



**BUILDING CONDITION ASSESSMENT  
PREPARED FOR TENTERFIELD SHIRE COUNCIL  
PART B – BUILDING SUMMARIES & MAINTENANCE**

MARCH 2019  
STRICTLY PRIVATE & CONFIDENTIAL



# Building Summary

Building Name **Community Centre (HACC)**

Address

Suburb

Comments

Building Area **340**

Replacement Rate per m2

Replacement Value

Building Life **Long Life**

Building Class **Community Facilities (General)**

Building Type

Overall  
Condition  
Score

**5**

Sub-Floor	Material	Score	Picture1	Picture2
Floor Structure	<b>Concrete Slab</b>	4	<a href="#">x35201935238.jpg</a>	
Roof Cladding	<b>Galvanised Corrugated Iron</b>	6	<a href="#">x35201935141.jpg</a>	
Roof Structure	<b>Timber Frame</b>	5		
Wall Structure	<b>Concrete Masonry Block</b>	5	<a href="#">x35201935220.jpg</a>	
Wall Surface External	<b>Cement Rendered to Brick</b>	5	<a href="#">x35201935307.jpg</a>	
Wall Surface Internal	<b>Rendered Brick</b>	5	<a href="#">x35201935427.jpg</a>	
Floor Coverings	<b>Carpet &amp; vinyl</b>	6	<a href="#">x35201935310.jpg</a>	<a href="#">x35201935317.jpg</a>
Ceiling Material	<b>Plasterboard with acoustic pane</b>	5	<a href="#">x35201935350.jpg</a>	<a href="#">x35201935354.jpg</a>
Fitout	<b>NA</b>	2	<a href="#">x35201935442.jpg</a>	<a href="#">x35201935450.jpg</a>
Plant	<b>NA</b>	4	<a href="#">x35201935247.jpg</a>	<a href="#">x35201935433.jpg</a>



# Building Summary

## Maintenance Register

### Community Centre (HACC)

Maint Id	Item	Problem	Action	Freq(yrs)	Next Due	Est_Cost
2214	Fitout	Step edges - tiles have created overhand which may be a trip point. Does not meets disability access standards. Tiles to landing slippery when wet.	Remove all tiles and replace with new non-slip ceramic floor tiles. Ensure step treads do not overhang riser. Use contrasting tile to front of tread. Replace handrails with optical rails on both sides to standard. Install tactiles at top & bottom of both		2019	\$5,000
2217	Roof	Peeling paint to eastern wall - indication of water issues.	Investigate roof and flashings above to ensure they are sealed. Strip loose material and repaint to suit. Continue to monitor		2019	\$1,500
2216	Roof	Paint blistering to storage wall	Investigate roof and flashings above to ensure they are sealed. Strip loose material and repaint to suit. Continue to monitor		2019	\$1,200
2215	Ceiling	Skylight glass cracked	replace damaged pane		2019	\$400
2213	Wall Surf Ext	Cracking to external blockwork	Monitor to determine deterioration rates. Mark measurements and track expansion	2	2019	\$250
2218	Floor Cover	Planned Carpet Replacement Program	Replace Carpet at recommended schedules	8	2023	\$30,000
2211	Wall Surf Int	Internal Painting Program	Paint to recommended schedules	8	2024	\$18,000
2212	Wall Surf Ext	External Painting Program	Paint to recommended schedules	8	2025	\$15,000
					Grand Total	\$71,350