullins	30/04/2003
Total cost of works recommended								\$650.00			
External Walls-Community Centre-North Nowa											
45619	2/01/2006		393255	Building exterior	Poor	Building Exterior	Pressure clean the exterior of the building and concrete to remove cobwebs and grime	\$1,000.00	P4	B Davis	18/05/2007
Total cost of works recommended								\$1,000.00			
External Walls-Progress Hall-Callala Bay											
9427	10/08/1998		391257	Wall	Fair	side wall cover strip broken	replace, External cover strip	\$40.00	P4	K Wills	1/07/2001
14876	5/06/2002		391257	Cladding	Poor	Broken at bottom	Repair, patch and paint, F.C. cladding at entry	\$280.00	P5	B Mullins	14/05/2003
14878	5/06/2002		391257	Wall	Poor	Crack from impact	Patch and paint, Wall lining	\$200.00	P4	B Mullins	14/05/2003
46309	24/08/2004		391257	Wall	Fair	Small holes in fibro	Repair small holes in fibro walls internal/external and paint seal (product may contain asbestos work in accordance with Workcover guidelines)	\$400.00	P4	B Davis	10/03/2008
Total cost of works recommended								\$920.00			

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External Walls-Public Hall Manyana											
46407	5/03/2006		393236	Wall	Poor	External block work dirty, full of cob webs	High pressure water clean building exterior	\$500.00	P4	B McMorrow	5/02/2009
Total cost of works recommended								\$500.00			
External Walls-Public Hall-Cudmirrah/Berrara											
14971	18/06/2002		391282	Wall	Poor	Mold build up	Clean, Kitchen ceiling and wall	\$150.00	P4	B Mullins	14/11/2003
16063	29/08/2002		391282	Wall	Poor	water penetration through southern wall	Construct awning over rear steps, full length of kitchen (Ken Wills to provide quote), Kitchen south wall	\$5,000.00	P4	K Wills	14/11/2003
Total cost of works recommended								\$5,150.00			
External Walls-Public Hall-Erowal Bay											
31664	24/08/2004		391439	Wall	Very Poor	termites	Inspection has revealed termites. Please remove active termites and make good the area, by replacing timberwork and repainting	\$1,000.00	P3	B Davis	7/12/2004
32673	24/08/2004		391439	Signs		Install a sign and noticeboard	Install a sign with facility name on it and a notice board - in accordance with approved design - to be affixed to the wall	\$1,000.00	P4	B Davis	1/05/2007
Total cost of works recommended								\$2,000.00			
External Walls-Public Hall-Greenwell Point											
9461	12/06/2002		391445	Wall	Poor	cracks in fibro	patch & repaint, Rear fibro wall	\$200.00	P4	B Mullins	30/03/2003
14462	12/06/2002		391445	Wall	Poor	Cracked due to rusting lintels	Replace lintels and patch mortar cracks, Brick wall - South	\$1,800.00	P4	B Mullins	30/05/2003
14944	12/06/2002		391445	Structure	Poor	Differential settlement of 4 piers (leaning)	Replace, Brick piers - west side	\$1,800.00	P4	B Mullins	30/05/2003
14945	12/06/2002		391445	Structure	Poor	Rusting	Prepare, apply rust inhibitor and paint, Ant capping	\$300.00	P4	B Mullins	30/05/2003
Total cost of works recommended								\$4,100.00			

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External Walls-Public Hall-Kangaroo Valley											
9696	25/09/1998		393221	Gable	Very Poor	timber fretwork loose	renail & refix all gable-end items, Gable-ends	\$850.00	P4	K Wills	1/07/2001
9700	25/09/1998		393221	Building exterior	Poor	loose timber items	refix all timber items, External timberwork	\$1,000.00	P4	K Wills	1/07/2001
9702	25/09/1998		393221	Gable	Poor	gable items need attention; barges, eaves & fretwork	repair front gable, Front entrance	\$500.00	P4	K Wills	1/07/2001
30628	18/06/2002		393221	Wall		White Ants	White ants present sth wall reported by caretaker 14/10/04, M.C. spray building for white ants (Monitor). (CAMS#184020 .)	\$250.00	P3	G Weller	30/05/2005
46208	16/03/2006		393221	Cladding	Poor	corner mould unsecure	Secure corner mould ext sth east corner.	\$150.00	P4	B McMorrow	30/06/2006
46419	16/03/2006		393221	Cladding	Poor	Cladding unsecure coming away from building	Secure 2 cladding boards nth side of building out side kitchen	\$200.00	P4	B McMorrow	30/06/2006
46420	16/03/2006		393221	Building exterior	Very Poor	Cladding below ground causing rotting, possible future termite problems	Remove section of garden, excavate ground to clear floor structure and retain garden with sleepers	\$7,000.00	P4	B McMorrow	30/06/2006
Total cost of works recommended								\$9,950.00			
External Walls-School Of Arts Building-Berry											
10491	15/03/2006		391430	Wall	Poor	Some bricks and mortar missing in external brickwork in various areas	Replace brickwork and repoint patches of exterior brickwork. Consider heritage values, match existing materials.	\$5,000.00	P4	B McMorrow	29/06/2007
47261	15/03/2006		391430	Pier	Poor	Structural crack - strengthen pier	Strengthen pier on north western side of building in accordance with approved design from Greg Westlake Structural engineer - July 2006 - work to take into account fretting of brickwork.	\$10,000.00	P4	B McMorrow	30/05/2008
Total cost of works recommended								\$15,000.00			

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Completion Date											
External Walls-Theatre-Milton											
46335	12/04/2006		393244	Brickwork	Fair	Rising damp causing paint to peel around bottom of brick facade	Painter to seal bottom of rendered brickwork with water proofing agent prior to external painting.	\$500.00	P4	B McMorrow	30/06/2006
46340	12/04/2006		393244	Awning	Very Poor	Rotted timbers	Replace rotted timbers to fascia of front awning, also architrave to display cabinets each side of awning	\$500.00	P4	B McMorrow	30/06/2006
Total cost of works recommended								\$1,000.00			
Fascia & Barges-Waratah Community Centre-Culburra Beach											
14387	12/06/2002		391499	Fascias & barges	Poor	Failing	Prepare and paint, Paint - Barges	\$350.00	P4	B Mullins	30/05/2003
Total cost of works recommended								\$350.00			
Female Amenities-Public Hall-Erowal Bay											
14936	5/06/2002		388552	Fittings & fixtures	Poor	Rusted	Replace x 2, Towel dispensers - Male & Female	\$180.00	P5	B Mullins	30/04/2003
Total cost of works recommended								\$180.00			
Fence 1-Callala Bay Progress Hall											
26601	17/10/2003		383862	Fence	Poor	Fence	Remove existing wire mesh fence . Replace with galvanised steel pipe metal fence - approved design (flat top) - extend fence line from end of carpark to tennis court shelter to enable a larger rear yard. Install three (3) gates with Magno latched which are spring loaded to self close. Fence height to be 1200mm - preferred colour being Bluestone.	\$8,500.00	P4	B Davis	31/12/2004
46312	27/03/2006		383862	Gate	Poor	Gate not locking properly	Adjust child safety lock, main gate to yard.	\$100.00	P4	B McMorrow	31/01/2009
Total cost of works recommended								\$8,600.00			

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Fence-Callala Beach Community Centre											
21473	20/11/2003		383844	Fence	Poor	Fence has been damaged	Fence has been damaged by the high winds in August. The adjoining power of the Community Centre, the Convent Church has approached the Management Committee to share the cost of replacement of Colorbond fence, fence is approx 1500mm high and brown in colour and is 40 metres in length. Site is now on market for sale.	\$2,400.00	P4	B Davis	30/08/2005
48953	24/08/2004		383844	Fence	Poor	Fence posts	fence posts are heavily corroded - powder coating has peeled away. - replace black stoppers to tops of posts	\$2,000.00	P4	B Davis	20/09/2007
Total cost of works recommended								\$4,400.00			
Fencing-Public Hall-Greenwell Point											
58835	13/03/2012		393174		Poor	23 Mtrs of timber fencing east boundary past life expectancy requires replacement approx 2013	Budget for future replacement consider neighbour pay half	\$2,760.00	P4	B McMorrow	30/07/2012
Total cost of works recommended								\$2,760.00			
Fencing-Public Hall-Manyana											
10980	2/05/2002		387572	Fence	Very Poor	Childproof latch not working on gate (south west end).	Replace / repair, Exterior fence. (CAMS# 184068).	\$120.00	P3	B Mullins	30/06/2002
46409	5/03/2006		387572	Gate	Very Poor	Gate hardware broken and insufficient for child security, not to code	Replace all gate hardware with self closing hinges and child proof locks x 2 gates to comply	\$500.00	P4	B McMorrow	2/03/2007
Total cost of works recommended								\$620.00			

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Fire Blanket-Kitchen-Community Centre-North Nowra											
52495	6/03/2009		273404	Fire protection equip	Very Poor	Location sign		\$10.30	P3	A Byrnes	19/02/2009
Total cost of works recommended								\$10.30			
Fire Detection Panel-Level 1-SEC											
57570	15/09/2011		386496	Fire alarm	Very Poor	VESDA was in fault	On arrival VESDA in studio Comms Room was in fault - minor low air flow fault 64%. Removed pipe1 and blew out pipe reset system panel operating at 103%. Fault reset panel is ok		P5	D Ford	15/09/2011
57571	15/09/2011		386496	Fire alarm	Poor	Break glass at fire panel didn't operate EW's	Note alarm activation of breakglass at fire panel didn't operate EW's need to obtain program to see how the system operates.		P5	D Ford	15/09/2011
Total cost of works recommended											
Fire Door 05-Shoalhaven Entertainment Centre-Nowra											
57653	18/10/2011		386977	Door fittings	Very Poor	No self closing / latching for door	Install door self closer / latch	\$250.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$250.00			
Fire Door 08-Shoalhaven Entertainment Centre-Nowra											
57654	18/10/2011		386980	Door	Very Poor	Excessive door clearance	Install a door that fit the clearance	\$1,000.00	P4	N Rhodes	30/04/2012
57655	18/10/2011		386980	Door fittings	Very Poor	No self closer / latch on door	Install door self closer / latch	\$250.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$1,250.00			
Fire Door 09-Shoalhaven Entertainment Centre-Nowra											
57656	18/10/2011		386981	Door fittings	Very Poor	No self Closer / latch on door	Install door closer / latch	\$250.00	P4	N Rhodes	30/04/2012
57657	18/10/2011		386981	Door fittings	Very Poor	Missing sequence selector	Install sequence selector	\$500.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$750.00			

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Fire Door 10-Shoalhaven Entertainment Centre-Nowra											
57658	18/10/2011		386982	Door fittings	Very Poor	No self closer / latch on door	Install door self closer / latch	\$250.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$250.00			
Fire Door 12-Shoalhaven Entertainment Centre-Nowra											
57659	18/10/2011		386984	Door fittings	Very Poor	No self closer / latch on door	Install door self closer / latch	\$250.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$250.00			
Fire Door 15-Shoalhaven Entertainment Centre-Nowra											
57662	18/10/2011		386987	Door fittings	Very Poor	No door self closer / latch	Install door closer / latch	\$250.00	P4	N Rhodes	30/04/2012
57663	18/10/2011		386987	Door fittings	Very Poor	Faulty sequence selector	Fix sequence selector	\$500.00	P4	N Rhodes	30/04/2012
57664	18/10/2011		386987	Door fittings	Very Poor	Meeting Stile	there is no intumescent seal on door	\$400.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$1,150.00			
Fire Door 16-Shoalhaven Entertainment Centre-Nowra											
57665	18/10/2011		386988	Door fittings	Very Poor	No door self closer / latch	Install dorr self closer ' latch	\$250.00	P4	N Rhodes	30/04/2012
57666	18/10/2011		386988	Door fittings	Very Poor	Door self closer is missing	Install closer to door	\$250.00	P4	N Rhodes	30/04/2012
57667	18/10/2011		386988	Door	Very Poor	Door left is damage	Door has been damage due to relocating of lock set, replace door	\$1,000.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$1,500.00			
Fire Door 17-Shoalhaven Entertainment Centre-Nowra											
57668	18/10/2011		386989	Door fittings	Very Poor	No self closer / latch on door	Install self closer / latch	\$250.00	P4	N Rhodes	30/04/2012
57669	18/10/2011		386989	Door fittings	Very Poor	Faulty sequence selector	Fix faulty sequence selector	\$250.00	P4	N Rhodes	30/04/2012
57670	18/10/2011		386989	Door fittings	Very Poor	meeting stile	install intumescent seal on door	\$500.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$1,000.00			

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Fire Door 20-Shoalhaven Entertainment Centre-Nowra											
57671	18/10/2011		386992	Door fittings	Very Poor	Missing harware on door	Install hardware on door	\$1,000.00	P4	N Rhodes	30/04/2012
57672	18/10/2011		386992	Door fittings	Very Poor	No self closer / latch on door	Install self closer / latch on door	\$250.00	P4	N Rhodes	30/04/2012
57673	18/10/2011		386992	Door fittings	Very Poor	Faulty sequence selector	Fix fault on sequence selector	\$250.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$1,500.00			
Fire Door 21-Shoalhaven Entertainment Centre-Nowra											
57674	18/10/2011		386993	Door fittings	Very Poor	Missing harware on door	Install hardware on door	\$500.00	P4	N Rhodes	30/04/2012
57675	18/10/2011		386993	Door fittings	Very Poor	No self closer / latch for door	Install self closer / latch for door	\$250.00	P4	N Rhodes	30/04/2012
57676	18/10/2011		386993	Door fittings	Very Poor	Door closer missing on door	Insttall door closer on door	\$250.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$1,000.00			
Fire Door 22-Shoalhaven Entertainment Centre-Nowra											
57677	18/10/2011		386994	Door fittings	Very Poor	No self closer / latch for door	Install self closer / latch for door	\$250.00	P4	N Rhodes	30/04/2012
57678	18/10/2011		386994	Door fittings	Very Poor	Missing sequence selector	Install sequence selector	\$250.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$500.00			
Fire Door 23-Shoalhaven Entertainment Centre-Nowra											
57679	18/10/2011		386995	Door fittings	Very Poor	No self closer / latch for door	Install door closer / latch for door	\$250.00	P4	N Rhodes	30/04/2012
57680	18/10/2011		386995	Door fittings	Very Poor	Door closer on door is faulty	Fix or replace door closer on door	\$250.00	P4	N Rhodes	30/04/2012
57681	18/10/2011		386995	Door fittings	Very Poor	Faulty sequence selector	Fix or replace faulty sequence selector	\$250.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$750.00			

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Fire Door 25-Shoalhaven Entertainment Centre-Nowra											
57682	18/10/2011		386997	Door	Very Poor	Excessive door clearance on door	Replace door that fit the clearance	\$1,000.00	P4	N Rhodes	30/04/2012
57683	18/10/2011		386997	Door frame	Very Poor	Incorrect door thickness of door frame	Replace door with correct thickness that meets this standards	\$1,000.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$2,000.00			
Fire Door 26-Shoalhaven Entertainment Centre-Nowra											
57684	18/10/2011		386998	Door	Very Poor	Excessive door clearance for door	Replace door that fits the door frame	\$1,000.00	P4	N Rhodes	30/04/2012
57685	18/10/2011		386998	Door frame	Very Poor	Incorrect door thicknesss of frame	Replace door frame as per standards	\$1,000.00	P4	N Rhodes	30/04/2012
Total cost of works recommended								\$2,000.00			
Fire Extinguisher 3.5Kg CO2-Adj Disabled Toilet-Theatre-Milton											
52459	17/07/2008		275181	Fire extinguisher	Very Poor	Fire extinguisher - condemned	fire extinguisher - condemned - replace with new cylinder and update signage and bracket	\$212.00	P3	A Byrnes	22/03/2012
Total cost of works recommended								\$212.00			
Fire Extinguisher 3.5Kg CO2-Kitchen-Community Centre-North Nowra											
52516	7/04/2009		273403	Fire extinguisher	Very Poor	ID sign missing	install new ID sign for fire extinguisher	\$15.00	P3	B Davis	31/07/2009
Total cost of works recommended								\$15.00			
Fire Extinguisher 9Kg DCP-Kitchen-Public Hall-Greenwell Point											
55952	17/02/2011		184998	Fire extinguisher	Poor	Fire Extinguisher failed test - condemned	Unit condemned and replaced with 1.0kg ABE. EL 21/2/2011		P3	A Byrnes	22/02/2011
58829	13/03/2012		184998	Fire extinguisher	Very Poor	Fire Services Defect	6 monthly service fail. Unit condemned. 15/03/2012 HT.		P5	A Byrnes	15/03/2012
Total cost of works recommended											

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Fire Hose Reel-Hall Adj Kitchen-Public Hall-Kangaroo Valley											
52352	31/03/2008		185026	Fire hose reel	Very Poor	Fire Hose Reel doesn't interlock into valve - replace valve and nozzle	Defect Notice issued by CHUBB: 08082 31/3/08	\$41.00	P3	A Byrnes	31/03/2008
Total cost of works recommended								\$41.00			
Fire Hose Reel-Hall Nth Wall-School of Arts-Berry											
50502	1/08/2008		184774	Fire hose reel	Very Poor	18/02/2008 Nozzle Interlock	Nozzle unable to interlock into valve, need to replace valve and nozzle.	\$400.00	P3	Mitchellc	18/02/2008
52504	13/11/2008		184774	Fire hose reel	Very Poor	Hose Reel Nozzle	19mm Plastic Hose Reel Nozzle and Hose Reel Service Kit plus labour costs. Ellann Lehdey 6/4/09	\$179.53	P3	A Byrnes	30/11/2008
Total cost of works recommended								\$579.53			
Fire Hose Reel-Hall West-Public Hall-Greenwell Point											
52093	19/08/2008		185000	Fire hose reel	Very Poor	Install Location Sign	19/8/08 Extinguisher Sign Plastic	\$11.30	P3	A Byrnes	31/08/2008
Total cost of works recommended								\$11.30			
Fire Hose Reel-Hallway Adj Office-Community Centre-Culburra Beach											
52491	27/02/2008		184960	Fire hose reel	Poor	Fire Hose Reel not correct height from ground or distance from exit	doesn't have 100 mm clearance on each side of reel, not at correct height of at least 1500 mm from ground. Also not within distance from exit. Ellann Lehdey 2/4/09		P3	A Byrnes	31/07/2009
52505	17/02/2009		184960	Fire hose reel	Poor	Hose Reel not mounted correctly	Hose Reel mounted too low - must be at least 1.5m from the ground to centre of reel. There also needs to be 100mm clearance on either side of the reel. To be rectified. Ellann Lehdey 6/4/09		P3	A Byrnes	30/04/2009
Total cost of works recommended											

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Fire Hose Reel-Lower Ground Hall-Civic Centre-Ulladulla											
56102	11/03/2011		273016	Fire hose reel	Very Poor	Fire Services Defect	New hose reel nozzle - brass 19mm and gate valve washer on 11/3/2011		P5	A Byrnes	28/03/2011
Total cost of works recommended											
Fire Hose Reel-Main Hall East-Community Centre-Callala Bay											
53373	19/08/2009		184790	Fire hose reel	Very Poor	O ring failed	V Kit - Neck O rub and Valve Kit. EL		P4	A Byrnes	19/08/2009
Total cost of works recommended											
Fire Hose Reel-Main Hall-Theatre-Milton											
52503	2/02/2009		275183	Fire hose reel	Very Poor	Plastic Hose Reel Nozzle-19mm		\$13.36	P3	A Byrnes	31/07/2009
Total cost of works recommended								\$13.36			
Fire Hydrant-Near Driveway Entrance-Community Centre-Culburra Beach											
52909	27/04/2009		296899	Fire Hydrant	Very Poor	Ned Kelly Cap failed	New Ned Kelly Cap fitted on 27/4/09. EL		P3	A Byrnes	30/04/2009
Total cost of works recommended											
Fire Hydrant-Outside Main Entrance-Community Centre-17 Birriley Street-Bomaderry											
48574	15/03/2007		275428	Water leak	Poor	fire hydrant	fire hydrant has been turned on by unknown persons and can not be fully turned off - Shoalwater to check washers and seals - CAMs raised	\$100.00	P3	B Davis	30/05/2007
49264	15/03/2007		275428	Fire hose reel	Poor	Fire Hydrant	Install Ned Kelly cap and 003 NSW padlock conduct pressure flow test	\$400.00	P4	B Davis	26/03/2008
Total cost of works recommended								\$500.00			
Fire Services-Community Centre-St Georges Basin											
56984	2/08/2011		390208	Door fittings	Poor	Fire doors are not working correctly	conduct maintenance of door fittings	\$500.00	P4	D Leahy	4/10/2011
Total cost of works recommended								\$500.00			

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Floor Coverings-Community Centre-17 Birriley Street-Bomaderry											
11217	2/06/1999		387254	Floor	Poor	scratches caused by line dancing	Sand and refinish floor, Parquetry floor	\$4,000.00	P3	W Beckenham	1/07/2001
11341	8/09/1999		387254	Door	Poor	wheels sticking and marking floor	fix wheels, Understage door wheels		P4	W Beckenham	1/07/2001
14949	18/06/2002		387254	Tiles	Poor	Cracked on expansion joint	Re tile and provide expansion trim, Floor tiles - entry	\$380.00	P4	B Mullins	30/05/2003
14950	18/06/2002		387254	Floor	Poor	Wearing	Polish - Approx. 30sq.m, Floor finish - Stage (MC) (Do not Polish Consider OH&S for performers)	\$186.00	P4	B Mullins	16/11/2011
14951	18/06/2002		387254	Door	Poor	Vinyl finish delaminating	Remove vinyl sliding doors and panels on northern side. Agreement reached with Carol Weller - President on 10/08/2004. - remove if new halogen heaters installed.	\$400.00	P4	B Mullins	15/03/2007
21491	4/12/2003		387254	Floor covering	Poor	Carpet needs replacing	Carpets needs to be replaced (MC)	\$1,210.00	P4	B Davis	16/11/2011
Total cost of works recommended								\$6,176.00			
Flooring Main Hall-Progress Hall-Callala Bay											
14877	27/03/2006		391266	Floor	Poor	Hall floor finish failed	Prepare and refinish floor with polyurethane coating	\$5,000.00	P4	B McMorrow	1/11/2007
Total cost of works recommended								\$5,000.00			
Flooring-Community Centre-St Georges Basin											
10464	4/11/1998		401291	Floor	Very Poor	3 patches missing	replace flooring, Parquetry floor (main hall north side)	\$450.00	P4	M Savoca	28/07/2004
10470	4/11/1998		401291	Floor	Fair	floor drummy in spots	replace floor in time (seek quotes), Parquetry floor			M Savoca	1/07/2001
57388	26/08/2011		401291	Floor covering	Poor	Parquet flooring needs sanding	Re-sand floor and seal	\$8,000.00	P3	D Sullivan	18/01/2012
Total cost of works recommended								\$8,450.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Footpath-Concrete 01-Callala Bay Community Centre											
36531	24/08/2004		383845	Paths & paving	Poor	Concrete paths	Re seal and touch up colour of concrete paths around the external perimeter of the centre (orange)	\$500.00	P4	B Davis	12/09/2007
Total cost of works recommended								\$500.00			
Footpath-Concrete 01-Osborne Park-Kangaroo Valley											
15399	18/04/2001		383825	Paving	Poor	Broken pavement from street to front entry	Modify to comply., AA 3.1.2 Approach	\$635.00		Access Aust	17/11/2011
Total cost of works recommended								\$635.00			
Footpath-Concrete 04-Osborne Park-Kangaroo Valley											
46417	16/03/2006		383828	Paths & paving	Very Poor	Broken sunken pathway	Replace broken pathway at back steps approx 4 m2	\$560.00	P4	B McMorrow	3/11/2011
Total cost of works recommended								\$560.00			
Garage-Community Centre-St Georges Basin											
47236	13/07/2006	G	275590	Roof	Poor	Box gutter overflow rotting timber facade	Extend overflow out away from facade southern east corner, replace rotted weather boards and paint (Garage for bus)	\$1,500.00	P4	B McMorrow	30/04/2008
47237	13/07/2006	G	275590	Brickwork	Fair	Bricks missing	Replace missing bricks from retaining wall at entrance to garage for bus	\$200.00	P5	B McMorrow	30/04/2008
47238	13/07/2006	G	275590	Brickwork	Poor	Mould on brickwork	Jet clean brickwork after leaks repaired southern east corner	\$200.00	P4	B McMorrow	30/04/2008
49642	13/07/2006	G	275590			Routine Inspection 13/07/2006				B McMorrow	13/07/2006
Total cost of works recommended								\$1,900.00			
Gas-Public Hall-Burrill Lake											
11181	8/03/1999		389996	Earthing	Good	Gas pipework not earthed	Earth gas pipework, Earthing	\$100.00	P4	A Gilkes	1/07/2001
Total cost of works recommended								\$100.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Grease Trap-Community Centre-St Georges Basin											
31661	2/11/2004		401288	Plumbing	Very Poor	Grease trap	Camera put up sewer line reveals that the grease trap is overflowing into the sewer line as no baffle is installed. Plumber has given verbal estimate to connect the grease trap up correctly to the sewer line.	\$1,000.00	P4	B Davis	27/05/2005
Total cost of works recommended								\$1,000.00			
Grounds-Berry School of Arts-Berry											
32937	25/08/2004		386875	Trees	Fair	Trees close to building	Trees to close to building and compromising the foundation of the building.	\$2,000.00	P4	B Davis	30/12/2004
46161	15/03/2006		386875		Very Poor	Drain blocked no grate	Clear brick from drain, replace missing grate, sth west side external tap.	\$200.00	P4	B McMorrow	18/05/2007
48513	10/01/2007		386875			Trees 5mtr from building roots may undermine building footings	Monitor tree roots 3 trees nth side of building consider removal (as per conservation management plan)			B McMorrow	5/12/2007
Total cost of works recommended								\$2,200.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Grounds-Community Centre-17 Birriley Street-Bomaderry											
11355	10/02/2000		387259	Vandalite	Fair	Diffusers	Diffusers need cleaning, Exterior Vandalites	\$200.00	P4	G Weller	1/07/2001
11356	10/02/2000		387259	Light fittings	Very Poor	error	Lamp blown Sylvania fitting (ladder required), Carpark Lights (rear)	\$40.00	P3	G Weller	1/07/2001
11357	10/02/2000		387259	Light fittings	Fair	Diffuser	Diffuser needs cleaning (Bucket truck required), Front Carpark Lights	\$150.00	P4	G Weller	1/07/2001
14001	2/08/2001		387259	Car park	Poor	Pot hole	Fill pot holes, Bitumen Sealed Carpark	\$200.00	P3	L Walker	7/10/2003
14825	11/06/2002		387259	Vandalite	Very Poor	Broken	Replacement, Outside vandalites (2)	\$200.00	P4	G Weller	30/05/2003
32667	24/08/2004		387259	Signs		Noticeboard	Install a notice board for the hirers and mgt cite to place notices in.	\$600.00	P4	B Davis	1/05/2007
32668	24/08/2004		387259	Signs		Sign	Install sign in accordance with approved design stating the name of the facility	\$400.00	P4	B Davis	1/05/2007
48572	15/03/2007		387259	Taps	Good	Taps	Install vandal proof tap heads - three taps surrounding the building	\$400.00	P4	B Davis	26/09/2007
Total cost of works recommended								\$2,190.00			

Grounds-Community Centre-Callala Bay

9425	11/08/1998		389879	Yard gully	Poor	grate missing	replace & screw down, Yard gully	\$20.00	P3	K Wills	1/07/2001
14415	12/06/2002		389879	Grate	Poor	Missing	Replace, Waste grate - external	\$80.00	P4	B Mullins	30/04/2003
16523	30/04/2003		389879	Sewer drainage	Poor	IO for sewer at rear of grease pit needs hot mixes	Hot mix installed around IO at grease pit, Grease Pit		P4	K Wills	30/04/2003
19002	30/07/2003		389879	Signs	Poor	Replace sign	Replace sign as per IAW SCC policy	\$500.00	P4	B Davis	28/07/2004
19007	30/07/2003		389879	Building exterior	Poor	Rubbish needs to be remove	Timber stored against rear of building, remove. (MC)	\$50.00	P4	B Davis	28/02/2004
Total cost of works recommended								\$650.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Grounds-Community Centre-North Nowa											
45616	2/01/2006		387052	Trees	Fair	Tree overhanging	Lop overhanging branches on the north eastern side - corner of hall	\$700.00	P4	B Davis	30/05/2007
46922	28/03/2006		387052	Building exterior	Very Poor	Lettering Missing	Replace Missing Letters from identification on entrance wall front	\$200.00	P4	B McMorrow	10/03/2008
47405	28/03/2006		387052	Signs		Install Sign	Install a sign - design as per previous approved and will be supplied 1500*900mm	\$1,000.00	P4	B McMorrow	1/05/2007
Total cost of works recommended								\$1,900.00			

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Grounds-Community Centre-St Georges Basin											
14012	2/12/2001		389913	Car park	Poor	Seal deteriorating	Reseal, Bitumen Sealed Carpark (Eastern side). Await advice from Development Services as to agreement with IRT for maintenance contribution.	\$4,000.00	P4	L Walker	30/08/2006
14013	2/12/2001		389913	Signs	Poor	Failing	Remark spaces and disabled logos (2 at rear NE entry), Disabled car park lines and logos	\$500.00	P4	W Beckenham	7/10/2003
15435	6/06/2002		389913	Light fittings	Poor	Bent poles/faded diffusers	Replace 5 poles and 3 lights (Quote J Knowles 12/9/02), Exterior Lights and Columns	\$2,797.00	P4	G Weller	7/10/2003
15010	7/05/2003		389913	Signs	Poor	Marking has faded	Remark 'No Parking' and hatching on bitumen leading to pathway beside disabled spaces NE entry, Car park No Standing sign	\$200.00	P4	W Beckenham	7/10/2003
19068	14/10/2003		389913	Building exterior	Poor	Exterior of building needs cleaning	Exterior of building needs to be pressure cleaned.		P4	B Davis	28/07/2004
21477	14/10/2003		389913	Fence	Poor	Crash barrier has been damaged	Repair damaged crash barrier or replace	\$400.00	P4	B Davis	28/07/2004
21478	14/10/2003		389913	Grounds	Poor	Poor stormwater drainage	Remove tree and raise stormwater pit	\$2,063.00	P4	B Davis	24/11/2003
21482	8/12/2003		389913	Grounds	Poor	Poor drainage at rear of	Install 10*2 treated pine board	\$1,250.00	P4	K Wills	30/08/2006

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Asset ID	Issue Date	Asset Ref	Asset Type	Condition	Description	Notes	Value	Priority	Responsible	Due Date
21483	8/12/2003	389913	Grounds	Poor	Cars are not staying on sealed area at rear of building	at rear to hold embankment soil out to drain. Replace existing timber which is failing. Clean out drain of soil.	\$6,000.00	P4	K Wills	30/08/2005
23118	27/07/2004	389913	Signs	Poor	Install new sign	Install new "No Parking" sign	\$200.00	P4	B Davis	30/06/2004
23119	27/07/2004	389913	Car park	Poor	Pot holes needs to repaired	Road on western end needs to be re-sheeted.	\$4,720.00	P4	B Davis	30/07/2011

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
23121	27/07/2004		389913	Road pavement	Poor	Pot holes at main entry	Pot holes at the main entry needs to be filled currently cars pull of road - remove 10min parking sign not SCC approved - install bollards - top dress with soil and seed grass	\$1,500.00	P4	B Davis	30/04/2007
23122	27/07/2004		389913			Bank at rear of building				B Davis	17/12/2003
23167	27/07/2004		389913	Building exterior	Poor	Motor vechile damage to building	Repair damage which has been caused by a motor vehicle	\$4,200.00	P4	B Davis	17/02/2004
25264	27/07/2004		389913	Landscaping	Poor	Path	Remove tree stump & construct path from centre to carpark on eastern side. Estimate received from Ken Wills - 27/07/04	\$1,400.00	P4	B Davis	30/06/2005
48971	27/07/2004		389913	Signs		Notice board and sign	Install a sign at location identified with SCC design logo and notice board on facility as per design - Also a entry sign from western and eastern entry	\$2,000.00	P4	B Davis	30/04/2008
49120	27/07/2004		389913	Paving	Poor	Path	Install a path linking western path around front of building to entry	\$3,000.00	P4	B Davis	30/03/2009
57387	26/08/2011		389913	Paths & paving	Poor	Missing link in path	Construct missing link in path approx 2 x 2 meter square (at entrance of building)	\$700.00	P4	D Sullivan	24/11/2011

Total cost of works recommended \$34,930.00

Grounds-Progress Hall

32670	24/08/2004		389924	Signs		Install Sign & Noticeboard	Install Sign & noticeboard on the facility - in accordance with approved design.	\$1,000.00	P4	B Davis	31/05/2006
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Total cost of works recommended \$1,000.00

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Grounds-Public Hall-Burrill Lake											
32669	24/08/2004		389930	Signs		Instal Notice board and sign	Install sign in accordance with approved design - stating facility name and notice board for community hirers to place notices in. Affix to the building.	\$1,000.00	P4	B Davis	9/06/2006
47149	26/06/2006		389930	Building exterior		Gas cylinders	Cage required for 45kg gas cylinder for security - require elgas lock and mk2 key	\$600.00	P4	M Freeman	15/02/2007
Total cost of works recommended								\$1,600.00			
Grounds-Public Hall-Callala Beach											
9437	10/08/1998		389797	Manhole	Fair	compressed fibro edge broken	monitor over time, Grease trap lid. Replaced July 2004	\$200.00	P3	K Wills	25/05/2012
48951	24/08/2004		389797	Signs		Notice board and sign	Install a sign and noticeboard as per design approved by SCC	\$2,000.00	P4	B Davis	30/04/2008
Total cost of works recommended								\$2,200.00			
Grounds-Public Hall-Cudmirrah/Berrara											
10832	19/11/1998		389926	Unknown	Poor	pipe flap missing	replace, Exterior drywaste pipe	\$45.00	P4	K Wills	1/07/2001
19001	15/08/2003		389926	Signs	Very Poor	New sign required	To have a new sign made and erected on existing framework. Quotes are being requested at the time.	\$250.00	P4	B Davis	28/07/2004
32672	28/08/2004		389926	Signs		Notice board	Install a noticeboard to the wall of the facility	\$500.00	P4	B Davis	30/06/2004
Total cost of works recommended								\$795.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Grounds-Public Hall-Erowal Bay											
10439	1/12/1998		388555	Stormwater drainage	Very Poor	no storm water running into next yard	install rubble drains, Downpipes / stormwater	\$900.00	P3	K Wills	1/07/2001
14005	2/02/2001		388555	Car park	Good	Routine Carpark Inspection 02/02/03	Gravel Carpark			L Walker	2/02/2001
14899	5/06/2002		388555	Vent pipe	Poor	Rusting at bottom	Replace, Sewer vent - east	\$120.00	P4	B Mullins	30/04/2003
27112	24/08/2004		388555	Trees	Good	Tree of Significance	Arborist report 20/04/03 recommends inspection every two years, Due April 2005 - Martin advises Kim Buckingham to inspect.	\$400.00	P4	B Davis	30/03/2005
Total cost of works recommended								\$1,420.00			
Grounds-Public Hall-Greenwell Point											
19063	30/09/2003		389864	Fence	Very Poor	Replace fence	Replace fencing LHS, 1500mm * 25m. Ken Wills - supported with Copper logs June 2004	\$1,500.00	P4	B Davis	23/03/2006
23168	30/09/2003		389864	Handrail	Poor	There no handrail	Construct handrail	\$1,200.00	P4	B Davis	17/02/2004
25258	26/07/2004		389864	Fence	Fair	Fencing RHS	RHS - 18 meters of Colorbond fencing. Approx \$60 metre. Remove and dispose of current timber paling fence	\$1,200.00	P5	B Davis	17/02/2005
25259	26/07/2004		389864	Fence	Fair	Rear Fence	Rear Fence - 16 metres. Replace current paling fence with Colorbond to match LHS fence. Approx \$60per meter including removal of paling fence. Fence has blown over in high winds on the 27 Oct 2004.	\$1,000.00	P5	B Davis	17/02/2005
32674	28/08/2004		389864	Signs		Install sign & noticeboard	Install sign of facility to approved design	\$1,000.00	P4	B Davis	31/05/2006
9465	23/03/2006		389864	Steps & stairs	Poor	render worn in spots	re-render steps, Front steps	\$350.00	P4	B McMorrow	30/04/2008
46300	23/03/2006		389864	Paths & paving	Very Poor	Concrete path distorted at back door causing trip hazard	cut out and re-lay section of path	\$300.00	P4	B McMorrow	12/09/2007
Total cost of works recommended								\$6,550.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Grounds-Public Hall-Huskisson											
15218	31/10/2002		389880	Trees	Poor	Arborist Report on tree	A significant tree requires regular inspection every two years. Tree is on the corner - inspection due April 2007	\$250.00	P4	B Davis	30/06/2005
27111	24/08/2004		389880	Trees	Good	Tree of Significance	Arborist report 20/4/03 recommends a arborist report every two years. Next due April 2005. Martin advises Kim Buckingham to inspect.	\$400.00	P4	B Davis	30/04/2005
49095	20/03/2006		389880	Building exterior		Install a sign and noticeboard	Install a sign and noticeboard in approved location	\$2,500.00	P4	B McMorrow	30/04/2008
Total cost of works recommended								\$3,150.00			
Grounds-Public Hall-Kangaroo Valley											
39011	6/09/2005		389865	Signs		Sign & Notice board	Install a sign and noticeboard on a freestanding sign - the sign to be in accordance with Council design and keyed locked noticeboard	\$1,725.00	P4	B Davis	17/11/2011
Total cost of works recommended								\$1,725.00			
Grounds-Public Hall-Kioloa											
14812	2/05/2002		389918	Stormwater drainage	Poor	Ground damp on west side and under building	Provide ag drain and surface drain to west side - approx. 30M long, Drainage - west	\$2,500.00	P5	B Mullins	14/11/2003
Total cost of works recommended								\$2,500.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Grounds-Public Hall-Lake Conjola											
16306	6/02/2003		389788	Paths & paving	Very Poor	Paving and decking from car park is a trip hazard	Make safe, Paving	\$300.00	P3	B Davis	28/07/2004
46267	29/03/2006		389788	Paving	Poor	Sunken pavers causing trip hazard	Re-lay pavers at top of disabled ramp (front of building)	\$200.00	P4	B McMorrow	15/08/2006
46278	29/03/2006		389788	Paths & paving	Poor	Sunken pavers and bitumen causing trip hazard	Re-lay pavers and top up sunken bitumen (loading zone nth east corner)	\$300.00	P4	B McMorrow	15/08/2006
49123	29/03/2006		389788	Signs		Sign & Noticeboard	install sign and noticeboard - in location approved by community facility officer - Ken wills will order signs and noticeboard	\$2,000.00	P4	B McMorrow	19/06/2008
Total cost of works recommended								\$2,800.00			
Grounds-Waratah Community Centre-Culburra Beach											
9081	10/08/1998		389921	Drainage	Poor	stormwater pit blocked	use electric eel to unblock pit, Rear concrete stormwater pit	\$180.00	P3	K Wills	1/07/2001
47404	1/09/2005		389921	Signs		Sign & Noticeboard	Install a sign freestanding visible for passing traffic and noticeboard on the building near the front door	\$2,000.00	P4	K Wills	1/05/2007
Total cost of works recommended								\$2,180.00			
Height Safety System-School of Arts-Berry											
48514	10/01/2007		272868	Roof	Good	Annual service	Service due in October (Installed Aug 2003)	\$200.00	P4	B McMorrow	30/10/2006
Total cost of works recommended								\$200.00			
Internal Building Components-Public Hall-Burrill Lake											
32671	24/08/2004		389802	Cupboard		Storage	Install storage cupboards on western wall - quote received by the mgt committee (MC). Cupboards to comply with access to toilets AS1428	\$4,000.00	P4	B Davis	12/04/2006
Total cost of works recommended								\$4,000.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Internal Building Components-Public Hall-Callala Beach											
16526	30/04/2003		389893	Fittings & fixtures	Poor	Annual service of Alarm	As per annual inspected, Alarm due apr 05 (Shoalcom to do)	\$250.00	P4	K Wills	30/06/2005
Total cost of works recommended								\$250.00			
internal Ceilings-Public Hall-Erowal Bay											
14940	5/06/2002		391440	Ceiling	Poor	Sagging	Fix, Ceiling lining - NE corner	\$100.00	P4	B Mullins	30/04/2003
46284	29/03/2006		391440	Lining	Very Poor	No internal lining to internal storeroom	Line with masonite to match existing internal linings to cover unsealed back of cladding (internal store room)	\$600.00	P4	B McMorrow	23/06/2009
Total cost of works recommended								\$700.00			
Internal Ceilings-Public Hall-Greenwell Point											
9469	10/08/1998		391444	Building interior	Fair	internal paintwork deteriorating	repaint interior, Internal paintwork	\$1,500.00		K Wills	30/03/2003
Total cost of works recommended								\$1,500.00			
Internal Painting-Community Centre-17 Birriley Street-Bomaderry											
11308	18/06/2002		387255	Wall	Poor	water damage to wall lining below windows	fix leak, repair wall and paint, Plasterboard wall lining south side hall	\$500.00	P4	B Mullins	30/05/2003
14947	18/06/2002		387255	Wall	Poor	Water stained & patchy	Prepare and paint - Approx. 15sq.m, Paint - Kitchen wall, ceiling & doors	\$450.00	P4	B Mullins	30/05/2003
14956	18/06/2002		387255	Batten	Poor	Repaired but not painted	Prepare and paint, Paint - Battens, north	\$180.00	P4	B Mullins	30/05/2003
Total cost of works recommended								\$1,130.00			
Internal Painting-Community Centre-Callala Bay											
19004	30/07/2003		390798	Wall	Poor	Inertnal Painting is in a poor condition	Walls are marked prepare and paint (MC)	\$2,000.00	P4	B Davis	30/01/2004
Total cost of works recommended								\$2,000.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Internal Painting-Community Centre-Huskisson											
10883	1/12/1998		393195	Ceiling	Fair	ceiling paintwork deteriorating	repaint ceiling, Kitchen paintwork	\$800.00	P4	K Wills	1/07/2001
10885	1/12/1998		393195	Wall	Fair	pine walls paintwork deteriorating	repaint walls, Stage walls	\$1,000.00	P4	K Wills	1/07/2001
10891	1/12/1998		393195	Building interior	Poor	paintwork deteriorating	repaint & repair walls & ceilings, Foyer & toilet area	\$1,500.00	P4	K Wills	1/07/2001
10895	1/12/1998		393195	Building interior	Fair	paintwork deteriorating	repaint walls & ceilings, Main office & hairdressing room	\$580.00	P5	K Wills	5/06/2002
Total cost of works recommended								\$3,880.00			
Internal Painting-Community Centre-Sholhaven Heads											
10975	24/03/2006		387202	Ceiling	Poor	water damaged	Repair & repaint after roof repairs has been completed, storeroom ceiling. (MC)	\$392.00	P4	B McMorrow	15/11/2011
Total cost of works recommended								\$392.00			
Internal Painting-Community Hall-Callala Bay											
16525	30/04/2003		390817	Wall	Poor	Faded	Prepare and repaint walls only, Walls	\$2,000.00	P4	K Wills	28/07/2004
Total cost of works recommended								\$2,000.00			
Internal Painting-Community Hall-Lake Conjola											
11352	2/05/2002		393231	Wall	Poor	repaint required	prepare and paint walls in hall & foyer Quote 4/3/00, internal walls	\$2,500.00	P4	B Mullins	29/03/2006
Total cost of works recommended								\$2,500.00			
Internal Painting-Kangaroo Valley Public Hall											
9686	16/03/2006		387261	Building interior	Poor	paintwork deteriorating	repaint interior surfaces, Interior paintwork (MC)	\$20,000.00	P4	B McMorrow	8/08/2006
Total cost of works recommended								\$20,000.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Internal Painting-Progress Hall-Callala Bay											
9436	5/06/2002		391261	Ceiling	Poor	stained from water leak	Prepare and paint, Ceiling	\$150.00	P4	B Mullins	25/05/2012
Total cost of works recommended								\$150.00			
Internal Painting-Public Hall-Burrill Lake											
10518	2/05/2002		390328	Wall	Poor	masonite sheeting primed only	apply top coat of paint, Store room walls	\$400.00	P4	B Mullins	31/01/2003
Total cost of works recommended								\$400.00			
Internal Painting-Public Hall-Erowal Bay											
46285	29/03/2006		388544	Ceiling	Poor	Paint failing	Prepare and paint all walls & ceilings throughout	\$8,960.00	P4	B McMorrow	29/11/2011
Total cost of works recommended								\$8,960.00			
Internal Painting-Public Hall-Kiola											
16043	28/08/2002		393177	Building interior	Poor	Cyclic interior painting	Repainting required, Interior painting			B Davis	1/01/2002
Total cost of works recommended											
Internal Painting-School Of Arts Building-Berry											
58741	28/02/2012		391434	Building interior	Fair	Cyclic internal Painting required every 10 years propose 2012- 2013	Colour MUST match heritage colour scheme provided by Council (as per conservation management plan) consider paint in different stages as total cost exceeds \$50,000		P4	B McMorrow	21/06/2012
Total cost of works recommended											
Internal Painting-Theatre-Milton											
46342	12/04/2006		393241	Ceiling	Poor	Water damaged ceiling	Prepare and paint ceiling after leak repair, ladies toilets	\$200.00	P4	B McMorrow	11/05/2007
Total cost of works recommended								\$200.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Internal Painting-Warratah Public Hall-Culburra Beach											
9078	10/08/1998		391495	Roof	Poor	fibro paintwork deteriorating	repaint, Roof linings (toilet area)	\$450.00	P4	K Wills	12/06/2002
9529	10/08/1998		391495	Building interior	Fair	interior paintwork deteriorating	repaint all ceilings, doors, jambs etc., Internal paintwork	\$3,500.00		K Wills	12/06/2002
Total cost of works recommended								\$3,950.00			
Internal Walls & Ceilings-Community Centre-17 Birriley Street-Bomaderry											
48538	5/03/2007		391241	Ventilation	Poor	Ventilate HWS and cleaners room	Ventilate from HWS and cleaners store through the western brick wall - to allow cross Ventilation flow - room is currently very humid. Core a hole thru the brickwork.	\$800.00	P4	B Davis	26/09/2007
Total cost of works recommended								\$800.00			
Internal Walls & Ceilings-Community Centre-Huskisson											
10884	1/12/1998		393216	Ceiling	Poor	gyprock ceiling damaged	repair & repaint ceiling, Stage ceiling	\$750.00	P4	K Wills	1/07/2001
10893	1/12/1998		393216	Ceiling	Fair	water mark on ceiling	repaint & clean marks off ceiling, Community room ceiling	\$300.00	P4	K Wills	1/07/2001
10894	1/12/1998		393216	Wall	Fair	holes in walls	install wall vents, Main office walls	\$120.00	P3	K Wills	1/07/2001
14888	5/06/2002		393216	Wall	Poor	Crack on north wall at plaster join	Patch and paint, Wall - Yoga room	\$300.00	P4	B Mullins	28/07/2004
14890	5/06/2002		393216	Structure	Poor	Water damaged	Replace damaged section - approx. 2x1m, Bulkhead - Stage	\$600.00	P4	B Mullins	28/07/2004
21466	14/11/2003		393216	Ceiling	Poor	Hole in disable toilet ceiling	Fix hole in the disabled toilet.	\$250.00	P4	B Davis	28/07/2004
Total cost of works recommended								\$2,320.00			
Internal Walls & CeilingsProgress Hall-Callala Bay											
46304	27/03/2006		391269	Verandah	Fair	Ceiling lining requires refixing at corner	Secure corner of fibro sheet, front verandah, may contain asbestos material	\$200.00	P4	B McMorrow	29/06/2007
Total cost of works recommended								\$200.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Internal Walls & Ceilings-Public Hall-Cudmirra/Berrara											
49298	9/11/2007		391283	Ceiling	Poor	One rail of suspended ceiling unsecured	Secure ceiling rail above east entrance	\$100.00	P4	B McMorrow	31/08/2008
49299	9/11/2007		391283	Ceiling	Poor	5 foam Ceiling tiles missing	Ceiling tiles not available replace with similar product or plastic light diffuser material	\$300.00	P4	B McMorrow	31/08/2008
49303	9/11/2007		391283	Ceiling	Fair	Suspended ceiling aged missing some tiles scuffed	reline the internal of the hall with gyprock plaster - batten out with timber and install a manhole - paint ceiling white on completion and have fluorescent lighting installed mounted to the ceiling	\$5,000.00	P4	B McMorrow	16/12/2008
Total cost of works recommended								\$5,400.00			
Internal Walls & Ceilings-Warratah Community Centre-Culburra Beach											
14389	12/06/2002		391289	Wall	Poor	Hole	Patch and paint, Kitchen wall	\$120.00	P4	B Mullins	30/05/2003
Total cost of works recommended								\$120.00			
Internal Walls-Public Hall-Greenwell Point											
9460	10/08/1998		391448		Poor	timber architraves rotted	replace (1/2.4m x 75 x 25) architraves, Rear store room architraves	\$50.00	P4	K Wills	30/03/2003
14464	12/06/2002		391448		Poor	Missing x 350mm	Replace, Skirting - Entry	\$200.00	P4	B Mullins	30/05/2003
Total cost of works recommended								\$250.00			
Internal Walls-Public Hall-Kangaroo Valley											
9693	25/09/1998		393227	Lining	Fair	linings deteriorating	reline walls, Front room linings	\$1,500.00	P5	K Wills	18/06/2002
Total cost of works recommended								\$1,500.00			
Ken Furness Building-School of Arts-Nowra											
35571	30/03/2005	PH	156560				Routine Inspection 31/03/05			B McMorrow	30/03/2005

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35824	30/03/2005	PH	156560	Decking	Very Poor	Verandah decking unsafe	Install temporary plastic safety mesh to exclude access along verandah. (CAMS# 184103).	\$250.00	P3	B McMorrow	25/05/2005
47159	26/06/2006	PH	156560			Routine Inspection	Building may be beyond economical repair			D Keating	26/06/2006

Total cost of works recommended \$250.00

Kitchen-Community Centre-17 Birriley Street-Bomaderry

9410	10/08/1998		387257	Sink	Poor	spout comes off	replace spout, Kitchen sink	\$180.00	P3	K Wills	1/07/2001
11225	2/08/2000		387257	Door	Very Poor	pad bolt missing, kitchen side	replace pad bolt, kitchen side, Door meals-on-wheels to kitchen		P3	W Beckenham	1/07/2001
48080	12/04/2006		387257	Plumbing		Basin in kitchen	Provide hot & cold water through a common mixing spout to hand wash basin in the kitchen - ensure pipe is either chase into the wall or stands off the wall 25mm in saddles to allow easy cleaning.	\$350.00	P4	J Haig	18/05/2007

Total cost of works recommended \$530.00

Kitchen-Community Centre-Callala Beach

23172	20/02/2002		390818	Kitchen	Poor	Poor ventilation in kitchen	Install extraction fan in kitchen ducted through the roof to improve the ventilation in the kitchen.	\$800.00	P4	B Davis	26/04/2007
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Total cost of works recommended \$800.00

Kitchen-Community Centre-St Georges Basin

10458	4/11/1998		401289	Tiles	Very Poor	skirting tile has come away from wall	refix loose tile & grout, Bubbler skirting tiles	\$25.00	P4	M Savoca	28/07/2004
55802	6/01/2011		401289	Electrical appliances	Poor	stove	Replace gas stove	\$5,000.00	P4	Brad Davis	1/02/2011

Total cost of works recommended \$5,025.00

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Kitchen-Progress Hall-Callala Bay											
9433	10/08/1998		391262	Tiles	Fair	some cracked tiles	replace (12 off) tiles & reglue others, Kitchen tiles	\$80.00	P4	K Wills	5/06/2002
23125	17/10/2003		391262	Kitchen	Poor	Tap leaking in Kitchen	Repair leaking tap in kitchen. (MC)	\$120.00	P4	B Davis	30/07/2004
46311	24/08/2004		391262	Tiles	Very Poor	Tile grout failing in kitchen splashbacks	Re-grout tiles	\$100.00	P4	B Davis	31/01/2009
48548	24/08/2004		391262	Kitchen	Poor	Kitchenette needs upgrading	Refurbish kitchenette - install new cabinets, bench tops floor covering, lighting and power upgrade and retile splashbacks. Estimate \$14,000 include defect 48549 and seek agreement of progress for \$5000 donation with \$9000 to pay the balance	\$9,000.00	P4	B Davis	15/12/2009
48549	24/08/2004		391262	Hot water system		Hot water service inoperable	Install a Zip or similar hot water unit over sink when kitchen is refurbished.	\$1,500.00	P4	B Davis	31/01/2009
Total cost of works recommended								\$10,800.00			

Kitchen-Public Hall-Burrill Lake

14347	28/05/2002		390324	Electrical appliances	Poor	Inoperative	Replace thermostat, Kitchen - Oven/Stove	\$150.00	P4	A Gilkes	30/01/2003
14391	28/05/2002		390324	Electrical appliances	Poor	Deteriorated condition	replace (repair by others), Oven	\$800.00		A Gilkes	30/01/2003
Total cost of works recommended								\$950.00			

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
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Kitchen-Public Hall-Cudmirrah/Berrara

10839	19/11/1998		390959	Cupboard	Poor	cupboards damaged by water penetration	repair cupboards & draws after sealing brickwork & exhaust fan, Kitchen cupboards	\$800.00	P4	K Wills	18/06/2002
18998	15/08/2003		390959	Cupboard	Poor	Water damaged to kitchen cupboard	To investigate cause of moisture behind kitchen cupboards. Is evidence of	\$1,000.00	P4	B Davis	30/07/2004

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previous problem that has been rectified and cupboards require cleaning or is there evidence of new issue. Pressure test pipes to ensure they are not leaking. Seal back of brick work with an approved membrane system. Provide a ventilation system (whirlybird) to extract air due to building being closed up for extended periods of time. Provide advise on condition of cupboards and estimate of cost if work deemed necessary. Please liaise with Jackie Drew on 4441 1189 to arrange suitable time for access

Total cost of works recommended \$1,800.00

Kitchen-Public Hall-Erowal Bay

14939	5/06/2002	388550	Seat	Poor	End panel missing	Replace, Bench seat - Near kitchen	\$150.00	P4	B Mullins	30/04/2003
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Total cost of works recommended \$150.00

Kitchen-Public Hall-Kangaroo Valley

9692	16/03/2006	387153	Fittings & fixtures	Poor	no base shelf under fridges, 2 cupd. doors missing & loose tiles	install shelf & doors, reglue tiles, Kitchen base (MC)	\$616.00	P4	B McMorrow	3/11/2011
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Total cost of works recommended \$616.00

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By
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Kitchen-Public Hall-Kiola

14810	2/05/2002	393186	Tiles	Poor	Missing on expansion joint	Fill with silicone, Tile grout - Kitchen (MC)	\$80.00	P4	B Mullins	14/11/2003
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Total cost of works recommended \$80.00

Kitchen-Public Hall-Manyana

47873	5/03/2006	387566	Kitchen	Poor	Kitchen old deteriorated	Replace kitchen	\$7,000.00	P4	B McMorrow	30/03/2009
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doors missing

Total cost of works recommended \$7,000.00

Main Hall & Stage-Level 1-Berry School of Arts-Berry

14960	18/06/2002	388649	Door	Poor	Binding	Plane and paint, Exit door - SW	\$120.00	P4	B Mullins	10/12/2004
16493	30/05/2003	388649	Light fittings	Poor	two lights are not working plus one exit light not working	replace globes, Main Hall	\$50.00	P4	J Knowles	30/05/2003
16494	30/05/2003	388649	Light switches	Poor	Left hand side of stage broken light switch	Replace light switch, Steps	\$80.00	P4	J Knowles	30/05/2003
46155	15/03/2006	388649	Window	Poor	Cover strip missing allowing vine to grow thru top of window.	Remove vine and fit missing cover strip to inside of window, nth side main hall.	\$280.00	P4	B McMorrow	20/06/2012
57619	25/10/2011	388649		Poor	Cyclic internal painting required to main hall walls 384m2 & Ceilings 278m2 every 10 years due approx 2011	Budget for future painting requirements includes mezzanine area, colour MUST match Heritage colour scheme provided by Council (as per coservation management plan)	\$27,000.00	P4	B McMorrow	21/06/2012

Total cost of works recommended \$27,530.00

Main Hall Carpet

46270	28/03/2006	387042	Floor covering	Poor	Carpet fraying	Trim carpet and install edge strips where carpet joins ceramic tiles and vinyl flooring.	\$250.00	P4	B McMorrow	29/06/2007
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Total cost of works recommended \$250.00

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Male Amenities-Public Hall-Erowal Bay											
14937	5/06/2002		388551	Floor	Poor	Failed	Prepare and paint, Floor paint - Male & Female	\$500.00	P5	B Mullins	30/04/2003
14938	5/06/2002		388551	Vanity	Poor	Rusting	Replace, Vanity basin - Male	\$250.00	P5	B Mullins	30/04/2003
Total cost of works recommended								\$750.00			
Meeting Room 1-Level 1-Berry School of Arts-Berry											
16492	30/05/2003		388646	Light fittings	Poor	Upgrade	2 x single 38w, Meeting Rooms	\$50.00	P4	J Knowles	30/05/2003
14958	15/03/2006		388646	Floor	Poor	Floor Sinking at entry meeting room	Repair Sinking section, pack bearers at entry - Meeting room 1 - replace joists all rotted out on southern side and replace some flooring - Oct 07	\$4,500.00	P4	B McMorrow	1/10/2007
49213	12/06/2007		388646	Threshold	Poor	Floor sinking at threshold in committee room joist seems to have collapsed beneath floor	Cut effected section of floor and investigate condition of bearers and joist		P3	G Weller	31/12/2007
49214	8/10/2007		388646	Floor	Poor	Floor sinking buckling entrance to meeting room 1	Cut effected area of flooring out, inspect under floor for damage to bearers and joist and repair, Re-use of all materials for flooring as Heritage listed	\$2,500.00	P3	B McMorrow	31/12/2007
49216	8/10/2007		388646	Floor	Poor	sand and polish new timbers installed in front room	sand and polish new timbers installed in front room flooring after sub floor ventilation has been installed	\$1,000.00	P4	B McMorrow	29/06/2009
Total cost of works recommended								\$8,050.00			
Men's Toilet-Community Centre-St Georges Basin											
10456	4/11/1998		401292	Door	Very Poor	bottom rail on door missing, door split & delaminating	fix metal plates both sides of door, Mens toilet	\$65.00	P3	M Savoca	28/07/2004
15436	6/06/2002		401292	Ventilation	Poor	Broken grill	Replacement (Inspected OK), Toilet exhaust fan	\$100.00	P4	G Weller	28/07/2004
Total cost of works recommended								\$165.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Metal Roofing-Berry School of Arts-Berry											
10496	3/11/1998		386779	Roof	Poor	flashing leaking near ridge	lift lead flashing & silicone to roof, Kitchen roof	\$60.00	P4	M Savoca	1/07/2001
10497	3/11/1998		386779	Roof	Fair	birds entering roof vents	install mesh grilles, Roof vents	\$350.00	P4	M Savoca	10/12/2004
16060	15/11/2001		386779	Roof	Poor	No safety anchor system existing	Install safety anchors and ladders for safe working on roof (Quote \$9,500 29/4/03), Roof safety anchors	\$9,500.00	P4	W Beckenham	7/10/2003
11349	18/06/2002		386779	Gutter	Poor	minor rusting box gutter Northeast corner	clean sreat and repaint box gutter, awning box gutter	\$150.00	P4	B Mullins	10/12/2004
48511	10/01/2007		386779	Roof	Good	Cyclic roof anchor servicing	Annual service of roof anchor system, due October (system installed Aug 2003)	\$200.00	P4	B McMorrow	30/10/2005
Total cost of works recommended								\$10,260.00			
Metal Roofing-Community Centre-Callala Beach											
9444	10/08/1998		390814	Gable	Poor	loose roof end	rescrew curved barge roll, Eastern gable	\$80.00	P3	K Wills	1/07/2001
16335	29/04/2003		390814	Roof	Poor	No safety anchor system existing	Install safety anchors and ladders for safe working on roof (Quote \$2,980 29/4/03), Roof safety anchors	\$2,980.00	P4	W Beckenham	7/10/2003
Total cost of works recommended								\$3,060.00			
Metal Roofing-Public Hall-Cudmirrah/Berrara											
14969	18/06/2002		390964	Roof	Poor	Hole in sheet above mens toilet. Leaking into mens.	Repair, Roof	\$400.00	P4	B Mullins	7/10/2003
Total cost of works recommended								\$400.00			
Metal Roofing-Public Hall-Kangaroo Valley											
9695	25/09/1998		387159	Gutter	Fair	laps in old iron rusting out	reroof & regutter complete building & replace downpipes, Roof & guttering	\$15,000.00	P4	K Wills	1/07/2001
9699	25/09/1998		387159	Gable	Very Poor	finial hanging off barge	secure to barge, West gable	\$200.00	P3	K Wills	1/07/2001
9703	25/09/1998		387159	Roof	Poor	birds entering roof area	seal off vents with wire mesh, Roof vents	\$240.00	P4	K Wills	1/07/2001
Total cost of works recommended								\$15,440.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Mezzanine Balcony-Level 2-Berry School of Arts-Berry											
46153	15/03/2006		388654	Building interior	Very Poor	Panel missing, cover strip unsecure	Replace missing panel and re-secure cover strips, facade mezzanine.	\$250.00	P4	B McMorrow	1/11/2007
49215	25/03/2008		388654	Balustrade	Poor	Movement in handrail to mezzanine balcony does not comply with BCA	Engineer to inspect and design appropriate measures to reinforce/strengthen handrail to comply (must consider heritage value and conservation management plan) M.C to be informed balcony should be closed until certified for compliance - structural engineer report received and design to strengthen - Ken wills to coordinate	\$12,000.00	P4	D Leahy	1/04/2008
Total cost of works recommended								\$12,250.00			
Mezzanine-School of Arts-Nowra											
35644	30/03/2005		393319	Balustrade	Poor	Cast iron balustrade to mezzanine not adequately secured to railing (Has fallen out previously!)	Balcony balustrade is held at handrail by small pins (worn) Securely screw top of balustrade to hand rail. (CAMS# 184118).	\$400.00	P3	B McMorrow	25/05/2005
Total cost of works recommended								\$400.00			
Nth Side Verandah-Community Centre											
10516	9/02/2000		387436	Verandah	Poor	paintwork peeling, some minor rusting	prepare and repaint handrails and mesh infill, Verandah and walkway handrails	\$1,400.00	P5	W Beckenham	1/07/2001
Total cost of works recommended								\$1,400.00			
Path 02-Huskisson Community Centre and Pre-school											
10896	1/12/1998		383973	Paving	Poor	grass growing everywhere	use roundup & gerni all pavers & driveway, Outside pavers	\$250.00	P4	K Wills	1/07/2001
Total cost of works recommended								\$250.00			

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Path 1-Berry School of Arts											
14486	2/08/2001		388636		Poor	Bollard in path of travel	Modify colour of bollard to achieve 30% luminance., AA 3.1.2 Approach to hall	\$100.00		Access Aust	30/06/2008
10489	18/06/2002		388636	Paving	Poor	edge paver section - loose	secure edge pavers, Pavers (north side)	\$280.00	P4	B Mullins	10/12/2004
46152	15/03/2006		388636	Paving	Poor	Missing paver some cracked,broken ,distorted	Relay pavers as required, nth east corner of path.	\$280.00	P4	B McMorrow	21/06/2012
Total cost of works recommended								\$660.00			
Paths & Pathways-School of Arts-Nowra											
35651	30/03/2005		393264	Paths & paving	Poor	Trip hazard	Repaint concrete slab edge at rear exit west	\$50.00	P4	B McMorrow	30/06/2006
Total cost of works recommended								\$50.00			
Pergola-Public Hall-Greenwell Point											
35129	31/01/2005	P	158608			Routine Inspection 31/01/05				B McMorrow	31/01/2005
46971	23/03/2006	P	158608			Routine Inspection 23/03/2006				B McMorrow	23/03/2006
Total cost of works recommended											
Progress Hall-73 Boorawine Tce-Callala Bay											
46314	27/03/2006	PH	292			Routine inspection 27/03/2006				B McMorrow	27/03/2006
Total cost of works recommended											
Public Hall-19 King George St-Erowal Bay											
46287	29/03/2006	PH	295			Routine Inspection 29/03/2006				B McMorrow	29/03/2006
Total cost of works recommended											
Public Hall-32 Collier Dr-Cudmirrah/Berrara											
47087	12/04/2006	PH	294			Routine Inspection 12 /04 2006				B McMorrow	12/04/2006
Total cost of works recommended											

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Public Hall-83 Greenwell Point Rd-Greenwell Point										
46412	23/03/2006	PH	296			Routine inspection 23/03/2006				B McMorrow 23/03/2006

Total cost of works recommended

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By
Public Hall-Culburra Beach										
9451	10/08/1998	PH	209	Fence	Very Poor	paling fence falling down	renew fence (40 metres), Boundary fence	\$1,600.00	P4	K Wills 1/07/2001
9452	10/08/1998	PH	209	Wall	Fair	paintwork deteriorating	repair & repaint patches in walls, Outside walls	\$550.00	P5	K Wills 1/07/2001
9454	10/08/1998	PH	209	Wall	Poor	hole in wall	patch & repaint, Fibro wall (eastern side)	\$60.00	P4	K Wills 1/07/2001
9455	10/08/1998	PH	209	Floor	Poor	old timber & rubbish under floor	remove & dump, Sub floor area	\$200.00	P4	K Wills 1/07/2001
9457	10/08/1998	PH	209	Cupboard	Fair	paintwork deteriorating	paint doors - under sink, Kitchen cupboard doors	\$100.00	P4	K Wills 1/07/2001
9458	10/08/1998	PH	209	Whole building	Fair	paintwork deteriorating	repaint, Toilets (male & female)	\$900.00	P5	K Wills 12/06/2002
13285	3/06/1999	PH	209	Light fittings	Very Poor	Not operating	Repair, Exit Light	\$120.00	P3	P Richardson 1/07/2001
13286	3/06/1999	PH	209	Light fittings	Very Poor	5 Not operating	Repair, Emergency Lights	\$400.00	P3	P Richardson 1/07/2001
13287	3/06/1999	PH	209	Electrical appliances	Fair	2 Not operating	Repair/replace elements, Strip heaters	\$100.00	P4	P Richardson 1/07/2001
13288	3/06/1999	PH	209	Light fittings	Fair	Not operating back side	Repair/replace elements, Exterior lights	\$100.00	P3	P Richardson 1/07/2001
13289	3/06/1999	PH	209	Electrical appliances	Poor	No knobs on controller	Replace knobs, Stove	\$50.00	P4	P Richardson 1/07/2001
15372	3/08/2001	PH	209	Paths & paving	Poor	No accessible path, carpark or signage	Modify to comply., AA 3.1.1 Approach	\$1,270.00		Access Aust 25/05/2012
15373	3/08/2001	PH	209	Threshold	Poor	Landing not level. Ramp, threshold step and door knob do not comply	Modify to comply., AA 3.1.2 Main entry	\$1,905.00		Access Aust 25/05/2012
15374	3/08/2001	PH	209	Threshold	Poor	Clear door opening, threshold step and ramp do not comply, no path to driveway	Modify to comply. Provide path to driveway, AA 3.1.3 Rear entry	\$1,905.00		Access Aust 25/05/2012
15375	3/08/2001	PH	209	Threshold	Poor	Switch positions and stage access do not comply	Modify to comply. Provide equitable access, AA 3.2.1 Hall	\$57,150.00		Access Aust 25/05/2012

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15376	3/08/2001	PH	209	Kitchen	Poor	Clear door opening, sink height, tap position, door knob style & position do not	Modify to comply., AA 3.2.2 Kitchen	\$2,286.00		Access Aust	25/05/2012
15377	3/08/2001	PH	209	Toilet	Poor	Stairs, clear door opening, nibs and door knob style & position do not comply. U	Modify to comply., AA 3.3.1 Male & female toilets	\$22,860.00		Access Aust	25/05/2012
9453	12/06/2002	PH	209	Window	Very Poor	timber window rotted	replace with aluminium window, Rear side window	\$600.00	P4	B Mullins	30/06/2003
Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
9456	12/06/2002	PH	209	Ceiling	Good	water damage to one panel	replace sheet with fibro & repaint, Internal canite ceiling	\$150.00		B Mullins	14/05/2003
14395	12/06/2002	PH	209	Wall	Poor	Broken	Replace and paint approx. 1.8mx150mm, Cladding - East under door	\$200.00	P4	B Mullins	14/05/2003
14396	12/06/2002	PH	209	Door	Poor	Failing	Prepare and paint, Paint - Front brickwork and rear door	\$550.00	P4	B Mullins	28/07/2004
14397	12/06/2002	PH	209	Cladding	Poor	Rust	Prepare, apply rust inhibitor and paint, Cladding - rear	\$800.00	P4	B Mullins	28/07/2004
14398	12/06/2002	PH	209	Building exterior	Poor	Cracked, failed in places	Prepare and paint in exterior of building, Paint - General	\$6,500.00	P4	B Mullins	30/06/2004
14399	12/06/2002	PH	209	Seat	Poor	Water damaged, swelling	Replace x 3m, Bench - Kitchen	\$450.00	P4	B Mullins	30/06/2003
10938	13/06/2002	PH	209	GPO	Fair	Old	Replacement, Kitchen - GPO	\$70.00	P5	G Weller	30/05/2003
14322	13/06/2002	PH	209	Light fittings	Poor	Old	Replacement, Exit Light	\$200.00	P4	G Weller	30/05/2003
14323	13/06/2002	PH	209	Light fittings	Poor	very old	Replacement, Main Hall - Exit Light	\$200.00	P4	G Weller	30/05/2003
14324	13/06/2002	PH	209	Light fittings	Poor	Old and rusty	Replacement, Ladies Toilet - Fluor Lights (2)	\$300.00	P5	G Weller	30/05/2003
14325	13/06/2002	PH	209	Light fittings	Poor	Old and rusty	Replacement, Men's Toilet - Fluor Lights (2)	\$300.00	P5	G Weller	30/05/2003
14326	13/06/2002	PH	209	Light fittings	Poor	Very old	Replacement, Rear exterior - Light Fittings	\$250.00	P4	G Weller	30/05/2003
14327	13/06/2002	PH	209	Earthing	Very Poor	Broken earth stake	Replacement, Switchboard - Main earth	\$150.00	P3	G Weller	30/05/2003
19025	25/09/2003	PH	209	Drainage	Poor	Replace drain cover	Replace drain cover	\$150.00	P4	B Davis	28/07/2004
19026	25/09/2003	PH	209	Bathroom		Supply and install baby table fold down	Permission has been granted to the play group to fund baby table. Letter sent (MC)	\$800.00	P4	B Davis	23/03/2006
21461	25/09/2003	PH	209	Fence	Poor	Fencing LHS in poor	Replace 1500mm timber paling	\$1,500.00	P4	B Davis	28/07/2004

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46294	23/03/2006	PH	209	Gate	Poor	Gates jambing	Replace plastic sleeve and adjust gates.	\$224.00	P4	B McMorrow	25/05/2012
46295	23/03/2006	PH	209				Routine Inspection 23/3/2006			B McMorrow	23/03/2006
52538	9/04/2009	PH	209	Cladding	Poor	F.C.M found underneath building may contain asbestos Removed to WorkCover regulations	Removed A.C.M to WorkCover regulations		P3	D Keating	9/04/2009
53420	29/09/2009	PH	209	Whole building	Fair	Future asbestos removal required	Future works to make building asbestos free	\$61,800.00		D Keating	25/05/2012
46290	11/01/2012	PH	209		Good	FC sheet cladding, soffit, intenal walls,ceilings may contain asbestos	Monitor			B McMorrow	25/05/2012

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
52529	11/01/2012	PH	209	Lining	Good	Front entry to building is lined in F.C.M, and may contain asbestos,	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012
52530	11/01/2012	PH	209	Door	Good	Old doorway at eastern end of kitchen is now enclosed with F.C.M - may contain asbestos	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012
52531	11/01/2012	PH	209	Toilet	Good	Toilet walls and ceilings are F.C.M may contain asbestos	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012
52532	11/01/2012	PH	209	Partition	Good	Toilet partitions are compressed F.C.M may contain asbestos	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012
52533	11/01/2012	PH	209	Lining	Good	Exit door hall way area to the east of toilets is F.C lining may contain asbestos	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012
52534	11/01/2012	PH	209	Gable	Good	External gable ends are F.C.M may contain asbestos	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012
52535	11/01/2012	PH	209	Cladding	Good	External wall cladding is F.C.M may contain asbestos	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012
52536	11/01/2012	PH	209	Soffit lining	Good	Soffit linings are F.C.M may contain asbestos	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012
52537	11/01/2012	PH	209	Electrical meter box	Good	Electrical metre box backing board contains asbestos	Monitor, re-inspect every 12 months			B McMorrow	25/05/2012

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52919	11/01/2012	PH	209	Lining	Good	Foyer addition and store rooms are lined with FCM may contain asbestos	Monitor, reinspect every 12 months			B McMorrow	25/05/2012
58516	12/01/2012	PH	209	Building exterior	Fair	Cyclic external painting required every 10 years due approx 2014	Budget for future painting requirements	\$8,000.00	P3	B McMorrow	25/05/2012
58517	12/01/2012	PH	209	Building interior	Poor	Cyclic internal painting required every 10 years due approx 2012		\$12,000.00	P4	B McMorrow	25/05/2012
58518	12/01/2012	PH	209	Amenities	Very Poor	Amenities require complete renovation and need to comply with AS1428	Demolish and re-design and construct to comply, Warning: some elements contain asbestos, consult asbestos register	\$100,000.00	P4	B McMorrow	25/05/2012
58521	12/01/2012	PH	209	Car park	Poor	No off street parking provided	provide off street parking at rear	\$35,000.00	P4	B McMorrow	25/05/2012
Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
58523	12/01/2012	PH	209	Gutter	Fair	Cyclic gutter cleaning required every 4 months due approx 2012	Clear gutters every 4 months	\$400.00	P4	MCMORROW	25/05/2012
58524	12/01/2012	PH	209	Kitchen	Poor	Kitchen deteriorated requires replacement	Replace kitchen to comply with public health regulations also consider AS1428 for accesability	\$20,000.00	P4	B McMorrow	25/05/2012
58525	12/01/2012	PH	209	Paths & paving	Poor	No accessible pathways provided	excavate form and finish accessible pathways around building as required	\$15,000.00	P4	B McMorrow	25/05/2012
58526	12/01/2012	PH	209	Floor	Poor	Timber floor finish deteriorated	Sand and seal floor	\$4,500.00	P4	B McMorrow	25/05/2012
58527	12/01/2012	PH	209	Whole building	Fair	Electrical wiring deteriorating requires future replacement	Re-wire building	\$12,000.00	P2	B McMorrow	25/05/2012
58528	12/01/2012	PH	209	Building interior	Poor	Internal linings to walls and ceilings are masonite bowing and deteriorating requires re-line	Remove internal linings and replace with gyprock consider replacement of wiring and elec fixtures	\$32,000.00	P2	B McMorrow	25/05/2012
58531	12/01/2012	PH	209	Building interior	Poor	Electrical heaters x 8 old deteriorating require furure replacement	Consider no replacement or replace with gas	\$1,800.00	P3	B McMorrow	25/05/2012
58532	12/01/2012	PH	209			Fluro lighting x 8 past life expectancy require future replacement				B McMorrow	25/05/2012
58533	12/01/2012	PH	209	Electrical fixtures	Poor	Ceiling fans x 4 past life	Budget for future possible	\$1,500.00	P3	B McMorrow	25/05/2012

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58534	12/01/2012	PH	209	Roof	Fair	Metal roofing deteriorating due for replacement approx 2022	replace approx 177m2 roofing	\$17,700.00	P1	B McMorrow	25/05/2012
Total cost of works recommended								\$440,840.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Public Hall-Off lane to Carpark-Vincentia											
10441	2/12/1998	PH	365	Eaves	Poor	eaves lining falling down	renail eaves, Eaves	\$50.00	P3	K Wills	1/07/2001
10442	2/12/1998	PH	365	Fascias & barges	Poor	fascia board loose	renail all fascias, Fascia board	\$150.00	P3	K Wills	1/07/2001
10443	2/12/1998	PH	365	Building exterior	Poor	spider webs all over blockwork	wash & broom down blockwork, Exterior blockwork	\$250.00	P4	K Wills	1/07/2001
10444	2/12/1998	PH	365	Fascias & barges	Poor	paintwork deteriorating	repaint fascias, Fascia board	\$300.00	P4	K Wills	1/07/2001
10877	2/12/1998	PH	365	Door	Very Poor	door jamb rotten	replace stile & repaint, Rear door jamb	\$200.00	P4	K Wills	1/07/2001
10878	2/12/1998	PH	365	Door	Very Poor	doorways not used	screw fix old doors shut on inside (boarded up on outside), Old doorways	\$60.00	P3	K Wills	1/07/2001
10879	2/12/1998	PH	365		Very Poor	no fire extinguishers	install two extinguishers - one water & one CO2, Fire extinguishers	\$450.00	P3	K Wills	1/07/2001
10881	2/12/1998	PH	365	Fascias & barges	Fair	barge rolls rusting out	replace barge rolls, Barge roll	\$1,000.00		K Wills	1/07/2001
13294	31/05/1999	PH	365	Electrical appliances	Fair	Large element no support	Install element support, Stove	\$50.00	P4	P Flack	1/07/2001
15596	18/07/2001	PH	365	Floor covering	Poor	Carpet is spongy	Ensure surface is traversable by wheelchair, AA 3.2.1	\$2,540.00		Access Aust	30/06/2011
14869	5/06/2002	PH	365	Vanity	Poor	Leaking	Replace washer, Vanity tap - Ladies	\$80.00	P3	B Mullins	30/05/2003
14873	5/06/2002	PH	365	Cupboard	Poor	Delaminating	Replace - 3m long, Laminate bench - Kitchen	\$500.00	P5	B Mullins	30/05/2003
14874	5/06/2002	PH	365	Fascias & barges	Poor	Loose	Fix, Barge roll - SW corner	\$100.00	P4	B Mullins	30/05/2003
14875	5/06/2002	PH	365	Gutter	Poor	Leaf litter	Clean, Gutters	\$100.00	P4	B Mullins	30/05/2003
15425	6/06/2002	PH	365	Light fittings	Fair	Old	Replacement (Inspected not required JK), Fluorescent Lights (8 off)	\$750.00		G Weller	30/05/2003
21471	21/11/2003	PH	365	Light fittings	Poor	Lack of lighting at front of building	Please investigate whether a light pole and flood light can be erect in carpark or install a sensor light at front of building.	\$250.00	P4	B Davis	30/06/2004
26626	24/08/2004	PH	365	Electrical fixtures	Fair	Supply & Install RCD's in power circuits	Supply and install 4 one phase RCD'S in power circuits	\$1,200.00	P4	B Davis	30/06/2008
32675	24/08/2004	PH	365	Signs		Install Sign & Noticeboard	Install approved design sign and noticeboard to building.	\$1,000.00	P4	B Davis	31/05/2006

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
10880	23/03/2006	PH	365	Roof	Poor	custom orb roof sheeting has minor rust spots	replace half the roof sheeting which has rusted out on the laps in the older roof area	\$3,360.00	P4	B McMorrow	30/06/2011
46398	23/03/2006	PH	365	Paths & paving	Very Poor	Trip hazard to path at front door	Replace raised section of concrete at front door.	\$250.00	P4	B McMorrow	1/05/2007
46400	23/03/2006	PH	365	Kitchen	Poor	Kitchen cupboard door off hinges, others missing 3 knobs	Re-fit door and replace 3 door knobs	\$224.00	P4	B McMorrow	30/06/2011
46401	23/03/2006	PH	365	Gutter	Poor	Leaf litter in gutters	Clean out gutters	\$150.00	P4	B McMorrow	30/04/2007
46402	23/03/2006	PH	365	Wall	Poor	Graffiti sprayed on nth external wall	Paint over graffiti (match existing colour)	\$280.00	P4	B McMorrow	30/06/2011
46403	23/03/2006	PH	365	Light fittings	Very Poor	External light at front entrance hanging by wires, light past life expectancy	Replace fitting with 'Cellulites' at front entrance door	\$300.00	P4	B McMorrow	18/08/2006
46404	23/03/2006	PH	365	Signs	Very Poor	Ladies sign missing from entrance door	Replace missing sign, external toilet door	\$80.00	P4	B McMorrow	29/06/2007
46405	23/03/2006	PH	365			Routine Inspection 23/03/2006				B McMorrow	23/03/2006
47407	23/03/2006	PH	365	Building interior	Very Poor	Remove old furniture	remove old orange chairs that are no longer required - contact Meredith ext 3463 re details.	\$224.00	P4	B McMorrow	30/06/2011
47408	23/03/2006	PH	365	Electrical appliances	Good	Stove	Meredith to advise on usage of stove - remove if no longer required.	\$112.00	P4	B McMorrow	30/06/2011
48552	23/03/2006	PH	365	Kitchen	Poor	Kitchen	Refurbish kitchen - replace cabinets, bench top, tiling and electrical - install zip hot water boil.	\$13,440.00	P4	B McMorrow	30/06/2011
Total cost of works recommended								\$27,450.00			

Public Hall-Osborne Park-177 Moss Vale Rd-Kangaroo Valley

46422	16/03/2006	PH	297			Routine Inspection 16/03/2006				B McMorrow	16/03/2006
Total cost of works recommended											

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Public Hall-Princess Ave Sth-Burrill Lake											
46333	12/04/2006	PH	298			Routine Inspection 12/04/2006				B McMorrow	12/04/2006
Total cost of works recommended											
Public Hall-Yulunga Hall-195 Sunset Strip-Manyana											
14009	31/01/2001	PH	299	Car park	Good	Routine Carpark Inspection 31/01/01	Bitumen Sealed Carpark (future CWP approx cost \$30,000)	\$0.00		L Walker	31/01/2001
46921	5/03/2006	PH	299			Routine Inspection 05/03/2006				B McMorrow	5/03/2006
48334	6/09/2006	PH	299			Routine Inspection 06/09/2006				B McMorrow	6/09/2006
Total cost of works recommended								\$0.00			
Roof Drainage-Community Centre-17 Birriley Street-Bomaderry											
11310	8/09/1999		391243	Stormwater drainage	Very Poor	discharging onto ground	install storm water pipe to pit 7m away, down pipe north side verandah	\$350.00	P3	W Beckenham	1/07/2001
9408	18/06/2002		391243	Gutter	Poor	gutters loose on brackets	clip back & install metal straps to gutter top or relpace gutter, Rear gutters	\$170.00	P3	B Mullins	30/05/2003
21489	4/12/2003		391243	Downpipe	Poor	Downpipe not working	Downpipe on Eastern side of building near kitchen needs cleaning.	\$200.00	P4	B Davis	5/11/2004
21490	4/12/2003		391243	Downpipe	Poor	Connect downpipe to drain	Downpipe on Western side of building. Water lays on ground. Connect drain from western side to northern side	\$300.00	P4	B Davis	30/08/2005
23976	14/04/2004		391243	Gutter	Very Poor	Box gutter over main doorway is very rusted	Replace box gutter	\$400.00	P4	B Davis	30/08/2005
48543	5/03/2007		391243	Gutter	Very Poor	Gutter	replace guttering to the front south western side of building - quad and bottom has rusted through.	\$750.00	P4	B Davis	26/09/2007
50548	8/08/2008		391243	Gutter	Very Poor	Box gutters	replace box gutters where they failed and repair damage to internal ceiling	\$4,000.00	P4	B Davis	31/10/2008
Total cost of works recommended								\$6,170.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Roof Drainage-Community Centre-Callala Bay											
14414	12/06/2002		390794	Downpipe	Poor	Damaged at bottoms	Repair x 8, Downpipes	\$350.00	P4	B Mullins	30/04/2003
16522	30/04/2003		390794	Downpipe	Poor	Concrete around downpipe waste outlet has been damaged X 4	Construct concrete pads around downpipe, Downpipe		P4	K Wills	30/04/2003
16524	30/04/2003		390794	Gutter	Poor	Gutters full of leaves	Clean gutters, Gutters		P4	K Wills	30/04/2003
19005	30/07/2003		390794	Downpipe	Poor	Downpipes are damaged	Repair downpipes, connector on 4 downpipes are missing	\$1,000.00	P4	B Davis	28/07/2004
19009	30/07/2003		390794	Gutter	Poor	Guttering needs cleaning	Guttering needs to be clean and also install gutter guard	\$500.00	P4	B Davis	28/07/2004
Total cost of works recommended								\$1,850.00			
Roof Drainage-Community Centre-Callala Beach											
9438	10/08/1998		391270	Gutter	Very Poor	gutter pulled down	repair back to clips, Roof gutter	\$50.00	P3	K Wills	1/07/2001
9442	10/08/1998		391270	Gutter	Very Poor	gutter clips coming off	refix gutter clips, Gutter clips	\$180.00	P3	K Wills	1/07/2001
21472	20/11/2003		391270	Gutter	Poor	Gutter clips needs to be refixed to roof	Gutter needs to be refixed to roof. Damage was cause by high winds.	\$120.00	P4	B Davis	28/07/2004
48950	24/08/2004		391270	Gutter	Poor	Guttering	Refit guttering that has been pulled down in general around the building	\$500.00	P4	B Davis	20/09/2007
46288	23/03/2006		391270	Downpipe	Fair	Downpipe not conected	Re-connect downpipe to storm water sth side.	\$500.00	P4	B McMorrow	30/05/2007
Total cost of works recommended								\$1,350.00			
Roof Drainage-Progress Hall-Callala Bay											
23123	17/10/2003		391260	Gutter	Poor	Gutter leaking	Repair or replace gutter where it is leaking	\$600.00	P4	B Davis	30/05/2004
Total cost of works recommended								\$600.00			
Roof Drainage-Public Hall-Burrill Lake											
10519	2/05/2002		391246	Gutter	Poor	broken downpipe adaptor	replace adaptor, Exterior downpipes	\$100.00	P4	B Mullins	30/06/2003
Total cost of works recommended								\$100.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Roof-Community Centre-St Georges Basin											
10467	4/11/1998		401290	Roof	Poor	tiles cracked at hips	replace tiles, Main roof	\$380.00	P4	M Savoca	28/07/2004
10468	4/11/1998		401290	Ventilation	Poor	vent rusted at joining flange above roof	grind off rust & treat with sealer, then paint, Kitchen vent	\$280.00	P4	M Savoca	28/07/2004
10469	5/06/2002		401290	Roof	Poor	capping cement falling out	repoint ridgeline, Roof ridge	\$600.00	P4	B Mullins	28/07/2004
56654	7/07/2011		401290	Roof	Poor	Leaking roof	Please assess leak and rectify in dining room at St Georges Basin Community Centre. This is the room between the card room (carpeted) and kitchen. This room has a parquetry floor which is becoming quite slippery, see Merit 197189	\$1,000.00	P4	D Sullivan	13/10/2011
Total cost of works recommended								\$2,260.00			
Roofing Drainage-Warratah Community Centre-Culburra Beach											
9080	10/08/1998		391287	Gutter	Very Poor	box gutter damaged	repair gutter, Storage room / stage area	\$200.00	P3	K Wills	1/07/2001
9082	10/08/1998		391287	Gutter	Fair	Drainage - gutters deteriorating	replace all gutters, Gutters. Bd had site inspection with Jim 17/01/05 - Ken advises rectifying drainage that gutter feeds into will alleviate issue.	\$3,000.00	P4	K Wills	16/02/2005
Total cost of works recommended								\$3,200.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Roofing-Community Centre-17 Birriley Street-Bomaderry											
9416	10/08/1998		387253	Roof	Poor	leak in main hall near stage	repair leak, Rotor vent	\$80.00	P3	K Wills	1/07/2001
11309	8/09/1999		387253	Roof	Very Poor	leaking during wet weather	check for leaks and repair, Rota vent western end of hall	\$200.00	P3	W Beckenham	1/07/2001
14955	18/06/2002		387253	Gutter	Poor	Damaged	Repair, Gutter - west	\$120.00	P4	B Mullins	30/05/2003
14957	18/06/2002		387253	Downpipe	Poor	Rusting	Replace, Downpipe - east	\$150.00		B Mullins	30/05/2003
48540	5/03/2007		387253	Building exterior		Restrict access from western side to roof	western side has parapet brickwork crossing over that creates a natural ladder for unknown persons to gain access to the roof of the community centre - design a system to restrict access from this point. Pool fencing	\$500.00	P4	B Davis	26/09/2007
48544	5/03/2007		387253	Roof	Poor	Roof leak	investigate and repair water penetrating through the roof or back flow through gutter near the internal meter box behind the office in the foyer - once repaired repair damaged ceiling and repaint	\$200.00	P4	B Davis	26/09/2007
Total cost of works recommended								\$1,250.00			

Roofing-Community Centre-Huskisson

10897	1/12/1998		393200	Gutter	Poor	gutters full of rubbish	remove gutter guard, clean out & paint, Concealed gutters	\$350.00	P3	K Wills	1/07/2001
10900	1/12/1998		393200	Roof	Very Poor	roof tiles broken	replace tiles (20 off), Roof tiles	\$100.00	P3	K Wills	1/07/2001
54138	10/02/2010		393200			Termite damage to internal trusses	Repair termite damage to the facility	\$4,000.00	P3	K Wills	27/04/2010
Total cost of works recommended								\$4,450.00			

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
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Roofing-Community Centre-North Nowa

10376	5/11/1998		387082	Downpipe	Very Poor	downpipes damaged (2 off)	replace one downpipe & renew brackets on the other, Downpipes (front)	\$180.00	P3	M Savoca	1/07/2001
10377	5/11/1998		387082	Gutter	Poor	water dripping on brickwork	modify end of downpipe to take	\$250.00	P4	M Savoca	1/07/2001

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 (wall mouldy)

45617	2/01/2006	387082	Gutter	Fair	Gutters	water off bricks, Guttering (west side) Clean debris and leaves from gutters and downpipes - ensure drains are clear	\$150.00	P4	B Davis	30/04/2007
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Total cost of works recommended \$580.00

Roofing-Progress Hall-Callala Bay

9431	10/08/1998	391259	Gutter	Very Poor	pop rivets loose on ridge	rescrew ridge & clean gutters, Ridge capping	\$150.00	P3	K Wills	1/07/2001
9432	10/08/1998	391259	Trees	Very Poor	trees need lopping (damaging roof)	lop trees, Trees (neighbours)	\$650.00	P3	K Wills	1/07/2001
16334	29/04/2003	391259	Roof	Poor	No safety anchor system existing	Install safety anchors and ladders for safe working on roof (Quote \$2,980 29/4/03), Roof safety anchors	\$2,980.00	P4	W Beckenham	7/10/2003
46307	24/08/2004	391259	Roof	Poor	Roof leaking west end of hall	Seal leaks around steel trusses west end.	\$500.00	P4	B Davis	30/05/2006

Total cost of works recommended \$4,280.00

Roofing-Public Hall-Erowal Bay

14898	5/06/2002	388553	Gutter	Poor	Leaf litter	Clean, Gutters	\$100.00	P4	B Mullins	30/04/2003
21476	20/11/2003	388553	Roof	Poor	Install whirly birds to roof	Install two whirly birds to roof and snap vent for internal of building.	\$600.00	P4	B Davis	28/07/2004
46286	29/03/2006	388553	Gutter	Poor	Gutters filled with leaf debris	Clean gutters	\$100.00	P4	B McMorrow	30/04/2007

Total cost of works recommended \$800.00

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Roofing-Public Hall-Greenwell Point											
14943	12/06/2002		391443	Roof	Poor	Rusted	Replace - Approx. 1.4 x 2.6m, Roof cladding - Entry awning	\$600.00	P5	B Mullins	30/05/2003
14946	12/06/2002		391443	Gutter	Poor	Leaf litter	Clean, Gutter	\$100.00	P4	B Mullins	30/05/2003
46298	23/03/2006		391443	Roof	Poor	Roof leaking	report from committee stating, roof leaking in kitchen above extractor, check and repair flashing	\$400.00	P4	B McMorrow	10/03/2008
Total cost of works recommended								\$1,100.00			
Roofing-Public Hall-Kiola											
48649	30/03/2007		393179	Skylight	Very Poor	Skylights	Skylights 3,4,5 & 7 are leaking in moderate rain - more cost effective to replace then to try and repair.	\$2,500.00	P4	G Clunas	30/05/2006
48650	30/03/2007		393179	Skylight	Poor	Skylights	Replace skylights 1,2,6 & 8 when they become unserviceable - other four programmed to be replace in 2007	\$2,500.00	P4	G Clunas	21/12/2007
Total cost of works recommended								\$5,000.00			
Roofing-Public Hall-Manyana											
47875	5/03/2006		387571	Roof	Poor	Roof leaking	Leaking through into nth east cnr store room damaging ceiling, renew flashing around pipe gutters are rusting - replace where required	\$1,500.00	P4	B McMorrow	7/04/2008
Total cost of works recommended								\$1,500.00			
Roofing-School of Arts-Berry St Nowra											
16059	15/11/2001		392549	Roof	Very Poor	No safety anchor system existing	Install safety anchors and ladders for safe working on roof, Roof safety anchors		P3	W Beckenham	31/03/2003
35577	30/03/2005		392549	Downpipe	Poor	Rain head blocked with bird nests and overflowing into building	Install mesh cover to exclude birds	\$200.00	P4	B McMorrow	15/11/2005

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Total cost of works recommended \$200.00

Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
10966	2/12/1998		387207	Skylight	Fair	water leaking in	seal all skylights, Skylights flashing	\$280.00	P4	K Wills	1/07/2001

Total cost of works recommended \$280.00

Roofing-Warratah Community Centre-Culburra Beach

9083	10/08/1998		391285	Skylight	Poor	silicon breakdown	reseal all skylights, Skylights	\$250.00	P4	K Wills	1/07/2001
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Total cost of works recommended \$250.00

Roof-Theatre-Milton

16062	15/11/2001		393238	Roof	Very Poor	No safety anchor system existing	Install safety anchors and ladders for safe working on roof, Roof safety anchors		P3	W Beckenham	31/03/2003
46339	12/04/2006		393238	Roof	Poor	Roof leaking	Repair roof leaking at parapet wall, continuing on down into ceiling of ladies toilets, sth east corner of building.	\$400.00	P4	B McMorrow	15/02/2007

Total cost of works recommended \$400.00

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Sanctuary Point Youth & Community Centre-34 Paradise Beach Rd-Sanctuary Point											
9909	20/10/1998	PH	264	Floor covering	Very Poor	floor carpet gets wet	remove carpet & retile, Front office	\$1,000.00	P3	K Wills	1/07/2001
9910	20/10/1998	PH	264	Floor covering	Very Poor	gap in vinyl	cut vinyl & repair with expansion joint compound, Expansion joint (near kitchen)	\$280.00	P3	K Wills	16/08/2001
9911	20/10/1998	PH	264	Building interior	Fair	paintwork deteriorating	repaint interior of building (Quote received by Committee), Interior paintwork (MC) Committee to do work-(SCC to Supply of paint only) - Ken supplied paint 01/06/05	\$800.00	P4	K Wills	1/06/2005
9912	20/10/1998	PH	264	Table	Fair	trolley tables too heavy	Changed loading limits OK now, Trolley tables			K Wills	1/07/2001
9913	20/10/1998	PH	264	Door	Very Poor	doors sagging	adjust rebolt mechanism, Concertina doors	\$280.00	P3	K Wills	1/07/2001
9914	20/10/1998	PH	264	Door	Very Poor	threshold angles loose	refix to concrete, Exit door	\$70.00	P3	K Wills	1/07/2001
9915	20/10/1998	PH	264	Window	Poor	window leaking (no flashing)	install window flashing, Window flashing (front office)	\$650.00	P3	K Wills	1/07/2001
9916	20/10/1998	PH	264	Gutter	Very Poor	overflows needed	install downpipes & outlets (7 extra outlets & 2 downpipes), Gutters	\$700.00	P3	K Wills	1/07/2001
9917	20/10/1998	PH	264	Gutter	Very Poor	gutter falling wrong way	refix gutter & reclip back to roof (3 areas), Front gutter	\$250.00	P3	K Wills	1/07/2001
9918	20/10/1998	PH	264	Building exterior	Fair	paintwork deteriorating	washdown & repaint exterior, Exterior paintwork	\$8,000.00	P4	K Wills	25/01/2005
9919	20/10/1998	PH	264	Garden	Very Poor	soil up against hardiplank	move gardens away from hardiplank & frame, Garden beds	\$300.00	P3	K Wills	1/07/2001
9920	20/10/1998	PH	264	Grounds	Poor	water ponding in corner	form concrete spoon drain, Rear yard	\$650.00	P4	K Wills	1/07/2001
9921	20/10/1998	PH	264	Window	Very Poor	window leaking	seal top of window & flash, Rear window	\$100.00	P3	K Wills	1/07/2001
27161	20/10/1998	PH	264			Routine Inspection 20/10/98				K Wills	20/10/1998
14489	15/08/2001	PH	264	Light fittings	Very Poor	inoperable	repair and replace exit lights as reqd, Emergency and exit lights	\$2,200.00	P3	P Flack	5/10/2001
16078	5/09/2002	PH	264	Structure	Poor	paintwork deteriorating	prepare and repaint notice	\$300.00	P4	B Davis	28/07/2004

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board, Community notice board

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
16333	29/04/2003	PH	264	Roof	Poor	No safety anchor system existing	Install safety anchors and ladders for safe working on roof (Quote \$8,600 29/4/03 includes Preschool), Roof safety anchors	\$4,300.00	P4	W Beckenham	7/10/2003
31660	1/11/2004	PH	264	Gutter	Fair	Gutter - quad	Quad gutter is hard up against the fascia and in heavy rain the water overflows inside. Re-fall gutter to allow overflow to external at rear of building. Or alternatively cut overflow vents into guttering.	\$200.00	P4	B Davis	10/03/2008
38465	12/07/2005	PH	264	Drainage	Very Poor	Drainage to rear	Clear out existing drain to rear of facility and ensure that the open swale drain is constructed with a good size berm behind it with water directed to the eastern side of the building. Ensure that the drain connects to a grated top pit that connects into a junction pit on the existing drain in the Paradise Beach Road reserve just west of the bus shelter	\$5,000.00	P4	B Davis	10/03/2008
38466	12/07/2005	PH	264			Routine Inspection 12/07/05				B Davis	12/07/2005
38475	12/07/2005	PH	264	Drainage	Very Poor	Drainage western side	Remove plastic ground grate 150mm and cut in a steel 650mm square grate slightly raised to allow debris to run into drain.	\$1,000.00	P4	B Davis	28/10/2005
38476	12/07/2005	PH	264	Building exterior	Very Poor	Concrete grassed area	On western side of building beside stormwater overflow grate is a small area of grass that attracts little sun and is always damp. Concrete area between building and fall towards the existing drain which is the pit is to be upgraded.	\$600.00	P4	B Davis	28/10/2005
38477	12/07/2005	PH	264	Trees	Poor	Large trees	Remove trees growing to close	\$2,000.00	P4	B Davis	10/03/2008

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to the building on the southern side

Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
38481	12/07/2005	PH	264	Drainage	Very Poor	Drain to rear	clean out and reform drain to rear of the community centre in the school grounds. Run water to eastern side	\$1,200.00	P4	B Davis	31/07/2005
46353	10/04/2006	PH	264			Routine Inspection 10/04/2006				B McMorrow	10/04/2006
49130	27/08/2007	PH	264	Light pole	Very Poor	One external light pole rusted and broken off at base	Wiring terminated and made safe 27/8/07 pending investigation and repair/replacement of other rusting poles, provide concrete bases above ground. John Knowles to investigate and report back to AMU, possibly reducing the 8 existing light poles to only 4	\$2,000.00	P4	G Weller	30/06/2008

Total cost of works recommended \$31,880.00

Sandpit-Banksia Hall-Culburra Beach

57045	9/08/2011		384600	Drainage	Poor	Drainage Problem with sandpit	Add 2 drainage sump and install a float control pump and then plumb it into the stormwater pipe for the building. (As discuss with Ken Wills & Damian Leahy)	\$2,000.00	P4	leahy	13/10/2011
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Total cost of works recommended \$2,000.00

School of Arts Building-Berry St-Nowra

35659	30/03/2005	PH	618			Routine Inspection 30/03/05				B McMorrow	30/03/2005
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Total cost of works recommended

School of Arts-19 Alexandra St-Berry

38233	5/07/2005	PH	290			Routine Inspection 05/07/05				B Davis	5/07/2005
46219	15/03/2006	PH	290			Routine Inspection 20/03/2006				B McMorrow	15/03/2006
49217	8/10/2007	PH	290			Routine Inspection 08/10/2007				B McMorrow	8/10/2007

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Total cost of works recommended

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Septic System-Community Hall-Callala Bay											
9424	11/08/1998		391251	Septic tank	Poor	water seepage	pump out system, Septic tank			K Wills	1/07/2001
Total cost of works recommended											
Services-Community Centre-St Georges Basin											
11240	18/06/1999		389849			Routine Electrical Inspection				P Knowles	18/06/1999
15437	6/06/2002		389849	Light fittings	Poor	Broken fluro	Replacement, Toilet - Women's	\$100.00	P4	G Weller	28/07/2004
15438	6/06/2002		389849	Light fittings	Very Poor	fitting missing (exposed connectors)	Replacement, Store room Light	\$50.00	P3	G Weller	28/07/2004
15439	6/06/2002		389849	Light fittings	Very Poor	Not operating (18 off)	Replacement, Exit and Emergency Lights	\$3,000.00	P3	G Weller	28/07/2004
Total cost of works recommended								\$3,150.00			
Sky Lights-Community Centre-Callala Beach											
14884	5/06/2002		390815	Skylight	Poor	Rust	Prepare, apply rust inhibitor and paint, Vents on skylights	\$250.00	P4	B Mullins	30/04/2003
Total cost of works recommended								\$250.00			
Stage & Change Rooms-Level 1-Berry School of Arts-Berry											
10492	15/03/2006		388650	Wall	Poor	Holes in internal fibro walls	Remove & replace sheeting with non asbestos material, Walls - Rear dressing rooms	\$450.00	P4	B McMorrow	29/06/2007
46162	15/03/2006		388650		Very Poor	No handrails to stairs not to BCA	Provide handrail to external stairs x2 west side annexe (change rooms).	\$1,120.00	P4	B McMorrow	21/06/2012
46164	15/03/2006		388650	Pier	Very Poor	No ant capping to piers under change rooms, some bricks missing	Jack up bearers, slide ant capping beneath, replace missing bricks to piers, approx 16 piers west side change rooms.	\$600.00	P4	B McMorrow	10/09/2007
Total cost of works recommended								\$2,170.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Stage-Public Hall-Kangaroo Valley											
46421	16/03/2006		387160	Steps & stairs	Poor	Stairs to stage deteriorated one tread cracked	Replace broken tread strengthen stairs using threaded rod times three between stringers (consider heritage values match existing materials and profiles) Jun 2006 - stairs complete rebuilt in accordance with BCA	\$1,000.00	P4	B McMorrow	30/06/2006
Total cost of works recommended								\$1,000.00			
Store Room-Community Centre-St Georges Basin											
10461	4/11/1998		401295	Door	Very Poor	lock missing	replace lock on door, Store room door (beside stage)	\$180.00	P3	M Savoca	28/07/2004
Total cost of works recommended								\$180.00			
Supper Room Annexe-School of Arts-Nowra											
35661	30/03/2005	PH	648	Wall	Very Poor	Post white ant effected	Replace post supporting beam and truss on sth wall internal (white ants not active at present). Inspected by Brett in Aug 2008 and further damage - treat termites as well	\$5,000.00	P3	B McMorrow	29/06/2009
35664	30/03/2005	PH	648	Light fittings	Poor	Exit lights not working	Repair/replace exit lighting. (CAMS# 184121).	\$500.00	P3	B McMorrow	31/12/2004
35666	30/03/2005	PH	648	Chimney	Very Poor	Leaf debris around stove flue.	Remove leaf debris from around flue in ceiling cavity. (CAMS# 184122).	\$100.00	P3	B McMorrow	27/05/2005
35668	30/03/2005	PH	648	Cladding	Poor	Broken fibro panels	Replace 5 broken fibros cement wall cladding sheets currently boarded up, (treat as asbestos apply work cover regulations)	\$1,000.00	P4	B McMorrow	29/06/2007
35672	30/03/2005	PH	648			Routine Inspection 30/03/05				B McMorrow	30/03/2005
Total cost of works recommended								\$6,600.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Supper Room-Level 1-Berry School of Arts-Berry											
16495	30/05/2003		388651	Light fittings	Poor	one diffuser missing in 2 x 38w	Replace diffusers and fluoro, Annex	\$60.00	P4	J Knowles	30/05/2003
16496	30/05/2003		388651	Light fittings	Poor	lense missing in the oister fitting	Replace, outside kitchen	\$60.00	P4	J Knowles	30/05/2003
57627	25/10/2011		388651		Very Poor	Whole supper room has rising damp first brick course above floor	Cut vent holes through external brickwork to provide under floor ventilation consider solar or elec vent fans (wait for professional design on whole building)	\$2,000.00	P4	B McMorrow	21/06/2012
57634	26/10/2011		388651		Poor	Access to building complying with AS1428 required for people disabilities	Remove existing ramp to supper room provide landing and ramp complete with handrails and link to foot path to comply with AS1428	\$20,000.00	P4	B McMorrow	21/06/2012
Total cost of works recommended								\$22,120.00			

Theatre-69 - 71 Princes Hwy-Milton

46344	12/04/2006	PH	275			Routine Inspection 12/04/2006				B McMorrow	12/04/2006
Total cost of works recommended											

Timber Floor Main Hall-Public Hall-Manyana

10976	5/03/2006		387573	Floor	Poor	subfloor sagging or lifting (north west corner)	check foundations / underpin, Auditorium floor	\$2,500.00	P4	B McMorrow	15/02/2007
48333	6/09/2006		387573	Bearer	Poor	Underside of building has signs of termite activity	Treat underside of building for termites, spray floor and all bearers and joist as well as building perimeter, gardens and base of trees (CAM'S 217787)	\$2,000.00	P3	B McMorrow	30/06/2006
48344	30/11/2006		387573	Frame	Poor	Joist termite effected bearers packed for no apparent reason	Replace effected joist nth west corner, remove packing beneath bearers nth west corner (must be completed before termite spraying)	\$350.00	P3	B McMorrow	27/03/2008
Total cost of works recommended								\$4,850.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Timber Floor Stage & Stairs-Community Centre-Bomaderry											
19008	30/07/2003		391253	Floor	Poor	Flooring in poor condition	Strips and seal needs to be replaced	\$500.00	P4	B Davis	22/09/2003
Total cost of works recommended								\$500.00			
Timber Flooring-Community Centre-Huskisson											
15217	31/10/2002		393196	Floor covering	Poor	Cork dance floor needs replacing	Replace dance floor - cork?, Floor covering - cork	\$11,101.20	P4	B Davis	28/05/2004
Total cost of works recommended								\$11,101.20			
Timber Flooring-Public Hall-Kangaroo Valley											
9685	25/09/1998		393222	Floor	Poor	boards are worn out where extensions have been added	replace flooring before new finish is applied, Floor boards	\$3,000.00	P5	K Wills	18/06/2002
9684	18/06/2002		393222	Floor	Poor	floor sealant & surface worn	sand & apply sealant, Interior floor finish	\$4,000.00	P4	B Mullins	30/05/2004
11272	16/03/2006		393222	Floor covering	Very Poor	torn vinyl flooring in supper room	replair floor covering, Vinyl floor covering. 08/12/05 Gary has requested Ken to quote on removal of vinyl in accordance with CMP and polishing floorboards in Doctors room	\$2,000.00	P4	B McMorrow	30/11/2005
Total cost of works recommended								\$9,000.00			
Timber Flooring-Warratah Community Hall-Culburra Beach											
9526	10/08/1998		391292	Floor	Fair	floor lifting around exterior windows	reglue flooring, Parquetry floor	\$300.00	P4	K Wills	1/07/2001
9527	10/08/1998		391292	Tiles	Fair	tiles showing wear & tear	replace parquetry floor (monitor over time), Parquetry floor			K Wills	1/07/2001
Total cost of works recommended								\$300.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Verandah-Publi Hall-Kiola											
10513	2/05/2002		393185	Verandah	Poor	2 pickets missing	replace pickets, Verandah railing (MC)	\$120.00	P4	B Mullins	14/11/2003
14808	2/05/2002		393185	Decking	Poor	Finish failing	Prepare and apply decking stain, Timber decking (MC)	\$300.00	P5	B Mullins	14/11/2003
49741	26/05/2008		393185	Balustrade	Poor	balustrade material showing signs of deterioration	replace existing decking that is oregon timber and is rotting - proposal received from MC to use aluminium	\$6,000.00	P4	R Buckman	31/03/2010
Total cost of works recommended								\$6,420.00			
Verandah-Public Hall-Kangaroo Valley											
9697	25/09/1998		393224	Verandah	Poor	post rotten on bottom	replace post, Verandah corner post	\$145.00	P4	K Wills	1/07/2001
9698	25/09/1998		393224	Verandah	Poor	some rotten boards	replace decking to match, Western verandah decking	\$650.00	P4	K Wills	1/07/2001
46414	16/03/2006		393224	Window	Very Poor	Timber decking rotting and deteriorating	Replace decking to match existing (consider heritage values) replace any bearers or joists that may be rotted, sth east side verandah.	\$1,500.00	P4	B McMorrow	30/06/2006
46415	16/03/2006		393224	Balustrade	Poor	Handrail deteriorated balustrade leaning	Replace handrail and straighten balustrade east side verandah	\$500.00	P4	B McMorrow	20/06/2006
Total cost of works recommended								\$2,795.00			
Vinyl Floor Covering Kitchen-Public Hall-Manyana											
14295	5/03/2006		387570	Floor	Poor	No edge stripe	Install edge strip, Linoleum edge - Kitchen door	\$100.00	P4	B McMorrow	30/06/2007
Total cost of works recommended								\$100.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	Completion Date
Windows & Doors-Community Centre-17 Birriley Street-Bomaderry											
9415	10/08/1998		391236	Cupboard	Very Poor	loose hinges & handles, heavy doors	relocate hinges & handles, install rollers on doors, Understage storage doors	\$200.00	P3	K Wills	1/07/2001
11218	2/06/1999		391236	Window	Poor	Winders not operating, centre window	Repair winder, Window winders hall	\$100.00	P4	W Beckenham	18/06/2002
14952	18/06/2002		391236	Door	Poor	Faulty	Replace, Patio Bolt - NE Door	\$120.00	P4	B Mullins	30/05/2003
15611	1/08/2002		391236	Door	Poor	no keyed access	install keyed lock, Main entry door lock	\$550.00	P4	K Wills	7/10/2003
48541	5/03/2007		391236	Door	Fair	Door	Ease & Adjust door under north western exit light - has panic bar - not freely operational and sticking -raised on Cams	\$100.00	P3	B Davis	1/06/2007
Total cost of works recommended								\$1,070.00			
Windows & Doors-Community Centre-Callala Bay											
9417	11/08/1998		391248	Door	Very Poor	weather strip damaged	replace with quality weather strip, Rear door	\$100.00	P3	K Wills	1/07/2001
9418	11/08/1998		391248	Door	Poor	screws too short for handles	replace screws (4 off 60mm), Door handles	\$45.00	P3	K Wills	1/07/2001
9421	11/08/1998		391248	Flyscreen	Poor	screens missing (stolen)	replace with security screens (5 off), Insect screens	\$1,000.00	P4	K Wills	11/09/2012
9423	11/08/1998		391248	Door	Poor	glass panels broken (2 off)	replace with laminated glass, Glass door panels	\$280.00	P4	K Wills	1/07/2001
Total cost of works recommended								\$1,425.00			
Windows & Doors-Public Hall-Burrill Lake											
14298	2/05/2002		391247	Door	Poor	Binding	Plane and paint, Entry door	\$100.00	P4	B Mullins	30/06/2003
14299	2/05/2002		391247	Cupboard	Poor	Hinges loose	Tighten, Cupboard doors	\$80.00	P4	B Mullins	30/06/2003
Total cost of works recommended								\$180.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Windows & Doors-Public Hall-Cudmirrah/Berrara											
10837	19/11/1998		391281	Window	Fair	window cracked in corner	monitor, Disabled WC window			K Wills	1/07/2001
14970	18/06/2002		391281	Window	Poor	Damaged	Replace, Flyscreen - Men's	\$120.00	P4	B Mullins	7/10/2003
25265	27/07/2004		391281	Door	Very Poor	Panic bar doors	Replace panic bars to doors and paint. Estimate from Ken Wills 27/07/04 \$1500	\$1,500.00	P3	B Davis	12/08/2004
Total cost of works recommended								\$1,620.00			
Windows & Doors-Public Hall-Erowal Bay											
10440	1/12/1998		391438	Window	Very Poor	window louvres broken	replace two (2) blades, Mens WC window	\$105.00	P3	K Wills	1/07/2001
14900	5/06/2002		391438	Window	Poor	Cracked	Replace - 600x800mm, Window pane - South east	\$170.00	P4	B Mullins	30/04/2003
14935	5/06/2002		391438	Door	Poor	Faulty	Adjust, Door closer - Male WC	\$120.00	P4	B Mullins	30/04/2003
Total cost of works recommended								\$395.00			
Windows & Doors-Public Hall-Greenwell Ponit											
9467	10/08/1998		391451	Door	Very Poor	night latch faulty	replace (1 off) no snib, Front door	\$70.00	P3	K Wills	1/07/2001
9468	10/08/1998		391451	Window	Very Poor	several windows won't open	ease windows & fix bottom piece, Side windows	\$140.00	P3	K Wills	30/03/2003
14465	12/06/2002		391451	Door	Poor	Damaged & delaminating	Patch and apply stainless steel kick plates, Doors - West & entry	\$300.00	P4	B Mullins	30/05/2003
14941	12/06/2002		391451	Door	Poor	Binding	Plane & paint, Doors - Airlock	\$150.00	P4	B Mullins	30/04/2003
Total cost of works recommended								\$660.00			

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Defect ID	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Completion Date											
Windows & Doors-Public Hall-Kangaroo Valley											
9691	25/09/1998		393220	Window	Poor	old & rotten timber windows	replace & install, Windows	\$4,000.00	P5	K Wills	18/06/2002
9701	25/09/1998		393220	Locks & latches	Very Poor	unsecured electrical area	fix new locks to room, Electrical room	\$150.00	P3	K Wills	1/07/2001
14967	18/06/2002		393220		Poor	Some loose panes	Re fix/putty, Glazing	\$500.00	P4	B Mullins	30/05/2004
14968	18/06/2002		393220	Door	Very Poor	Mechanism could stick	Repair, Exit door - Room off kitchen	\$200.00	P3	B Mullins	30/05/2004
9687	16/03/2006		393220	Door	Poor	vinyl concertina door deteriorating	replace concertina door, Interior concertina door	\$3,136.00	P4	B McMorrow	17/11/2011
9689	16/03/2006		393220	Door	Poor	old pineboard door is waterlogged	replace with panelling, Exit door	\$800.00	P4	B McMorrow	30/06/2006
9690	16/03/2006		393220	Door	Poor	doors & architraves damaged	repair ready for painting, Internal doors (MC)	\$2,000.00	P4	B McMorrow	30/06/2006
46413	16/03/2006		393220	Window	Very Poor	Front timber windows rotted putty failing beyond economical repair	Replace 2 rotted timber windows to match those already replaced	\$1,500.00	P4	B McMorrow	30/06/2006
46418	16/03/2006		393220	Architrave	Poor	Architrave unsecure	Secure window architrave west side of building	\$200.00	P4	B McMorrow	30/06/2006
Total cost of works recommended								\$12,486.00			
Windows & Doors-Public Hall-Manyana											
48332	6/09/2006		393233	Door frame	Poor	Severe termite damage to door frame	Replace door frame (CAM'S 217795)	\$300.00	P3	B McMorrow	30/06/2006
Total cost of works recommended								\$300.00			
Windows & Doors-Theatre-Milton											
10403	2/05/2002		393245	Window	Poor	Damaged frame	Replace, Flyscreen - west	\$100.00	P4	B Mullins	7/10/2003
14276	2/05/2002		393245	Window	Poor	Part of frame & architrave rotted	Replace rotted components, Window frame and architrave - Advertisement window	\$400.00	P4	B Mullins	7/10/2003
Total cost of works recommended								\$500.00			

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Defect ID Completion Date	Date	Code	Asset No	Element	Condition	Description of Defect	Work Required	Estimated Cost	Priority	Inspected By	
Windows & Doors-Warratah Community Centre-Cullburra Beach											
9079	10/08/1998		391291	Window	Poor	timber rotting	replace beads & cover straps, Skylight windows	\$300.00	P3	K Wills	1/07/2001
9086	10/08/1998		391291	Window	Poor	aluminium strips coming off	pop rivet on to bottom of windows, Windows exterior	\$120.00	P4	K Wills	12/06/2002
14388	12/06/2002		391291	Door	Poor	Rusting	Prepare, apply rust inhibitor and paint, Door closers - Main entry	\$120.00	P4	B Mullins	1/05/2007
14392	12/06/2002		391291	Door	Poor	Sticking mechanism	Adjust, Exit door - Craft room and lounge east (MC). Site inspection 17/01/05 identifies that panic bar - drop bolt is not lifting when engaged,	\$450.00	P4	B Mullins	30/06/2007
14393	12/06/2002		391291	Door	Poor	Bracket guides for panic bar doors	supply guides for lounge door	\$400.00	P4	B Mullins	30/04/2007
34417	24/08/2004		391291	Window	Fair	Window rollers	Rollers are wearing out - advised by Ken Wills	\$500.00	P4	B Davis	30/04/2007
Total cost of works recommended								\$1,890.00			
Women's Toilet-Community Centre-St Georges Basin											
56983	2/08/2011		401293	Ceiling	Poor	Ladies Toilet ceiling is sagging	Fix leaking roof above ceiling first before replacing ceiling	\$600.00	P4	D Leahy	7/10/2011
Total cost of works recommended								\$600.00			
Grand total cost of works recommended								\$1,589,723.16			