KIAMA MUNICIPAL COUNCIL
your council, your community

Condition Report
Blue Haven Terralong Village Kiama

Prepared by ASSETFUTURE
26th November 2025

Acknowledgment of Country

Kiama Municipal Council acknowledges the Wodi Wodi people on Dharawal country as the traditional custodians of the land on which our Municipality is located. We pay our respects to Elders past, present and future. We are committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to our community.

Contents

Introduction

Executive Summary

This report aims to provide an overview of current asset data, relevant conditions, defects and issues for Blue Haven Terralong Village. Asset data was collected three ways – defects data collection and condition assessment by an asset compliance officer, and interview with the respective site manager.

Defects data identified 14 defects, with prioritised actions for greater than $12,850 of issues including structural cracks and concrete cancer.

Condition data indicated that 33% of the total replacement cost is in a Poor (4) to End of Life (5) condition, with assets greater than $10,000 amounting to $3.0 million.

The site manager interview identified issues highlighting that painting has not been done in over 18 years, and lifts are more than 20 years old.

From a 10-year cost forecast generated through the AssetFuture platform, capital costs total ~$45 million (inclusive of an externally identified fire safety order and refurbishment works) and maintenance costs are ~$3.8 million.

Scope

- Initial on-site assessment performed with asset compliance officer in 2023, subsequent visit to validate defects and condition observed completed in 2025
- Provide insight into overall site condition and associated costs to improve this. Data is drawn from previous on-site assessments, indexed against degradation models from AssetFuture model library
- Identify defects which can be prioritised for maintenance and repair with recommended actions and associated estimated costs to quantify.
- Photos taken as supplementary visual record have been captured alongside defects identified for validation purposes

Disclaimer

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Property Details

Attribute	Details
Assessment Type	Condition Audit
Property Address	200 Terralong Street, Kiama NSW 2533
Date & Time Inspection	04/07/2022 to 15/08/2022, 06/11/2023 to 21/11/2023
Inspector Details	Jeffrey Ho, Airton Ramos | Contracted Assessors

Attribute	Details
Assessment Type	Defects and Condition Validation
Property Address	200 Terralong Street, Kiama NSW 2533
Date & Time Inspection	09/09/2025 from 8:30am
Inspector Details	Otavio Novais | Senior Asset Compliance Officer

Condition Assessment

Condition Profile

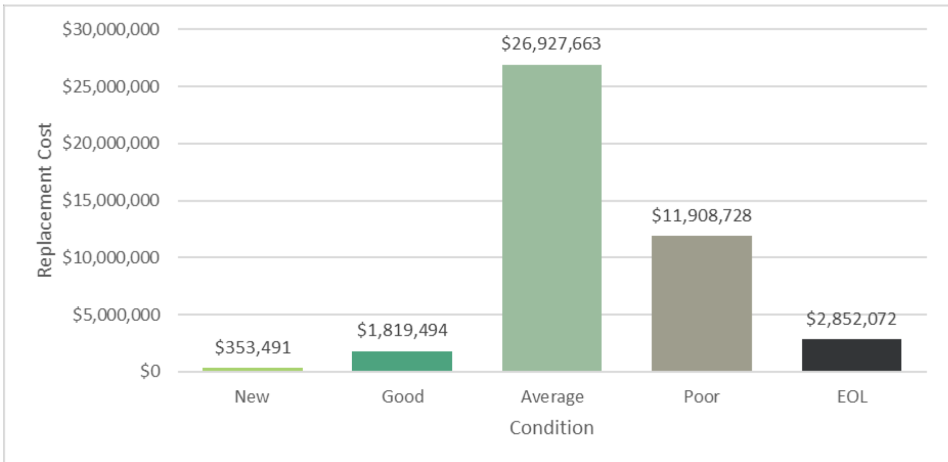


***Figure 1**. Current condition summary of assets as of 26/11/2025*

***Table 1.** Current condition summary of assets split by stage.*

Stage	New	Good	Average	Poor	EOL	Total
Stage 1	$10,387	$18,844	$238,459	$989,611	$379,539	$1,636,840
Stage 2	$125,726	$91,691	$1,109,503	$6,157,435	$1,905,181	$9,389,535
Stage 3	$105,458	$176,619	$2,530,199	$2,170,496	$286,174	$5,268,945
Stage 4	$13,292	$83,600	$2,976,158	$2,311,029	$262,271	$5,646,349
Stage 5	$98,628	$429,273	$19,914,564	$280,156	$18,908	$20,741,529
Total	$353,491	$800,026	$26,768,884	$11,908,728	$2,852,072	$42,683,200

Figure 1 above shows the replacement cost condition distribution for the entire Blue Haven Terralong Village site, ranging from New (1) to End of Life (5). The condition profile is representative of an aging asset portfolio with 61% of replacement cost in Average (3) followed by 27% in Poor (4) and 6.5% in End of Life (5). For the site, 97% of the component replacement cost is comprised of assets in each stage totalling $42,683,200 (see **Table 1**) – representative images of stage plans can be found in **Appendix A – Site Plans**. This is 53% of the total investment property value of $80,200,000 (FY25 Financial Statement).

Condition over 10 Years

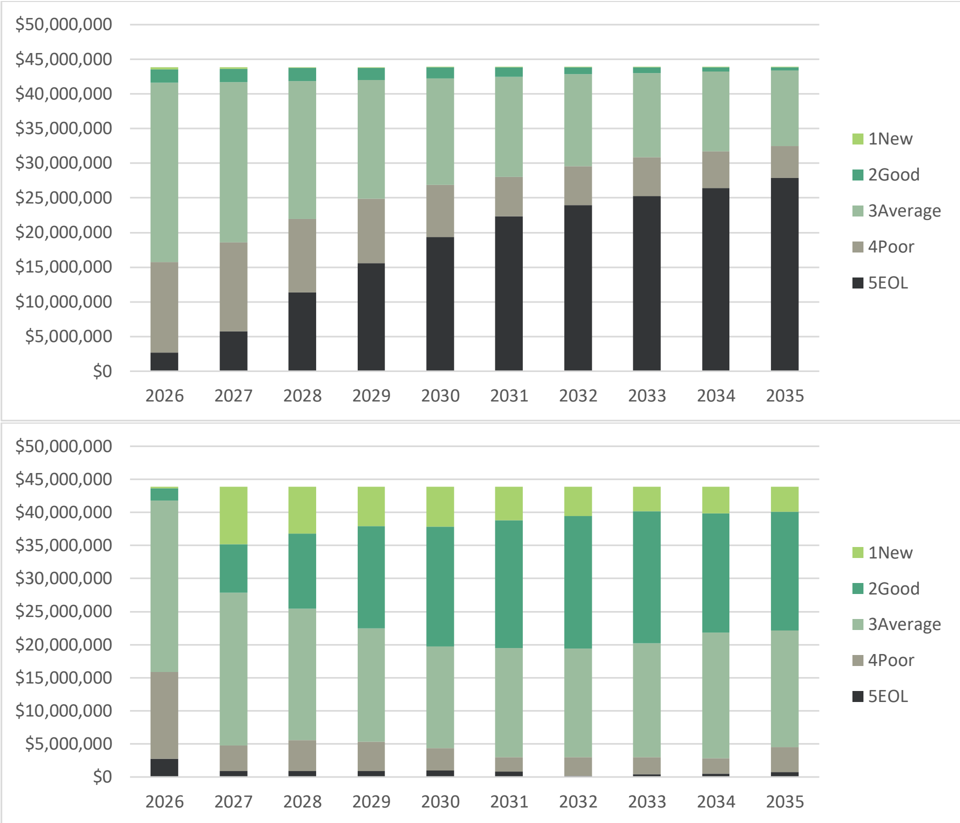


Figure 2. *Condition progression of assets with no action (top) vs following a 10-year plan (bottom)*

Analysing **Figure 2**, replacement cost of assets in End of Life condition is expected to double from 2026 to 2027 if no action is taken. By the end of a 10 year period, 74% of assets by replacement cost will be in Poor-End of Life condition. With the implementation of a 10-year replacement program, 88% of assets by replacement cost on average can be kept within a New to Average condition.

Further breakdowns of 10-year planning can be found under **10 Year Plans.**

Details by Item Type

Table 2. *Total replacement cost and average current condition of assets by stage grouped by item types*

Item Types	Average Current Condition	Total Replacement Cost
Fittings	Poor	$4,951,815
Exterior Walls	Poor	$1,991,770
Roof Coverings	Poor	$1,781,277
Elevators & Lifts	Poor	$1,747,067
Electrical Service & Distribution	Poor	$1,243,220
Lighting and Branch Wiring	Poor	$690,371
Exterior Doors	Poor	$630,685
Controls & Instrumentation	Poor	$424,513
Terminal & Package Units	Poor	$418,748
Domestic Water Distribution	Poor	$219,327
Standpipes	Poor	$178,909
Commercial Equipment	Poor	$156,716
Distribution Systems	Poor	$139,994
Site Development	Poor	$96,283
Other HVAC Systems & Equipment	Poor	$41,372
Roof Construction	Poor	$38,198
Institutional Equipment	Poor	$36,218
Fire Protection Specialities	Poor	$22,138
Water Supply	Poor	$21,389
Roof Openings	Poor	$11,717
Heating Distribution	Poor	$3,241
Wall Finishes	Average	$6,114,718
Floor Finishes	Average	$6,061,306
Ceiling Finishes	Average	$5,928,874
Interior Doors	Average	$2,016,815
Plumbing Fixtures	Average	$1,788,928
Exterior Windows	Average	$1,646,073
Stair Construction	Average	$1,561,321
Partitions	Average	$1,049,416
Other Equipment	Average	$566,288
Communications & Security	Average	$403,567
Other Electrical Systems	Average	$239,717
Pedestrian Paving	Average	$228,995
Sanitary Waste	Average	$186,713
Rain Water Drainage	Average	$18,432
Roadways	Average	$17,366
Sprinklers	Average	$4,927
Other Plumbing Systems	Average	$4,775
	Total	$42,683,200

Overall Observations

Following analysis of the site's condition profile and costs grouped by item type and condition, key observations can be made:

- Assets ranging from Poor (4) – End of Life (5) condition account for 33% of the total replacement cost for the portfolio (See **Figure 1**).
- Electrical, Fire Protection, HVAC, and Site Mechanical Utilities have an average condition of End of Life (5).
- Wall, floor, and ceiling finishes make up the top three highest replacement cost item types, accounting for 42% (See **Table 2**).

A breakdown of the items under each item type found per stage can be found in **Appendix B – Table 2 Breakdown.** A sample of unit rates for some items can be seen below in **Table 3**.

Table 3. *Example of unit rates for 3 items (Source: Rawlinsons)*

Item	Replacement Cost	Unit
Ceiling; Acoustic Tile	$243.56	m2
Floor; Concrete	$451.84	m2
Wall; Plaster	$115.67	m2

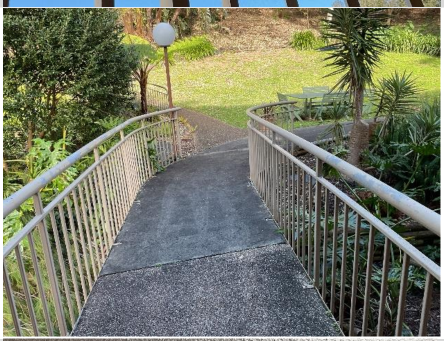
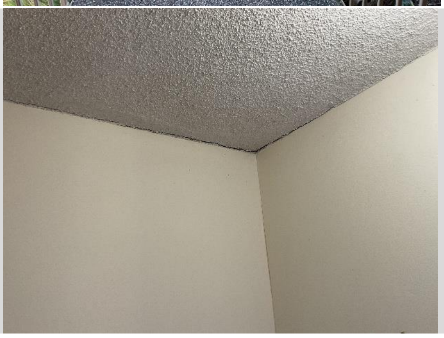
Inclusion of structural assets like those shown above is standard when it comes to asset management reporting. It allows a full picture of what requires maintenance, renovation, or replacement, assisting in the allocation of funds to different works across the site.

Defects Assessment

List of Identified Defects

Table 4. *Identified defects in Blue Haven Terralong Village*

Issue Number	Location	Issue/Defect	Image
1	Grounds, Pathways	Missing balustrade Pathway north of stage 3	
2	Grounds, Pathways	Retaining wall compromised	
3	Grounds, Pathways	Metal structure needs to be repainted	

Issue Number	Location	Issue/Defect	Image
4	Stage 2, Level 1, Corridor 2	Paint bubbling	
5	Stage 2, Level 3, Corridor 2	Concrete cancer In front of unit 36	
6	Stage 2, Level 3, Walkway	Balustrade needs paint	
7	Stage 2, Level 6, Stair 1	Ceiling crack	

Issue Number	Location	Issue/Defect	Image
8	Stage 3, Level 1, Garage	Concrete cancer Close to the entry of underground garage between stage 2 and 3	
9	Stage 4, Level 2, Corridor	Ceiling crack Between Unit 102 and 103	
10	Stage 4, Level 3, Corridor	Ceiling crack Between units 112 and 113	
11	Stage 4, Level 4, Corridor	Ceiling crack Between units 122 and 123	

Issue Number	Location	Issue/Defect	Image
12	Stage 5, Unit 519, Bathroom	Trim needs repainting Door Trim showing signs of wear near floor. Moisture identified.	
13	Stage 5, Level 7	Multiple rusty points in the external area	
14	Stage 5, Unit 710, Bathroom	Rusty Cover Plate Leaking plumbing cover plate, plate is rusting and visible signs of moisture. Investigate and Fix. Handle Plate replaced but it still rusty	

Site Manager Interview and Feedback

There were issues reported by Blue Haven Terralong Village site manager – Andrew Brady – on the 9th September 2025:

- **Overall** – maintenance is overdue where units have not been painted in over 18 years, lifts are more than 20 years old and outdated, and there are fire safety concerns.
- **Stage 3** – Minor issues on heavy rain, structural issues with Dutch gables, roof issues.
- **Stage 4** - Structural issues with Dutch gables, roof issues.
- **Stage 5** – Roof issues, internal and external ceilings along all external corridors on each level require painting.
- **ACF Section** – A whole section of the site, named "ACF," has been condemned and is scheduled for demolition.

Additional feedback was provided on the 23rd October 2025 reporting additional issues and works:

- **Fire Safety Compliance** – Stage 5 was identified to have non-compliant fire and smoke construction defects requiring rectification. Upgrades and extensions to the fire control and sprinkler system planned.
- **Stage 5** – Hot water system is slowly failing and requires replacement soon.
- **Refurbishment** – Council undertaking internal refurbishment for 8 units, replacing kitchens, carpets, painting, & internal refreshment of units.

Recommendation & Further Actions

Prioritised Actions

Combining defects, condition and interview data, the following top 5 priorities were identified:

1. Capital maintenance.
2. Water leaks on heavy rain.
3. Safety/prevention maintenance.
4. Gardens and surrounds.
5. Individual unit maintenance.

Table 5 below are recommended actions based on issues identified on-site from **Table 4** and feedback received. The estimates and works provided in these tables are issues cited by the site manager during the interview and captured on-site, which is separate to other tables in the report.

Table 5. *Recommended actions based on identified issues and site manager interview.*

Area	Recommended Actions
Grounds, Pathways	• Replace balustrade (Issue 1). • Replace retaining wall (Issue 2). • Replace paint on metal structure (Issue 3). • **Estimate:** $3,200
Stage 2	• Replace bubbling paint (Issue 4). • Replace concrete ceiling with concrete cancer (Issue 5). • Replace paint on balustrade (Issue 6). • Repair ceiling crack (Issue 7). • Pressure wash external brick walls, remove weeds in walls and roofs. • **Estimate:** greater than $2,100
Stage 3	• Replace concrete with concrete cancer (Issue 8) • Pressure wash external brick walls, remove weeds in walls and roofs. • Repair Dutch gables and roofs. • **Estimate:** greater than $1,200
Stage 4	• Repair ceiling cracks along corridors (Issue 9, 10, 11). • Pressure wash external brick walls, remove weeds in walls and roofs. • Repair Dutch gables and roofs. • **Estimate:** greater than $750
Stage 5	• Repaint trim in unit 519 bathroom (Issue 12). • Repaint ceilings, rusted walls, louvres, and downpipes in external area. Requires scaffolding. (Issue 13). • Replace rusty cover plate in unit 710 bathroom (Issue 14). • Repair minor ceiling plaster cracks. • **Estimate:** greater than $5,600

Further Actions

Table 6 lists high value assets (>$10,000) in Poor (4) or End of Life (5) condition which will require a capital program to address.

- Stage 2 contributes to 50% of the total replacement cost for high value assets, primarily attributed to its lifts.
- Roofing material presents as a common high value asset across Stage 1, Stage 2, and Stage 4.
- Ceiling material presents as a common high value asset across Stage 2, Stage 3, and Stage 4.

Unit rates such as those provided in **Table 3** are used in the replacement cost calculations in **Table 6**.

Table 6. *Assets greater than $10,000 in Poor (4) or End of Life (5) condition*

Building	Asset	Total Replacement Cost
Stage 1	Roof; Concrete Tile [NC]	$68,533
Stage 1	Wall; Face Brick [C]	$40,142
Stage 1	Floor; Concrete	$23,812
Stage 1	AC System; Portable; 3kW	$13,791
Stage 2	Lift; Hydraulic; 20Pass; Presumed Positive Asbestos	$437,220
Stage 2	Ceiling; Concrete	$310,655
Stage 2	Balustrade; Powdered Aluminium	$244,639
Stage 2	Roof; Concrete Tile [NC]	$183,255
Stage 2	Wall; Face Brick [C]	$165,274
Stage 2	Paint; Soffit Lining	$46,633
Stage 2	Roof Gutter; Copper [C]	$43,255
Stage 2	Gate; Palisade; Automatic Slide; 6m	$40,915
Stage 2	Floor; Concrete	$36,644
Stage 2	Floor; Pavement; Concrete	$26,346
Stage 2	Door; Automatic Slide; Aluminium Single	$13,983
Stage 2	Wall; Face Brick; Internal	$12,058
Stage 3	Ceiling; Concrete	$309,155
Stage 3	Roller Door; Domestic; Manual	$99,114
Stage 3	Door; Automatic Slide; Aluminium Single	$55,931
Stage 3	Roof Gutter; Copper [C]	$50,465
Stage 3	Wall; Face Brick [C]	$27,651
Stage 3	Window; Aluminium; Commercial; Single Fixed	$22,462
Stage 3	Roof Anchor; Stainless Steel	$11,532
Stage 3	Wall; Face Brick; Internal	$10,131
Stage 4	Ceiling; Concrete	$170,224
Stage 4	Roof; Terracotta Tile [C]	$160,995
Stage 4	Balustrade; Powdered Aluminium	$98,877
Stage 4	Ceiling; Concrete; Presume Positive Asbestos	$92,108

Building	Asset	Total Replacement Cost
Stage 4	Roof Gutter; Copper [C]	$43,856
Stage 4	Floor; Ceramic Tile	$40,388
Stage 4	Floor; Pavement; Pebble Crete	$34,292
Stage 4	Water Meter	$20,754
Stage 4	Wall; Concrete [C]	$20,297
Stage 4	Door; Automatic Slide; Aluminium Single	$13,983
Stage 4	Floor; Concrete	$10,121
Stage 4	Roof Anchor; Stainless Steel	$10,090
	Total	$3,009,580

10 Year Plans

Forecasted cost to maintain assets within Blue Haven Terralong (See **Table 7** and **Table 8**):
Capital = $35,037,201 + $7,500,000 for Fire Safety Order (FSO) + $2,400,000 refurbishment works
Maintenance = $3,797,716

Table 7. *10-year forecast of capital costs for the entire Terralong site partitioned by risk banding.*

Risk	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Negligible	$0	$32,236	$55,287	$79,998	$57,213	$9,986	$7,793	$2,022	$19,903	$9,096	$273,533
Low Risk	$5,591	$196,812	$145,410	$12,231	$194,536	$14,848	$1,721	$6,890	$224,385	$106,035	$908,459
Medium Risk	$244,433	$313,201	$155,855	$80,311	$361,724	$300,742	$73,991	$139,320	$263,322	$83,844	$2,016,742
High Risk	$11,866,844	$1,928,226	$2,878,031	$2,153,562	$2,168,017	$1,190,896	$1,353,030	$623,556	$664,301	$2,739,551	$27,566,013
Extreme Risk	$1,337,297	$255,977	$351,384	$547,164	$240,738	$471,867	$169,537	$186,957	$350,927	$360,604	$4,272,453
Total	$13,454,166	$2,726,452	$3,585,966	$2,873,265	$3,022,228	$1,988,339	$1,606,072	$958,744	$1,522,838	$3,299,131	$35,037,201

Table 8. *10-year forecast of total maintenance costs for the entire Terralong site partitioned by risk banding*

Risk	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Negligible										$538	$538
Low Risk	$421	$11,860	$5,433	$35,512	$1,637	$4,604	$2,750	$5,684	$2,795	$4,886	$75,583
Medium Risk	$5,299	$93,541	$29,025	$46,671	$324,414	$94,738	$86,420	$84,974	$71,391	$496,211	$1,332,682
High Risk	$257,714	$175,469	$167,745	$116,615	$425,670	$100,048	$75,252	$89,907	$117,244	$491,258	$2,016,921
Extreme Risk	$41,845	$27,128	$22,538	$46,383	$81,549	$41,712	$27,233	$36,975	$27,549	$19,081	$371,992
Total	$305,279	$307,997	$224,741	$245,181	$833,270	$241,102	$191,655	$217,540	$218,978	$1,011,974	$3,797,716

See **Appendix C – Risk Definitions** for risk banding definitions.This tables are further broken down by stage in **Table 9**, where it can be observed that over the 10 years, Stage 5 contains the greatest proportion of high-extreme risk assets.

***Table 9**. 10-year forecast of capital costs partitioned by stage and risk banding.*

Stage	Risk	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Stage 1	Negligible		$6,887	$1,744	$924	$1,554						$11,109
	Low Risk	$3,087	$2,201	$8,868					$1,481	$3,169	$1,825	$20,630
	Medium Risk	$50,510	$1,157	$2,924	$1,889	$498			$8,468	$1,515	$22,633	$89,594
	High Risk	$1,120,576	$57,991	$28,062	$21,391	$24,300	$4,006	$17,957	$6,034	$7,780	$104,491	$1,392,587
	Extreme Risk	$103,474	$13,256	$3,571		$394	$2,333		$10,747	$267		$134,042
Stage 2	Negligible		$5,981	$2,284	$13,064	$15,576	$4,991			$14,683	$3,671	$60,250
	Low Risk	$1,688	$10,171	$79,615		$2,998	$164		$573	$591	$609	$96,408
	Medium Risk	$86,639	$147,088	$1,437	$22,786	$20,984	$14,527	$7,326	$15,610	$14,184	$11,537	$342,117
	High Risk	$6,203,238	$248,497	$226,523	$164,567	$228,271	$54,020	$44,874	$22,066	$54,874	$655,960	$7,902,891
	Extreme Risk	$936,524	$17,679	$5,110	$13,571	$658	$10,291	$2,921	$9,222	$13,883	$4,754	$1,014,612
Stage 3	Negligible		$8,831	$12,307	$413	$4,254	$1,315					$27,120
	Low Risk	$583	$3,023	$15,074		$64,162		$1,721	$3,259	$4,139	$103,298	$195,257
	Medium Risk	$49,814	$61,336	$31,836	$1,667	$1,634	$2,865	$1,841	$37,847	$21,327	$20,181	$230,348
	High Risk	$2,017,342	$513,556	$338,349	$169,819	$111,105	$120,840	$311,023	$66,136	$100,407	$455,252	$4,203,828
	Extreme Risk	$156,892	$47,506	$30,347	$39,018	$7,022	$259,012	$3,065	$6,181	$7,301	$3,539	$559,882
Stage 4	Negligible		$10,537	$5,998	$2,065	$1,702			$2,022		$986	$23,311
	Low Risk	$233	$9,817	$15,416	$1,300	$39,076				$874	$304	$67,021
	Medium Risk	$36,755	$57,372	$14,573	$1,170	$3,782	$253,429	$1,497		$23,702	$7,906	$400,184
	High Risk	$2,191,635	$360,282	$465,305	$124,044	$143,267	$115,059	$238,971	$106,110	$92,613	$479,859	$4,317,144
	Extreme Risk	$120,987	$34,987	$36,729	$358,481	$18,600	$47,093	$2,884		$758	$752	$621,271
Stage 5	Negligible			$32,953	$63,531	$34,126	$3,680	$7,793		$5,220	$4,439	$151,742
	Low Risk		$171,600	$26,438	$10,930	$88,301	$14,684		$1,577	$215,613		$529,143
	Medium Risk	$20,715	$44,562	$105,084	$52,799	$332,494	$29,921	$63,328	$77,394	$199,176	$21,587	$947,059
	High Risk	$334,052	$747,900	$1,819,330	$1,660,470	$1,657,696	$883,730	$729,451	$401,488	$399,626	$1,016,480	$9,650,222
	Extreme Risk	$19,420	$142,549	$275,628	$136,094	$214,065	$153,138	$156,752	$158,406	$328,310	$351,560	$1,935,921
	Total	$13,454,165	$2,724,763	$3,585,504	$2,859,993	$3,016,517	$1,975,097	$1,591,403	$934,619	$1,510,010	$3,271,621	$34,923,691

Forecasted costs are broken down by stage in **Table 10**. The following observations can be made:

- First year costs are the highest to address, accounting for 35% of the total cost.
- 53% of first year capital and maintenance costs can be attributed to Stage 2. This is attributed to many items such as lifts, roofs, and external walling being due for replacement in this year.
- Over a 10-year period, Stage 5 is predicted to have the highest cost to maintain, contributing to 38% of the total cost. This is because Stage 5 contains the greatest count of assets having only 9% less than Stage 1-4 combined.
- Stage 5 increases in cost after the first year contrast to other stages. This is because there are more assets due for replacement or maintenance in the second year.

Table 10. *10-year forecast of capital and maintenance costs for Stages 1 to 5.*

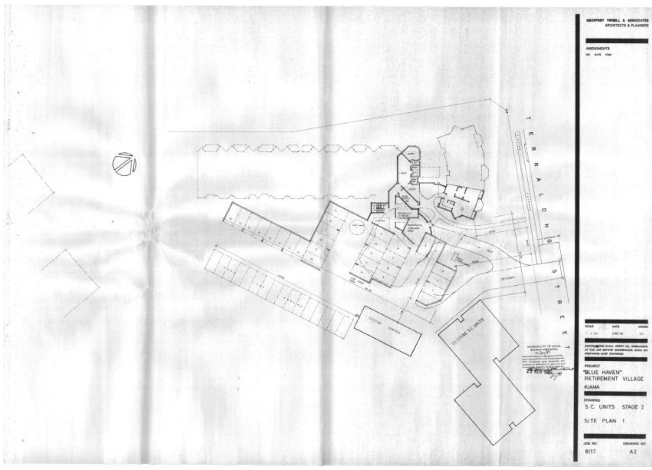
Stage	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Stage 1	$1,282,385	$84,396	$47,216	$27,309	$68,101	$10,661	$20,261	$31,336	$15,603	$177,931	$1,765,200
Stage 2	$7,297,314	$526,463	$357,026	$270,169	$423,724	$130,057	$98,698	$96,502	$145,129	$857,292	$10,202,374
Stage 3	$2,279,489	$657,316	$448,416	$234,968	$332,394	$409,243	$340,727	$140,441	$159,618	$757,455	$5,760,066
Stage 4	$2,412,827	$509,647	$568,505	$521,691	$357,922	$470,613	$276,872	$147,108	$153,509	$638,217	$6,056,911
Stage 5	$483,803	$1,251,691	$2,384,697	$2,046,129	$2,618,733	$1,181,268	$1,041,599	$732,287	$1,250,451	$1,794,342	$14,784,998
Total	$13,755,818	$3,029,513	$3,805,860	$3,100,265	$3,800,873	$2,201,843	$1,778,157	$1,147,675	$1,724,311	$4,225,236	$38,569,550

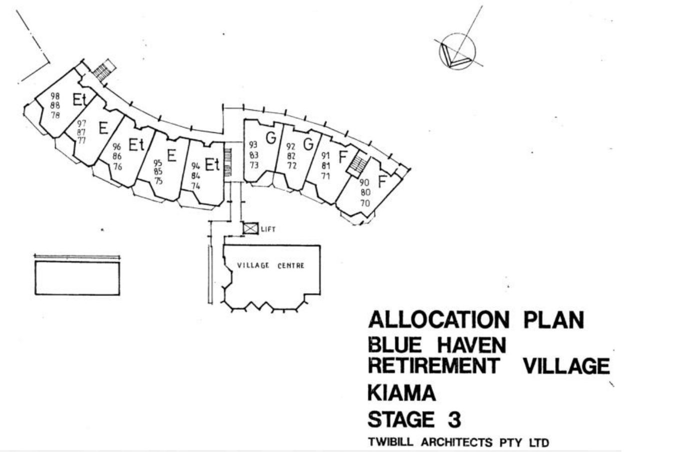
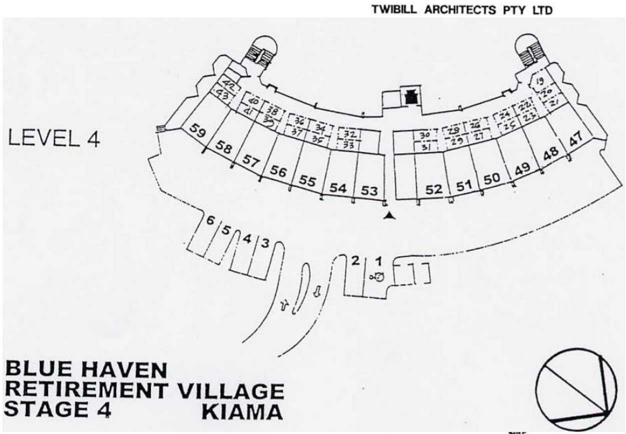
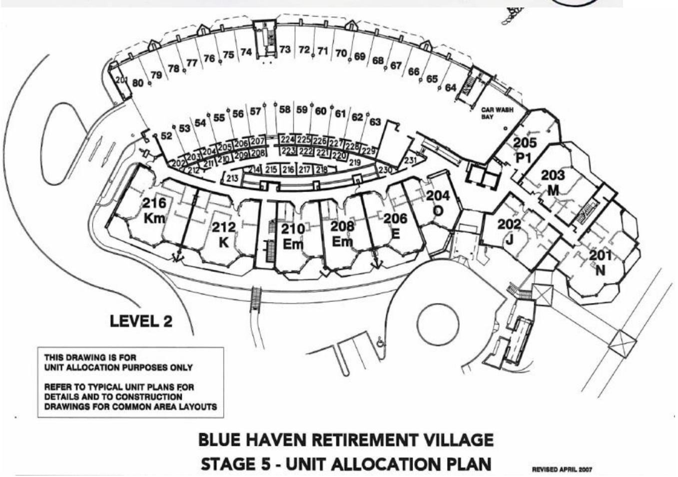
Based on current open issues and defects, the estimated costs to address them was forecasted over two years based on their recorded priorities in **Table 11**. Risk assignment was based on the item associated with the issue. Any issues that could not be attributed to an item were grouped under medium risk. These are separate to forecasted maintenance costs.

Table 11. *Identified defect works forecasted over 2 years based on priorities.*

Risk	2026	2027	Total
Low Risk	$3,000	$1,300	$4,300
Medium Risk	$5,000	$6,450	$11,450
High Risk		$1,600	$1,600
Extreme Risk	$300		$300
Total	$8,300	$9,350	$17,650

Appendix A – Site Plans

Stage Plan	Image
Stage 1 Single Bedroom Units	
Stage 2 Site Plan 1	

Stage Plan	Image
Stage 3 Allocation Plan	
Stage 4 Allocation Plan Level 4	
Stage 5 Allocation Plan Level 2	

Appendix B – Table 2 Breakdown

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Exterior Doors	Roller Door; Domestic; Manual	EOL	$254,482
Electrical Service & Distribution	Main Switchboard; Home Units; 6 to 15 Units; Presumed Positive Asbestos	EOL	$60,083
Other Electrical Systems	Light; Fluorescent; 6m inc Spitfire	EOL	$46,381
Lighting and Branch Wiring	Light; Batten Fix	EOL	$12,935
Lighting and Branch Wiring	Light; Pendant	EOL	$6,426
Standpipes	Fire Booster; Valve Assembly	EOL	$3,994
Communications & Security	Satelite Dish; Mounted; 0.7-1.2m	EOL	$3,534
Interior Doors	Door; Slide; Timber Folding	EOL	$1,354
Lighting and Branch Wiring	Light; Spot Light	EOL	$1,315
Exterior Windows	Paint; Windows & Surrounds	EOL	$919
Fire Protection Specialities	Fire Extinguisher; Carbon Dioxide; 4.5kg	EOL	$617
Floor Finishes	Paint; Floor; Epoxy	EOL	$616
Fire Protection Specialities	Fire Extinguisher; Water; 9L	EOL	$567
Institutional Equipment	Light; Oyster	EOL	$536
Institutional Equipment	Projection Screen; Pull Down	EOL	$449
Lighting and Branch Wiring	Light; Motion Sensor	EOL	$441
Floor Finishes	Floor; Carpet; Domestic	Poor	$1,377,408
Wall Finishes	Wall; Cement Render; Internal	Poor	$1,039,383
Wall Finishes	Paint; Wall; Internal	Poor	$910,318
Elevators & Lifts	Lift; Hydraulic; 20Pass; Presumed Positive Asbestos	Poor	$874,440
Ceiling Finishes	Ceiling; Vermiculite	Poor	$719,057
Fittings	Benchtop; Kitchen	Poor	$576,596
Electrical Service & Distribution	Switchboard; Domestic	Poor	$340,956
Roof Coverings	Paint; Soffit Lining	Poor	$338,835

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Exterior Walls	Wall; Chainmesh; Secure	Poor	$336,906
Electrical Service & Distribution	GPO; Double	Poor	$335,781
Controls & Instrumentation	Range Hood; Domestic	Poor	$333,793
Electrical Service & Distribution	Switch; Light/ Fan	Poor	$253,734
Roof Coverings	Roof; Concrete Tile [NC]	Poor	$251,789
Interior Doors	Door; External Slide; Timber	Poor	$196,486
Communications & Security	Fire; Detector	Poor	$191,782
Roof Coverings	Roof Gutter; Copper [C]	Poor	$158,002
Plumbing Fixtures	Tap Set; Mixer	Poor	$155,585
Interior Doors	Paint; Door & Surrounds	Poor	$141,725
Fittings	Cupboard; Refrigerator Cut Out	Poor	$138,791
Lighting and Branch Wiring	Light; Fluorescent; Double	Poor	$130,473
Plumbing Fixtures	Tap Set; Shower Rose	Poor	$124,776
Domestic Water Distribution	Hot Water System; Electric; 50L	Poor	$121,398
Distribution Systems	Exhaust Fan; Ceiling; Domestic	Poor	$118,681
Lighting and Branch Wiring	Light; Heat Lamp; 3 in 1	Poor	$114,329
Elevators & Lifts	Lift; Landing Doors	Poor	$109,102
Wall Finishes	End Board; Refrigerator	Poor	$106,514
Fittings	Cupboard; Microwave	Poor	$106,514
Fittings	Cupboard; Rangehood	Poor	$106,514
Fittings	Cupboard; Refrigerator	Poor	$106,514
Terminal & Package Units	AC System; Split; 3.5kW	Poor	$104,580
Fittings	Wall Cabinet	Poor	$103,462
Commercial Equipment	Dryer; Domestic; Front Loading	Poor	$96,768
Ceiling Finishes	Ceiling; Concrete; Presume Positive Asbestos	Poor	$96,260
Fittings	Mirror; Wall	Poor	$87,825
Standpipes	Fire Hose Reel	Poor	$86,552
Partitions	Window; Metal; Louvred; Fixed	Poor	$80,402

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Floor Finishes	Floor; Carpet; Commercial	Poor	$72,944
Roof Coverings	Roof; Barge Fascia; Timber	Poor	$68,412
Lighting and Branch Wiring	Light; Bunker	Poor	$55,906
Interior Doors	Door; Fire; 1 FHR; Double	Poor	$52,036
Commercial Equipment	Washing Machine; Freestanding; 8kg	Poor	$48,195
Fittings	Toilet Roll Holder; White Epoxy	Poor	$45,861
Other HVAC Systems & Equipment	AC System; Portable; 3kW	Poor	$41,372
Site Development	Gate; Palisade; Automatic Slide; 6m	Poor	$40,915
Wall Finishes	Paint - Metal; 200-300mm girth - Lm	Poor	$40,584
Communications & Security	Fire Alarm; Siren	Poor	$38,485
Roof Construction	Roof Anchor; Stainless Steel	Poor	$38,198
Fittings	Towel Rails	Poor	$36,732
Other Equipment	Stove; Freestanding; Domestic	Poor	$34,398
Plumbing Fixtures	Basin; Acrylic; Vanity	Poor	$33,327
Institutional Equipment	Light; Fan	Poor	$32,166
Roof Coverings	Paint; Barge Fascia	Poor	$28,636
Plumbing Fixtures	Kitchen Sink; Stainless Steel; Single	Poor	$27,956
Roof Coverings	Roof Downpipe; Copper [C]	Poor	$27,273
Terminal & Package Units	AC System; Split; 3kW	Poor	$25,024
Elevators & Lifts	Lift Control Cabinet; Presumed Positive Asbestos	Poor	$23,653
Plumbing Fixtures	Tap; Outlet	Poor	$22,740
Domestic Water Distribution	Water Meter	Poor	$21,742
Wall Finishes	Paint; General Enamel	Poor	$19,586
Interior Doors	Door; Swing ; Aluminium Single	Poor	$18,849
Exterior Walls	Paint; External [C]	Poor	$18,779
Distribution Systems	Fan; Ceiling; 800mm	Poor	$17,742
Roof Coverings	Roof; Barge Fascia; Timber; Presumed Positive Asbestos	Poor	$17,219

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Lighting and Branch Wiring	Light; Fluorescent; Single	Poor	$14,403
Ceiling Finishes	Ceiling; Metal Tile	Poor	$14,358
Lighting and Branch Wiring	Light; Downlight; Internal	Poor	$14,324
Fittings	Hand Dryer; Airblade	Poor	$14,268
Stair Construction	Balustrade; Timber; 40mm Balusters	Poor	$12,433
Water Supply	Pump Set; 1.1kW	Poor	$12,184
Exterior Windows	Window; Timber Frame [C]	Poor	$10,456
Other Equipment	Barbeque; Electric	Poor	$10,080
Roof Openings	Roof Skylight; Dome	Poor	$9,934
Water Supply	Water Tank; Non Potable; 5000L	Poor	$9,204
Site Development	Fence; Pool Safety; Steel	Poor	$8,729
Commercial Equipment	Washing Machine; Top loading	Poor	$7,308
Stair Construction	Towel Rails	Poor	$6,940
Stair Construction	Handrail; Galvanised Steel; 32mm	Poor	$6,716
Exterior Windows	Window; Glass Louvre; Heavy Duty	Poor	$6,341
Wall Finishes	Paint - Timber; 200-300mm girth	Poor	$5,773
Exterior Walls	Wall; Weatherboard Cladding [C]; Presumed Positive Asbestos	Poor	$5,574
Fittings	Pantry; Laminated; 0.6m	Poor	$5,375
Fire Protection Specialities	Fire Blanket	Poor	$4,914
Domestic Water Distribution	Hot Water Storage ; Electric; 530L	Poor	$4,838
Site Development	Gate; Steel; Pool Safety	Poor	$4,282
Wall Finishes	Wall; Timber; Internal; Laminate	Poor	$3,752
Heating Distribution	Pump; Rain Water; Circulating	Poor	$3,241
Stair Construction	Handrail; Timber	Poor	$3,044
Wall Finishes	Wall; Vinyl Sheet	Poor	$2,519
Floor Finishes	Floor; Carpet; Tufted Wool	Poor	$2,466
Fire Protection Specialities	Fire Extinguisher; Carbon Dioxide; 5kg	Poor	$1,928

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Commercial Equipment	Dryer; Domestic	Poor	$1,894
Plumbing Fixtures	Tap; Water	Poor	$1,754
Exterior Walls	Wall; Fibre cement [NC]	Poor	$1,501
Roof Openings	Roof Ventilator; Rotary; 300mm	Poor	$1,336
Roof Coverings	Roof; Corrugated Polycarbonate Sheet	Poor	$1,147
Ceiling Finishes	Ceiling; Timber Laminate	Poor	$999
Domestic Water Distribution	Gas Meter	Poor	$988
Institutional Equipment	Television	Poor	$870
Ceiling Finishes	Ceiling; Concrete; Positive Asbestos	Poor	$846
Institutional Equipment	Mirror; Convex; High Security	Poor	$603
Roof Openings	Access Ladder; Galvanised Steel; Painted	Poor	$448
Fire Protection Specialities	Fire Extinguisher; Dry Chemical; 9kg	Poor	$403
Standpipes	Strainer; 32mm	Poor	$365
Exterior Walls	Wall; Fibre cement [NC]; Positive Asbestos	Poor	$214
Institutional Equipment	Emergency Blanket	Poor	$13
Ceiling Finishes	Ceiling; Concrete	Average	$3,924,951
Floor Finishes	Floor; Concrete	Average	$2,317,738
Floor Finishes	Floor; Ceramic Tile	Average	$2,022,231
Exterior Windows	Window; Aluminium [C]	Average	$1,628,356
Fittings	Cupboard; Wardrobe	Average	$1,449,466
Wall Finishes	Wall; Plaster	Average	$1,364,813
Exterior Walls	Wall; Face Brick [C]	Average	$1,330,144
Stair Construction	Balustrade; Powdered Aluminium	Average	$1,037,017
Fittings	Cupboard; Underbench;Timber Laminated	Average	$1,032,931
Wall Finishes	Wall; Ceramic Tile	Average	$1,028,441
Wall Finishes	Wall; Face Brick; Internal	Average	$887,360
Partitions	Wall Partition; Glass; Shower	Average	$770,810
Roof Coverings	Roof; Terracotta Tile [C]	Average	$748,800

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Interior Doors	Door; Solid Timber	Average	$646,357
Fittings	Cabinet; Laminated; Pantry; 600mm	Average	$527,527
Plumbing Fixtures	Toilet WC; Vitreous China	Average	$519,221
Ceiling Finishes	Paint; Ceiling Lining	Average	$517,304
Fittings	Cupboard; Wall Hung	Average	$506,044
Elevators & Lifts	Lift; Hospital; 3 Floors; Hydraulic; 20Pass	Average	$437,220
Wall Finishes	Wall; Concrete Block; Internal	Average	$374,754
Stair Construction	Balustrade; Galvanised Steel	Average	$360,616
Lighting and Branch Wiring	Light; Oyster	Average	$320,472
Elevators & Lifts	Lift; Hospital; 3 Floors; Hydraulic; 30Pass	Average	$302,652
Plumbing Fixtures	Kitchen Sink; Stainless Steel; Double	Average	$291,351
Wall Finishes	Wall; Precast Concrete; Internal	Average	$289,740
Other Equipment	Oven; Wall; Electric; Domestic	Average	$285,340
Terminal & Package Units	AC System; Split; 4kW	Average	$271,908
Interior Doors	Door; Sliding	Average	$256,328
Exterior Walls	Wall; Concrete [C]	Average	$254,008
Electrical Service & Distribution	RCD	Average	$243,928
Interior Doors	Door; Slide; Aluminium Single	Average	$241,488
Other Equipment	Cook Top; Electric; Domestic	Average	$225,734
Ceiling Finishes	Ceiling; Plasterboard	Average	$225,654
Plumbing Fixtures	Tap Set; Basin; Combination	Average	$225,086
Plumbing Fixtures	Basin; Vitreous China; Vanity	Average	$219,996
Ceiling Finishes	Ceiling; Plasterboard; Suspended	Average	$212,782
Pedestrian Paving	Floor; Pavement; Pebble Crete	Average	$187,921
Sanitary Waste	Floor Waste	Average	$186,713
Exterior Doors	Door; Automatic Slide; Aluminium; Double	Average	$184,601
Interior Doors	Door; Fire; 1 FHR	Average	$165,932
Interior Doors	Door; Security Mesh Screen; Aluminium	Average	$165,694

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Plumbing Fixtures	Tap Set; Shower	Average	$159,598
Floor Finishes	Floor; Carpet Tile; Commercial	Average	$147,105
Ceiling Finishes	Ceiling; Glass	Average	$142,637
Exterior Doors	Door; Automatic Slide; Aluminium Single	Average	$139,829
Interior Doors	Door; Fire; 2 FHR	Average	$128,796
Fittings	Cabinet; Laundry	Average	$106,369
Other Electrical Systems	Light; Emergency Exit Sign	Average	$102,257
Controls & Instrumentation	AC; Air Handling Unit; Small	Average	$90,720
Standpipes	Fire Hydrant	Average	$87,998
Partitions	Window; Metal; Mesh; Fixed	Average	$86,910
Other Electrical Systems	Light; Emergency; Spitfire	Average	$84,738
Roof Coverings	Roof Gutter; Zincalume Steel [C]	Average	$80,113
Communications & Security	Intercom Point	Average	$77,915
Roof Coverings	Roof Downpipe; Zincalume Steel [C]	Average	$61,052
Stair Construction	Handrail; Stainless Steel; Grabrail	Average	$60,828
Partitions	Window; Aluminium; Commercial; Single Fixed	Average	$56,522
Stair Construction	Balustrade; Aluminium; 6mm Tough Glass	Average	$46,362
Exterior Walls	Wall; Concrete Block [C]	Average	$44,643
Domestic Water Distribution	Hot Water System; Gas; 250L	Average	$43,818
Pedestrian Paving	Floor; Pavement; Concrete	Average	$41,074
Wall Finishes	Paint; Wall; Masonry	Average	$39,487
Partitions	Window; Aluminium; Commercial; Single Glazed; Half Sliding	Average	$39,286
Ceiling Finishes	Ceiling; Fibre Cement	Average	$35,903
Floor Finishes	Floor; Hardwood Timber; 25mm	Average	$33,850
Floor Finishes	Floor; Timber Laminate; 8mm	Average	$30,958
Exterior Doors	Roller Door; Automatic Grille; Heavy Duty Steel	Average	$30,164
Communications & Security	Speaker; Surface Mount	Average	$29,333
Site Development	Structure; Steel	Average	$28,881

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Ceiling Finishes	Ceiling; Acoustic Tile	Average	$24,331
Communications & Security	Fire Alarm Control Panel; Local	Average	$23,688
Communications & Security	Speaker; Ceiling Recessed	Average	$23,392
Floor Finishes	Floor; Vinyl Tile	Average	$22,497
Domestic Water Distribution	Hot Water System; Gas; Commercial; 275L	Average	$21,662
Exterior Doors	Door; Automatic Swing; Aluminium Double	Average	$18,766
Terminal & Package Units	AC System; Split; 6kW	Average	$17,237
Stair Construction	Handrail; Stainless Steel	Average	$15,875
Floor Finishes	Floor; Vinyl Sheet	Average	$14,314
Floor Finishes	Floor; Pine Timber; 25mm	Average	$14,051
Fire Protection Specialities	Fire Extinguisher; Carbon Dioxide; 3.5kg	Average	$13,709
Lighting and Branch Wiring	Light; Flood; Mercury Vapour	Average	$11,794
Ceiling Finishes	Ceiling; Pine Timber Strip	Average	$11,620
Stair Construction	Handrail; Powdered Aluminium	Average	$11,492
Roadways	Road; Asphalt Concrete	Average	$11,407
Rain Water Drainage	Drain; Concrete; Spoon	Average	$10,449
Partitions	Screen; Aluminium Mesh; Security	Average	$9,223
Electrical Service & Distribution	Main Switchboard; Home Units; 15 to 25 Units; Presumed Positive Asbestos	Average	$8,738
Communications & Security	CCTV; Fixed Camera; High Performance	Average	$8,004
Rain Water Drainage	Drain; Sump Grating; Cast Iron	Average	$7,983
Lighting and Branch Wiring	Light; Downlight; LED 12W	Average	$7,552
Communications & Security	Fire Alarm; Manual Break Glass	Average	$7,433
Other Electrical Systems	Light; Emergency; Fluoro 2Hr	Average	$6,341
Other Equipment	Dishwasher; Domestic; Built-In; Average	Average	$5,859
Plumbing Fixtures	Laundry Sink; Stainless Steel; Single	Average	$5,591
Site Development	Fence; Chainmesh; 1.8m	Average	$5,392
Floor Finishes	Stage; 2m x 3m	Average	$5,128

Item Types	Item Name	Overall Current Condition	Total Replacement Cost
Sprinklers	Fire Sprinkler	Average	$4,927
Domestic Water Distribution	Hot Water System; Zip	Average	$4,880
Other Plumbing Systems	Filter; Water; UV	Average	$4,775
Roadways	Bollard; Galvanised; Fixed	Average	$4,473
Site Development	Structure; Timber	Average	$4,130
Site Development	Fence; Paling; 1.8m	Average	$3,955
Distribution Systems	Valve; Thermostatic Mixer; 20mm	Average	$3,570
Partitions	Wall; Acrylic Sheet; Tinted; 6mm	Average	$3,529
Other Equipment	Refrigerator; Domestic	Average	$3,402
Exterior Doors	Door; Metal Louvre	Average	$2,842
Ceiling Finishes	Ceiling; Cement Render	Average	$2,170
Plumbing Fixtures	Bath; Acrylic	Average	$1,947
Commercial Equipment	Washing Machine; Top loading; 8kg	Average	$1,827
Interior Doors	Door; Glazed Single; Timber	Average	$1,771
Institutional Equipment	Television; LED; 65 inch	Average	$1,581
Roadways	Paint; Line Marking	Average	$1,486
Partitions	Wall Partition; Laminate Board	Average	$1,478
Wall Finishes	Wall; Timber; Internal, Laminate	Average	$1,319
Partitions	Door; Toilet Partition; Laminate	Average	$1,257
Fittings	Cupboard	Average	$1,024
Commercial Equipment	Projector; Overhead	Average	$725
Wall Finishes	Wall; Laminate Glass; Splashback	Average	$375
Other Equipment	Refrigerator; Domestic; Small	Average	$285
Other Equipment	Cook Top; Electric; Domestic Small	Good	$1,190
		Total	$42,683,200

Appendix C – Risk Definitions

Extreme Risk	Extreme disruption to the operations, extreme financial impact due to repair costs and/or major loss of revenue, extended region-wide adverse media, one or more fatalities, or substantial permanent damage to the environment.
High Risk	Major disruption to operations causes a high level of inconvenience to many people, major costs to rectify the failure with possible lost revenue, recordable injury by legislation due to significant long-term injury, ongoing adverse media coverage, or substantial long-term effect on the environment.
Medium Risk	Local disruption to operations with some inconvenience to stakeholders, medium level of financial impact, local temporary adverse media, lost time injury possibly with a hospital stay, or widespread temporary damage to the environment requiring extended resources to remedy.
Low Risk	Minor disruption to operations, only minor individual complaints, minor financial consequences, minor injury with no lost time, or contained environmental impact.
Negligible	No impact on operations, minimal safety and financial consequences, and no adverse effect on the environment.