



# ***Building Portfolio***

***April 2024***



# Table of Contents

## Buildings

11 Antares Shop & House.....	4
Administration Offices.....	6
Aerodrome.....	8
Bodallin Fire Shed.....	12
Bodallin Gazebo.....	13
Bodallin Hall.....	14
Bodallin Tennis Shed.....	16
Bodallin Toilet.....	17
Bowls and Tennis Club.....	19
Bullfinch Fire Shed.....	21
Bullfinch Hall.....	23
Caravan Park.....	25
CBD Toilet.....	33
Cemetery Toilet.....	35
Community Centre.....	37
Constellation Park Toilet.....	39
Daycare.....	41
Depot.....	43
Golf Club.....	53
Landfill.....	56
Marvel Loch Ambulance Shed.....	58
Marvel Loch Hall.....	59
Marvel Loch Fire Shed.....	61



Marvel Loch Squash Court.....	62
Marvel Loch Toilet.....	64
Masonic Lodge.....	66
Medical Centre.....	70
Men’s Shed.....	72
Moorine Rock Fire Shed.....	74
Moorine Rock Tennis Club.....	75
Moorine Rock Toilet.....	77
Mt Hampton Fire Shed.....	79
Mt Hampton Hall.....	80
Mt Hampton Tennis Shed.....	82
Museum.....	83
Netball Pavilion.....	92
Rotary Park Toilet.....	94
Senior Citizen Centre.....	96
Sport Complex.....	98
Southern Cross Aquatic Centre.....	105
Southern Cross Volunteer Fire Station.....	108

## 11 Antares Shop & House



The building was constructed by a local builder and previously known as the “Foggarty” Building. It is approximately 40 years old. The building was purchased in 2016. It is a double brick constructed building. It is a full masonry construction. Structural steel roof super structure supported by brick walls trusses to the fascia parapet and front reception offices. The roof is clad with profile metal sheeting and the foundations are concrete. Internal load bearing walls are typically single leaf masonry. The ceiling is suspended T bar system with panels.

There are 4 shop areas within the building. Two of the shops are commercially rented. Renovations took place in 2019 and 2020 with new roof, ceiling and lighting panels in shop A, C & D. New flooring throughout, air-conditioning, lighting and Shire key system.



4 office retail areas

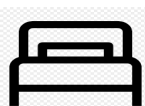


2 toilets



4 kitchenettes

The house has been extensively renovated with a full interior refurbishment. There is just some minor exterior works to complete and the gardens.



3 x bedroom



1 x bathroom



1 x toilet



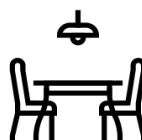
kitchen



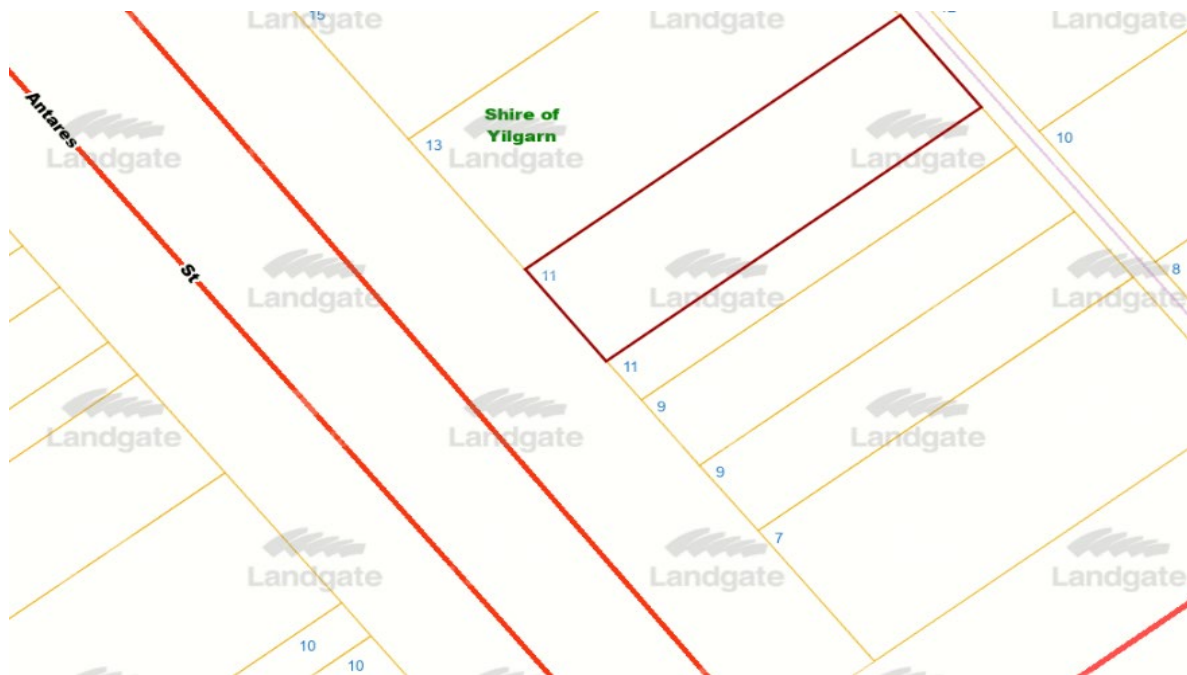
laundry



lounge



dining



Total land area is 1012 m2 and the building is located to the very front of the property with a house located at the rear of the land which is called 11 E Antares St. Our Asset number for the building is B0238. Title details are VOL: 1863 FOL: 147. Land Asset number L0080.

Building has not had a valuation on it at this time. The buildings useful life is 60 years. As you can see that is how old the building is.

Estimated remaining life 20 years.

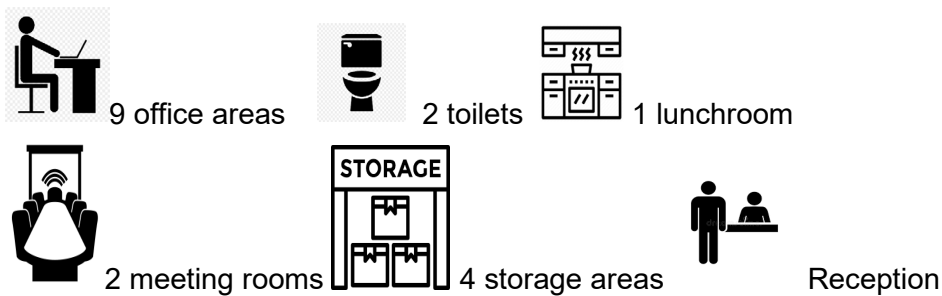
<b>10 year maintenance plan:</b>	<b>\$210,370.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$300,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$300,000.00</b>
<b>Fair Value (Land Asset):</b>	<b><u>\$ 22,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$322,000.00</b>

## 23 Antares St – Administration Building

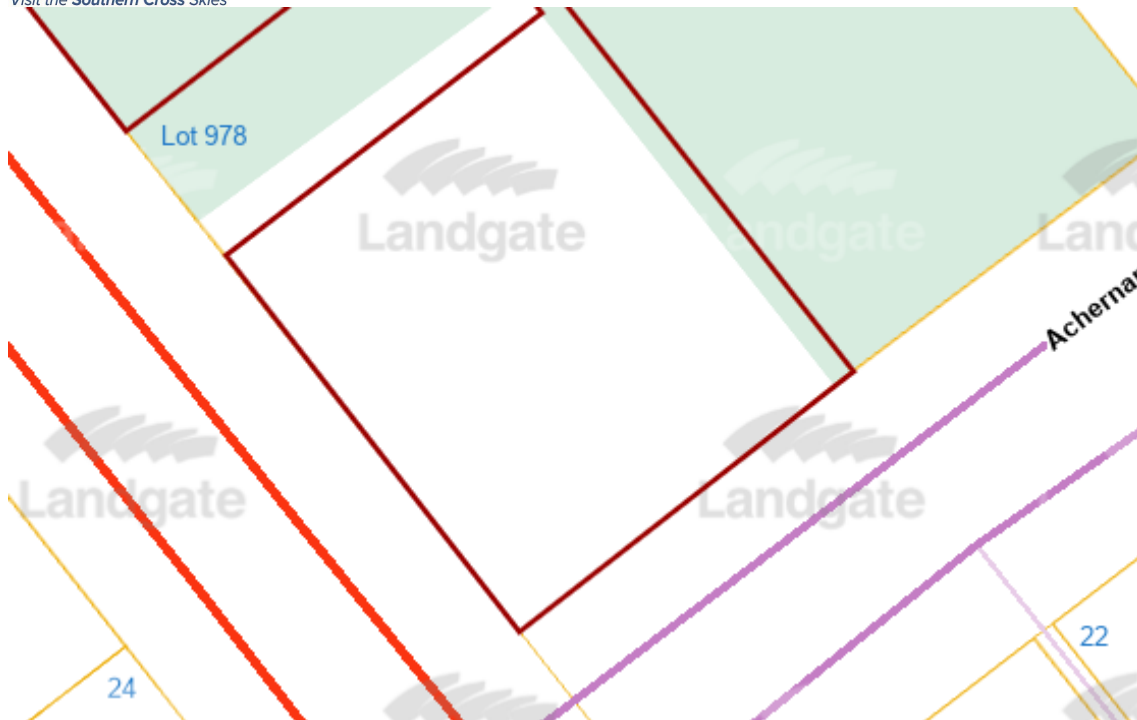


This building was constructed in 1967/68 which makes it 55 years old. It was initially built for Council Offices and a Medical Centre. It is a double brick constructed building. Structural steel roof super structure supported by brick walls. The roof is clad with profile metal sheeting and the foundations are concrete. Internal load bearing walls are typically single leaf masonry. The ceiling is suspended T bar system with panels.

As the building is aging and has required some extensive maintenance and capital works on it. Looking to the future there is still some extensive works to be carried out. The roof was replaced in 2013. There is some works required on the exterior brick walls but they are in fair condition for the buildings age. There looks like some drainage issues over time that have moved bricks on exterior walls.







Land area is 15098m<sup>2</sup>. Our Asset number for the building is B0051 and is located on a Reserve.

This building has an expected useful life of 60 years. The building is 55 years old.

Estimated remaining life 5 years.

<b>10 year maintenance plan:</b>	<b>\$ 502,915.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$3,100,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$1,600,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ <u>15,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$1,615,000.00</b>

## Lot 88 Great Eastern Hwy – Airport Terminal



The aerodrome terminal is a pre-fabricated building and was installed in October 2009 which makes it 14 years old. It has a tin sheeted roof with steel framing. External cladding is corrugated colour bond. Fencing is colour bond post and rail. Both verandas have wooden decking which is re-varnished yearly as part of the maintenance budget. The only major capital works that has been performed on the terminal is new commercial vinyl flooring was installed in 2021.



2 office areas



2 toilets

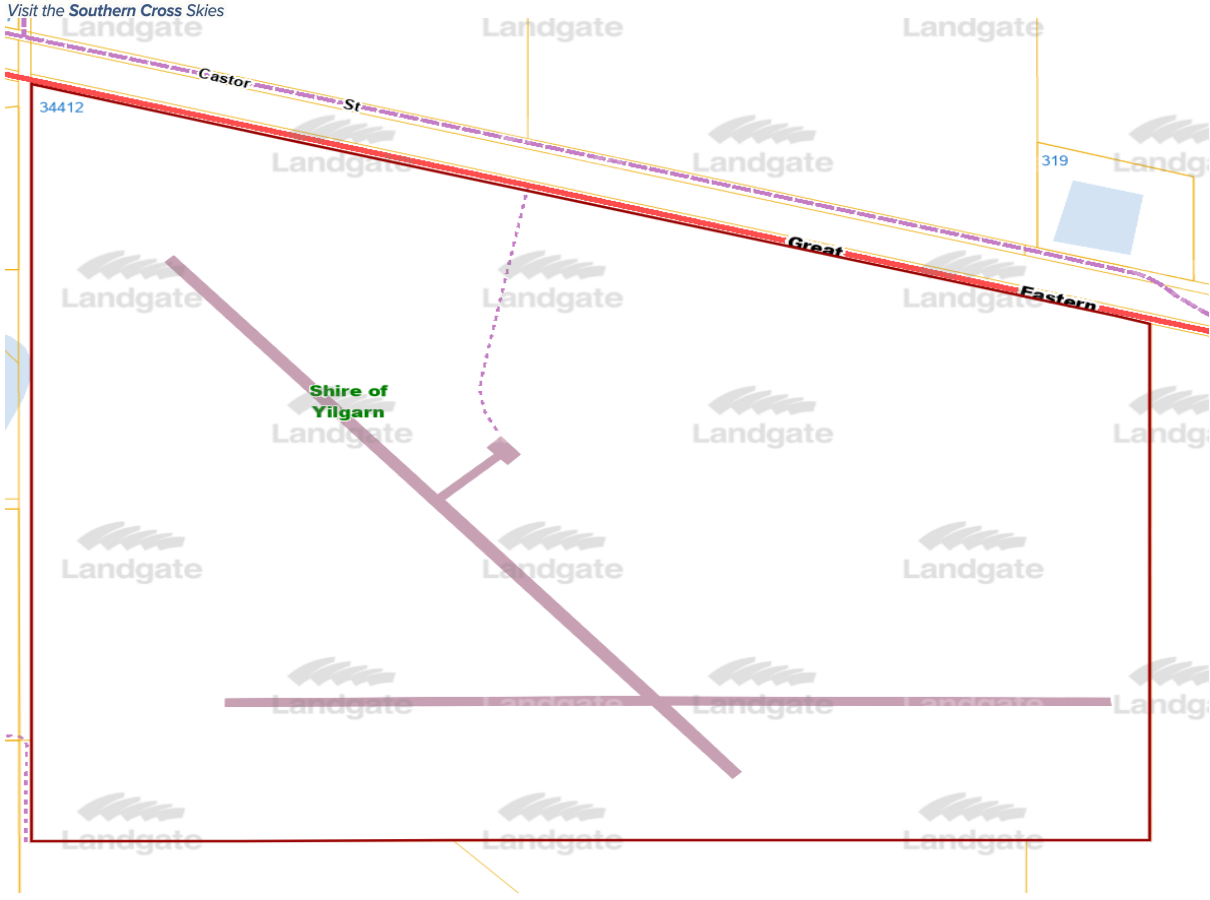


Reception



1 Storage room





The terminal is just one part of the aerodrome. Or Asset number for this building is B0066. Title deeds are VOL:1248 FOL:905. The aerodrome total land size is 2,309,079m2.

This building has an expected useful life of 27 years. As the building is only 13 years old.

Estimated remaining life 14 years

<b>10 year maintenance plan:</b>	<b>\$107,178.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$190,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$140,000.00</b>
<b>Fair Value (Land Asset):</b>	<b><u>\$275,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$415,000.00</b>

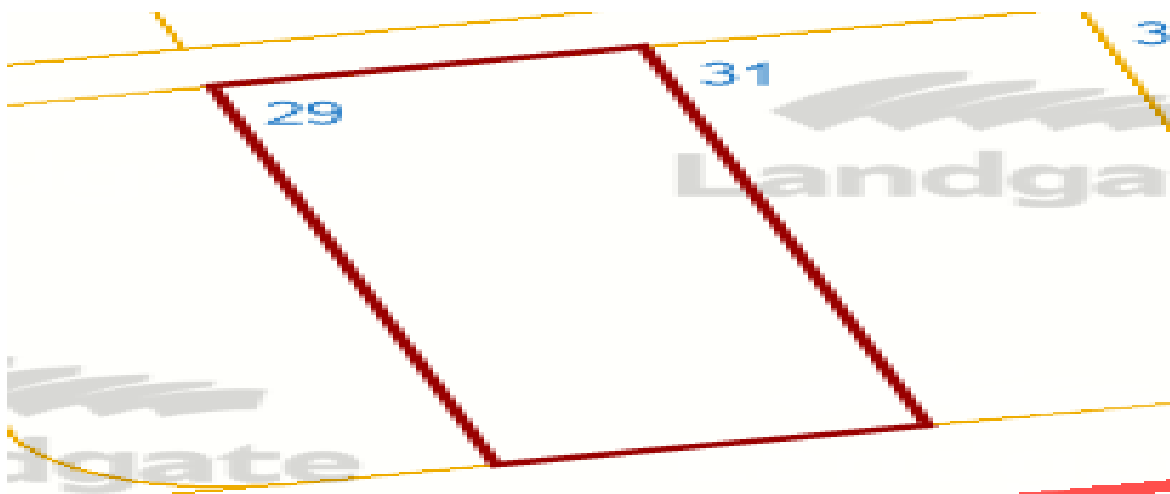




## Bodallin Fire Shed



The Bodallin fire shed is located on the Great Eastern Hwy. It is a steel frames, metal clad shed with a concrete floor. It was installed in 2016.



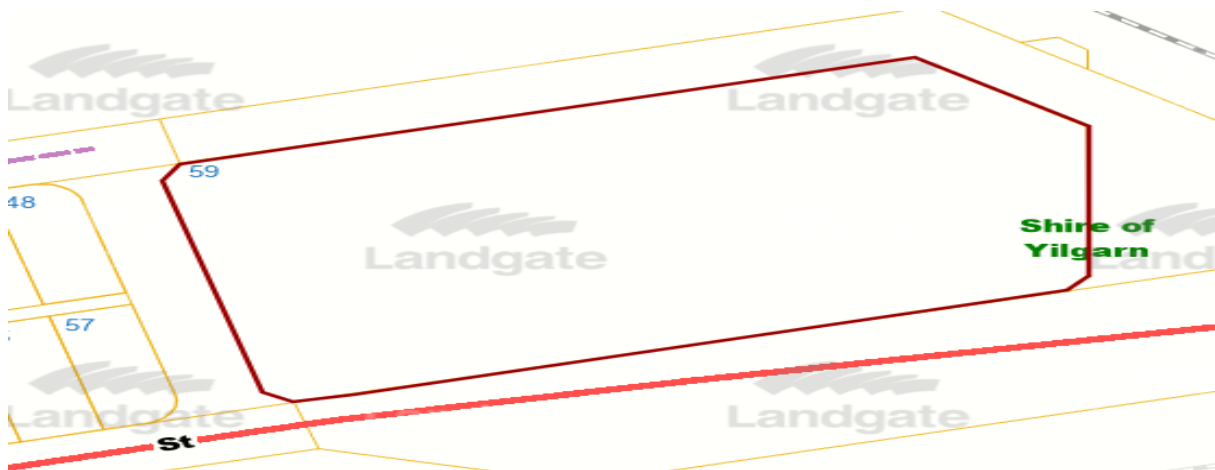
The shed is on reserve R24971. The Asset number for this building is B0237. The shed has an expected useful life of 60 yrs. The shed is currently 8 years old.

Estimated remaining life is 52 years.

<b>10 year maintenance plan:</b>	<b>\$ 0.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$82,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$75,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>_____</b>
<b>Total Fair Value:</b>	<b>\$75,000.00</b>



The Bodallin Gazebo is located at the Bodallin Pioneer Park off of Great Eastern Hwy. It is a brick, steel and metal clad structure.



The Bodallin Toilet is located on Reserve R27314. The Asset number for this building is B0186. Age is unknown.

<b>10 year maintenance plan:</b>	<b>\$ 8,544.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$20,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 7,200.00</b>
<b>Fair Value (Land Asset):</b>	
<b>Total Fair Value:</b>	<b>\$ 7,200.00</b>



## Lot 516 Bodallin Sth Rd – Bodallin Hall



The Bodallin Hall was opened in April 1971. The Hall is 51 years old. This is a brick and iron building that requires some extensive work to bring it up to standard. There are sections of significant cracking in brick work and concrete. This is possibly due to the soil type that the foundation is laid on. Internally the majority of the interior is at end of useful life and items are still original to the building. The Hall was obtained by the Shire of Yilgarn in 1993.



1 meeting room



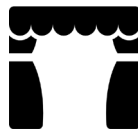
1 kitchen



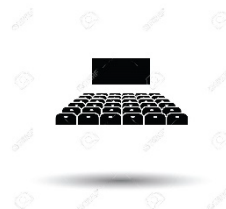
2 toilets



2 storage/dressing areas

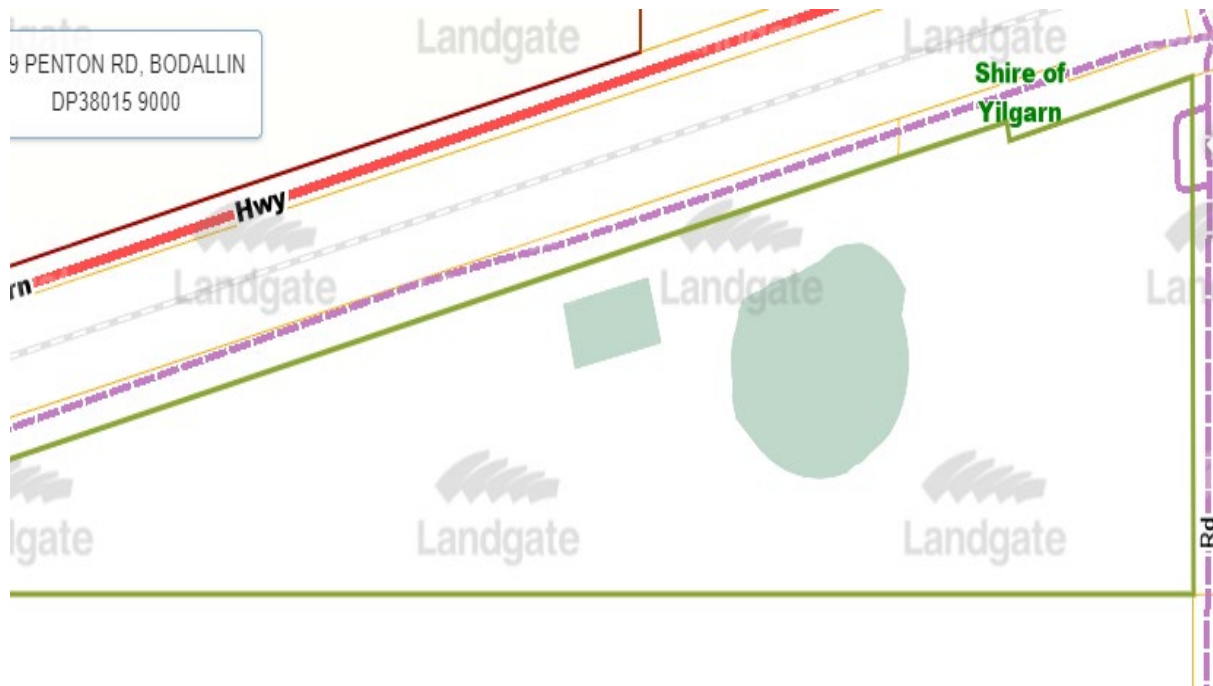


1 stage area



1 Hall area





The Bodallin Hall is located on LOT 500 which is the corner of Ivey and Kalgoorlie Rd Bodallin. It sits on Reserve R18692. Our Asset number is B0100. Land area is 4931m<sup>2</sup>.

The Hall has an expected useful life of 80 years. The building is 52 years old. Overall condition of Hall is poor.

Estimated remaining life is 28yrs.

<b>10 year maintenance plan:</b>	<b>\$ 438,132.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$1,840,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 256,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ 256,000.00</b>
<b>Total Fair Value:</b>	<b>\$ 256,000.00</b>

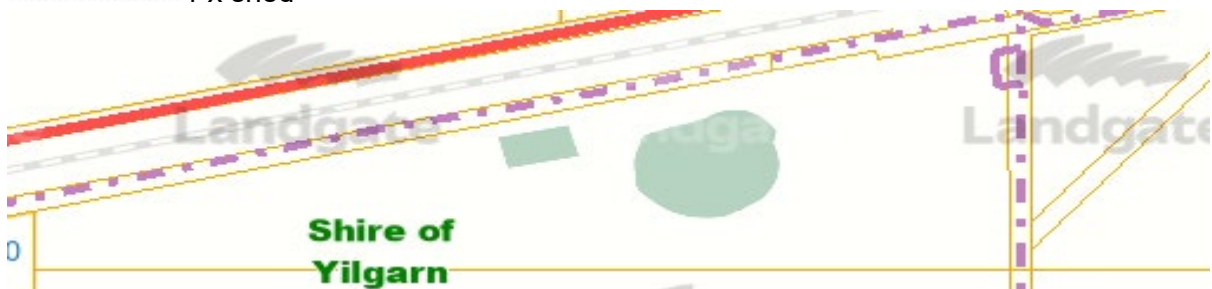
## Bodallin Tennis Shed



The Bodallin Tennis Shed is located on Yeribilion Rd. It is a metal clad, steel framed building with a concrete floor.



1 x shed



This is located on reserve R18692. Our Asset number for this building is B0213. The age of this building is not known. This building is currently not being used.

<b>10 year maintenance plan:</b>	<b>\$14,475.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$42,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 8,400.00</b>
<b>Fair Value (Land Asset):</b>	
<b>Total Fair Value:</b>	<b>\$ 8,400.00</b>

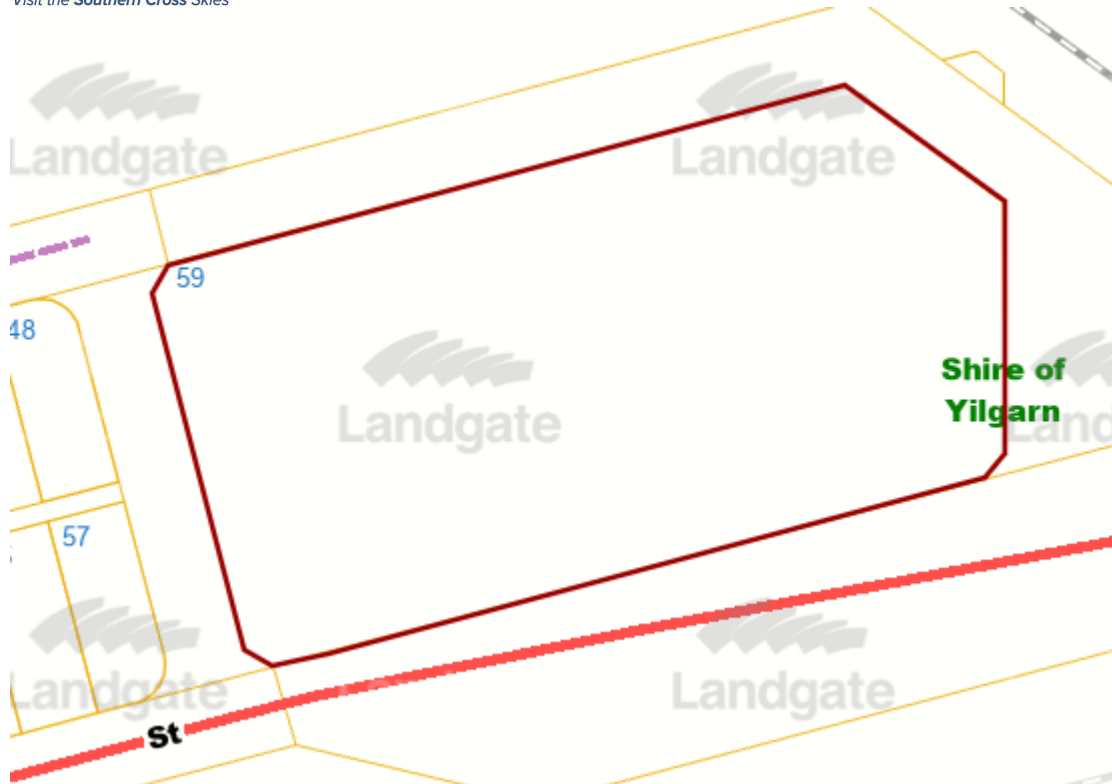
## Great Eastern Hwy Bodallin – Bodallin Toilets



This toilet block was acquired in 1993 which makes the building 29 years old. It is a pre-fabricated building with a wooden deck front veranda. New septic tanks were installed in 2004. As the power for the block runs from the Bodallin Roadhouse which has now closed there is no power to the building.



2 female cubicles, 2 men's cubicles and disabled toilet



The Bodallin Toilet is located on Reserve R27314. Our Asset Number is B0135.

The toilet block has an expected useful life of 27 years. As the building is 29 years old.

Estimated remaining life is 0.

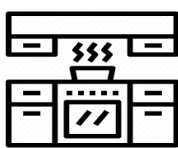
<b>10 year maintenance plan:</b>	<b>\$78,779.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$64,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$14,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>_____</b>
<b>Total Fair Value:</b>	<b>\$14,000.00</b>

## Bowls Tennis Club – Spica St



The Bowls Tennis Club was constructed in 2012 which makes it 11 years old. The building has a concrete base with steel framing on walls and roof. The exterior walls are a fibro cladding and the roof is metal sheeting.

As the building is only ten years old there has been minor maintenance carried out. In the 22/23 budget it will be getting a full external repaint as the exterior paint is faded and at end of useful life.



1 Kitchen



1 bar



Storage area



2 Captains rooms

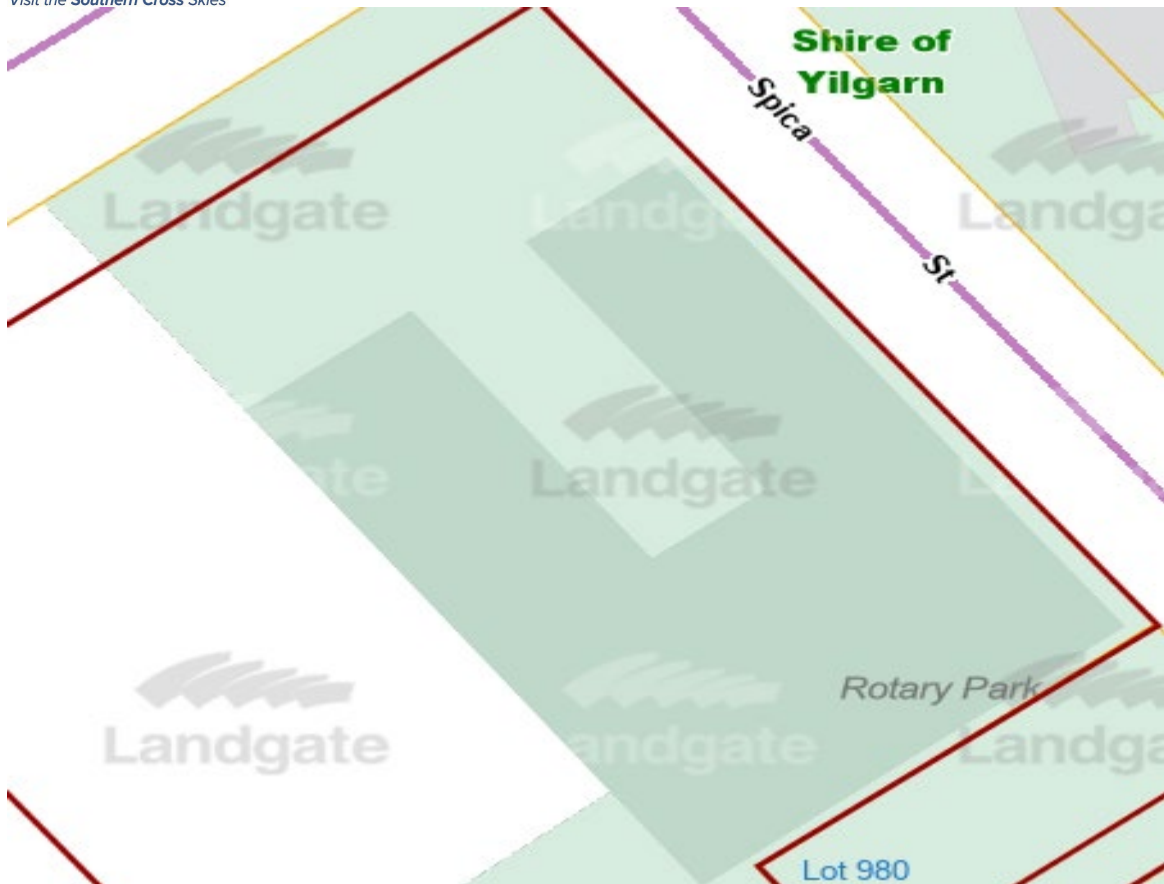


Male, female, disabled toilet & outside unisex toilet



1 Hall Area





The Bowls Tennis Club is located on Reserve IPR11874 which is on the Cnr of Spica and Canopus St. The land area is 3035m<sup>2</sup>. Our Asset Number for the building is B0172.

The building has an expected useful life of 60years. As the building is only 11 years old.

Estimated remaining life 49 years.

<b>10 year maintenance plan:</b>	<b>\$ 156,706.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$2,300,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$1,800,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ <u>\$6,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$1,806,000.00</b>



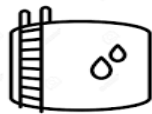
## Bullfinch Fire Shed – Doolette St Bullfinch



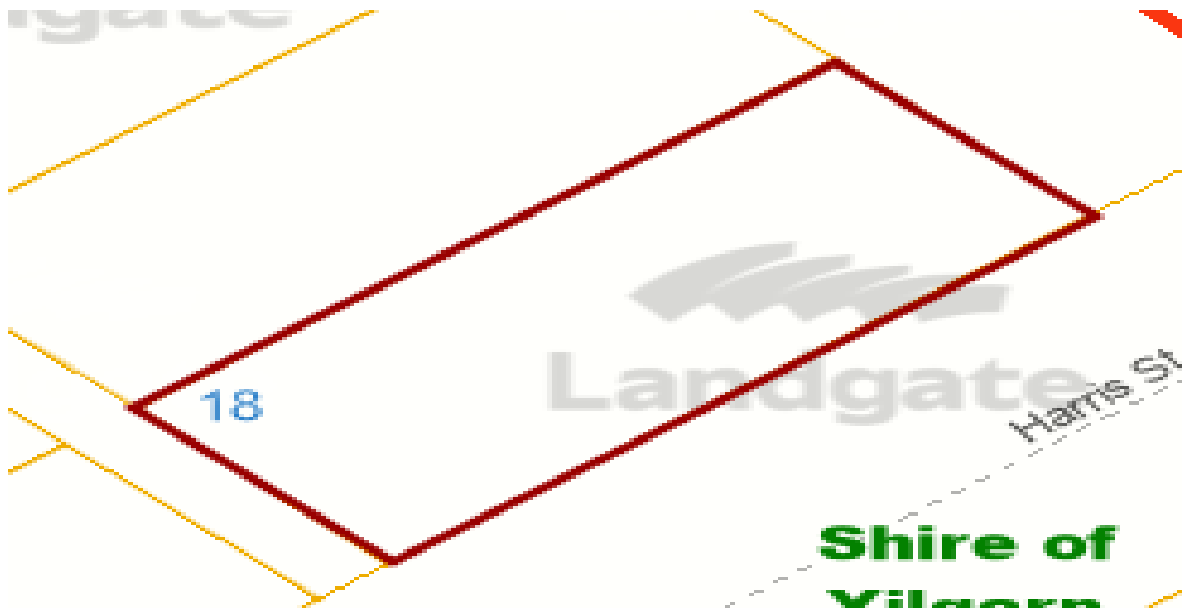
The Bullfinch Fire Shed is located on 16 and 18 Doolette St Bullfinch. The shed is a steel framed, iron clad building on a concrete slab. This was built in 2011.



1 Shed



1 tank



The Bullfinch Fire Shed is located on 18 Dollette St Bullfinch. The land area is 1012m2. Our Asset Number for the building is B0170. The Land Asset Number is L0034.

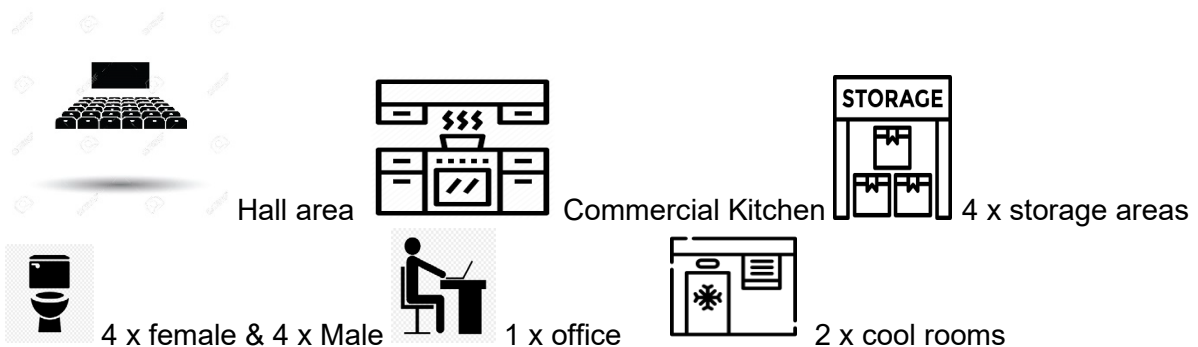
The building has an expected life of 60 years. The building is 12 years old.

Estimated remaining useful life is 48 years.

<b>10 year maintenance plan:</b>	<b>\$13,172.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$65,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$45,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$14,000.00</b>
<b>Total Fair Value:</b>	<b>\$59,000.00</b>



The Bullfinch hall was originally the school. This was built in 1912. There was an extension put on in 2000 by Sons of Gwalia and they utilised the old school as a Mess Hall. The original part of the building is at end of useful life but has faired well for its age. The hall was handed to the Shire and Bullfinch Progress Association in 2015. The original structure is wood framed with a tin sheeting roof. The exterior walls are asbestos but in fair condition as they are paint encapsulated. The extension part of the building is a transportable. The toilet block is a prefabricated building which is at end of useful life. There are also 2 out buildings that are damaged. They also contain asbestos and need urgent repair or removal. I would recommend a meeting with the Bullfinch Progress Association to help set a plan moving forward.





The Bullfinch Hall is on Lot 43 Jones St Bullfinch. The Land area is 1.4858ha. Our Asset Number for the building is B0183. Land Asset number is L0035. Title deeds are VOL: 1865 FOL:102.

The building has an expected useful life of 60 years. The original section of the building is 110 years old.

Estimated remaining useful life 0.

<b>10 year maintenance plan:</b>	<b>\$563,353.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$760,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 88,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ <u>35,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$123,000.00</b>



## Caravan Park – 10 Coolgardie Rd

### Disabled Ablution



The Caravan Park Disabled Ablution is a pre fabricated building. It was installed in 2011.



1 x unisex disabled toilet



1 x shower

Our asset number for this building is B0182. Estimated useful life is 27 yrs. This building is 12 years old.

Estimated remaining life is 15 years.

<b>Reinstatement with New - Value:</b>	<b>\$21,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 4,100.00</b>

## Guest Laundry and Ablutions & Camp Kitchen



The guest laundry and ablution building and camp kitchen were installed in 2017. It is metal framed and iron clad on a concrete slab.





3 x female showers 3 male shower s



3 x female toilets 2 x men's and a urinal



1 x outdoor kitchen

Our Asset number for these buildings is B0111. Estimated useful life for these buildings are 60 years. These buildings are currently 6 years old.

Estimated remaining useful life is 44 years.

<b>Reinstatement with New - Value:</b>	<b>\$545,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$465,000.00</b>



The Staff laundry is a pre fabricated transportable building. It is steel framed and iron clad. It also has a storage room. The building was purchased in 2021.

Our Asset number for this building is B0252. Estimated useful life is 27 years. This building is currently 2 years old.

Estimated remaining life is 25 years.

<b>Reinstatement with New - Value:</b>	<b>\$72,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$59,000.00</b>







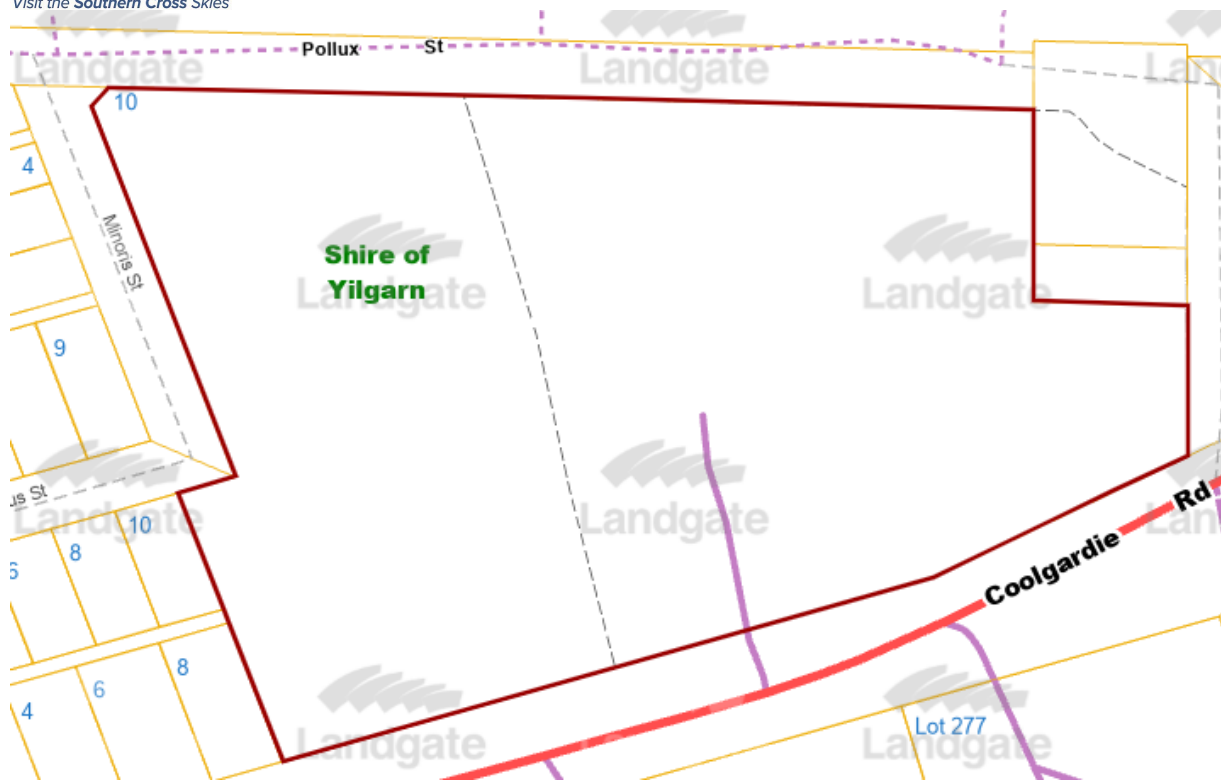
## Caravan Park Bays



The Caravan Park has 58 bays. 7 have no power connected. There are 4 disabled bays. There are only 3 bays that have a concrete slab. Most of the curbing and garden beds need replacing. The rest of the bays has blue metal. The yearly average of caravans is 16 per day. In saying that there are a few occasions a year that the park is fully booked. There is a lot of work to make new bays and fix roadways.

Asset number for the bays is IO0007.

<b>Reinstatement with New - Value:</b>	<b>\$800,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$133,130.00</b>



The Caravan Park is located on Reserve R23237. The land size is 5.3842ha.

<b>10 year maintenance plan</b>	<b>\$1,435,005.00</b>
<b>Total Reinstatement with New - Value:</b>	<b>\$2,153,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 850,230.00</b>



## CBD Toilet – 16 Antares



The CBD toilet was built in 1998. It is constructed of limestone brick with a colour bond roof sheeting. It is located at 16 Antares St, Southern Cross.



2 x ladies cubicles 1 x men's cubicle & 2 urinals, 1 x disabled toilet



1 x storage room 1 x mothers/waiting room



The CBD toilets are located on 16 Antares St Southern Cross. The land area is 322m<sup>2</sup>. Our asset number is B0131.

The building has an expected useful life of 60 years. At this stage the building is only 25 years old.

Estimate remaining life 35 years.

<b>10 year maintenance plan:</b>	<b>\$ 55,649.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$208,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$148,000.00</b>
<b>Fair Value (Land Asset):</b>	<b><u>\$ 12,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$160,000.00</b>

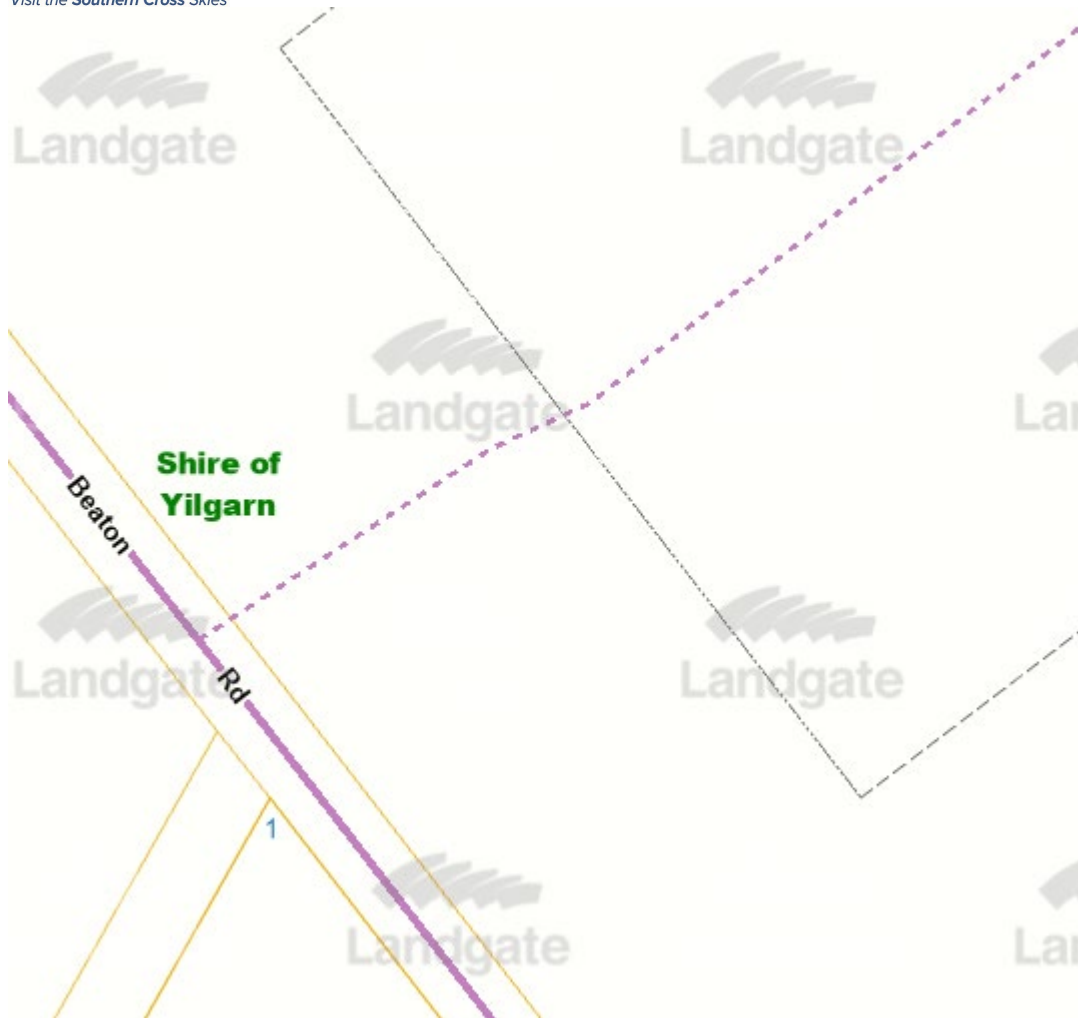
## Cemetery Toilet – Beaton Rd



The Cemetery Toilet was built in 2017. It is constructed of a concrete base with Metal frame and colour bond sheeting. This is a unisex toilet.



1 x unisex toilet



The Cemetery Toilet is located at the Southern Cross Cemetery off of Beaton Rd. Our asset number for this building is B0136.

The building has an estimated life of 60 years. It is currently 6 years old.

Estimate remaining life 35 years.

<b>10 year maintenance plan:</b>	<b>\$28,000.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$18,500.00</b>
<b>Fair Value (Land Asset):</b>	
<b>Total Fair Value:</b>	<b>\$18,500.00</b>



## Community Centre – 25 Antares St



The Community Centre was built in 1995. This is a brick building with sections of Colourbond sheeting. It has a concrete floor base and Metal framed roof with Colourbond sheeting. New carpets were installed in 2020 and a new hardwood dance floor was installed in 2021. There is a medium amount of maintenance required on the building. It is one of our underutilised community buildings.



1x Hall area



1 x stage



1x commercial kitchen



4 x storage areas



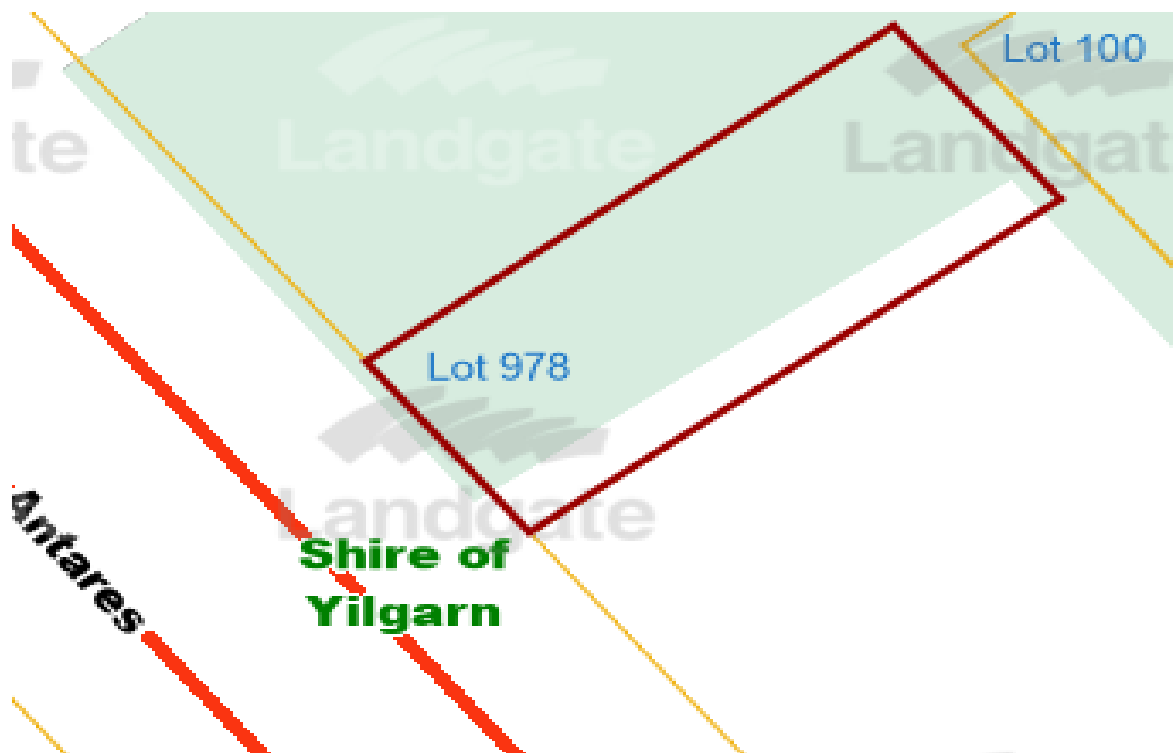
4 x female 2 x male & 3 urinals



2 x dressing rooms with 2 x showers and toilets



1 bar



The Community Centre is located on Antares St Southern Cross. The land area is 1012m<sup>2</sup>. Our asset number is B0102. Title Deeds are 101/DPS711.

The building has an expected life of 80 years. At this stage the building is 28 years old.

Estimated remaining life is 53 years.

<b>10 year maintenance plan:</b>	<b>\$ 204,432.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$6,300,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$2,900,000.00</b>
<b>Fair Value (Land Asset):</b>	
<b>Total Fair Value:</b>	<b>\$2,900,000.00</b>

## Constellation Park Toilet – Antares St



Constellation Park toilet was installed in 2019. It has a concrete slab with colour bond sheeting and steel frame. This is a unisex and disabled toilet.



1 x unisex and disabled toilet



The toilet is located at Constellation Park. Asset Number is B0247.

This building has an expected useful life of 60 years. This building is 4 years old.

Estimated remaining life is 56 years.

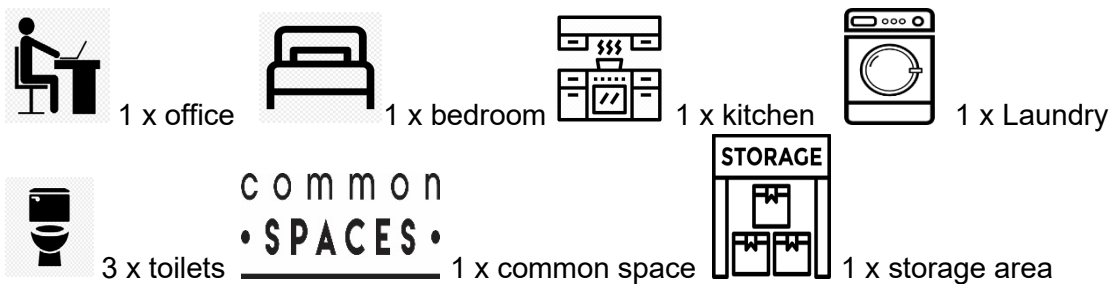
<b>10 year maintenance plan:</b>	<b>\$ 3,751.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$51,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$45,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ _____</b>
<b>Total Fair Value:</b>	<b>\$45,000.00</b>



## Daycare – 43 Spica St



The building was a purpose-built kindergarten. The building was opened in 1965. The Shire own the building and the land was gifted by J K Dixon to the kindergarten committee. It was reported in 1968 a large crack appeared in the Eastern exterior wall caused by a recent tremor (Meckering Earthquake). It is a double brick building. East section of the floor is concrete and the rest is wooden flooring. The roof, eaves and facias are asbestos. It has been placed in 2022/23 budget for new roofing, eaves and facias.





The land area is 1012m<sup>2</sup>. Our asset number for the building is B0160. Title deeds for this property is VOL: 1245 FOL: 933.

The building has an expected useful life of 60 years. This building is 58 years old.

Estimated remaining life 2.

<b>10 year maintenance plan:</b>	<b>\$347,198.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$570,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$142,000.00</b>
<b>Fair Value (Land Asset):</b>	<b><u>\$ 30,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$172,000.00</b>

















## Depot – Rear Shed



This shed is estimated 70 years old. Estimated useful life is 60 years. There is a lot of maintenance required on this building to bring it to a good condition. Our asset number for this building is B0054.

Estimated remaining life is 0.

<b>Reinstatement with New - Value:</b>	<b>\$330,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$79,000.00</b>



## Depot – Workshop



The workshop was built when the land was acquired in around 1974. It is estimated 50 years old. There was an extension put on for the Oil storage. A new office was built in 2020. It is a steel and wooden frame shed with a concrete floor and metal sheeting. Our Asset number is B0053. Estimated useful life is 60 years.

Estimated remaining life is 11 years.

<b>Reinstatement with New - Value:</b>	<b>\$1,100,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 330,000.00</b>



## Depot – Sign Shed



We purchased this shed in 2020. It is a wooden and steel framed shed with metal sheeting. There is an original section of the shed which is estimated being built around 1980. The extension area is estimated built in 1990's. Asset number for this shed is B0250. Estimated useful life for this building is 60 years.

Estimated remaining life is 17yrs.

<b>Reinstatement with New - Value:</b>	<b>\$80,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$57,000.00</b>



The land area of the depot is 2.1196ha. It is situated on 24,26 and 28 Arcturus St.

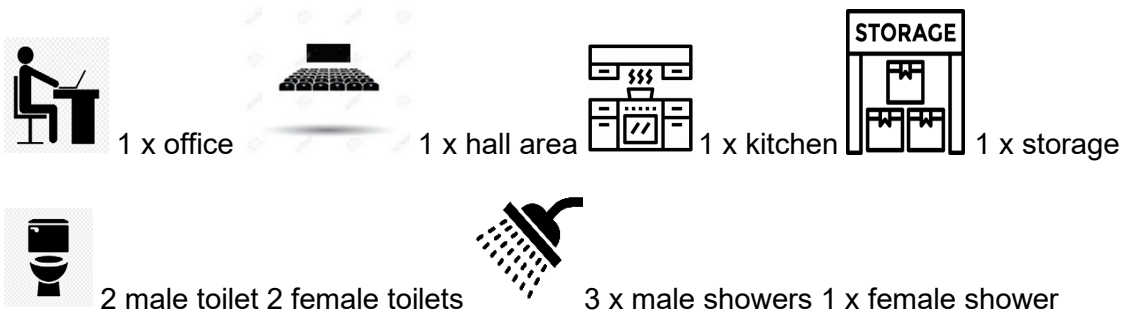
<b>10 year maintenance plan</b>	<b>\$ 599,731.00</b>
<b>Total Reinstatement with New - Value:</b>	<b>\$2,497,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 922,500.00</b>



## Golf Club – Turkey Hill Rd

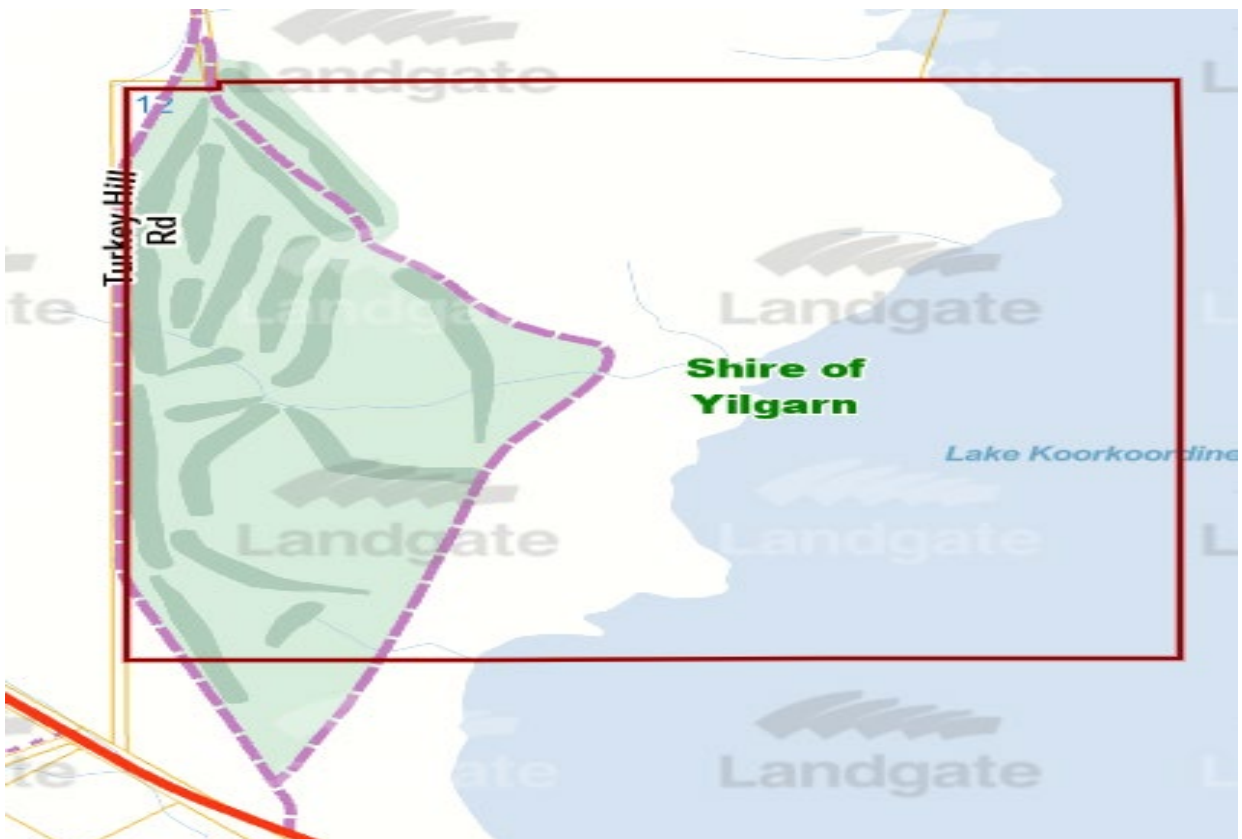


The Southern Cross Golf Club was a 50/50 shared financial interest between the Shire and the Golf Club. It was built in 1977 which makes it 46 years old. It is a brick and metal structure on a concrete base.





This is a steel framed, iron clad shed with concrete footings with a dirt floor.





The garden shed is metal and wood frame on concrete footings with iron sheeting and dirt floor.

The Clubhouse and shed are located on Reserve 1362. The asset number for the Clubhouse is B0161, the Buggy shed is B0180 and the Garden Shed is B0180.

The Club house is 46 years old. Estimated remaining useful life is 14 years.

The Buggy Shed is 5 years old. Estimated remaining useful life is 55 years.

The Garden Shed is 46 years old. Estimated remaining useful life is 0.

**10 year maintenance plan** **\$ 385,034.00**

**Total Reinstatement with New – Value Club House:** **\$1,900,000.00**

**Fair Value (Improvements Asset) Club House:** **\$ 690,000.00**

**Total Reinstatement with New – Value Buggy shed:** **\$ 71,000.00**

**Fair Value (Improvements Asset) Buggy Shed:** **\$ 42,500.00**

**Total Reinstatement with New – Garden Shed:** **\$ 21,500.00**

**Fair Value (Improvements Asset) Garden Shed:** **\$ 3,400.00**

**Total Reinstatement with New** **\$1,992,500.00**

**Total Fair Value:** **\$ 735,900.00**



## Landfill – Southern Cross South RD



Out at the Landfill site there are 3 buildings. The landfill shed was built in 2018 which includes and bathroom/ablution area. The office was brought second hand and it a kitted-out sea container. I can not find when or where this was purchased. The tip shop shed was built in 2020.



2 x sheds



1 x office

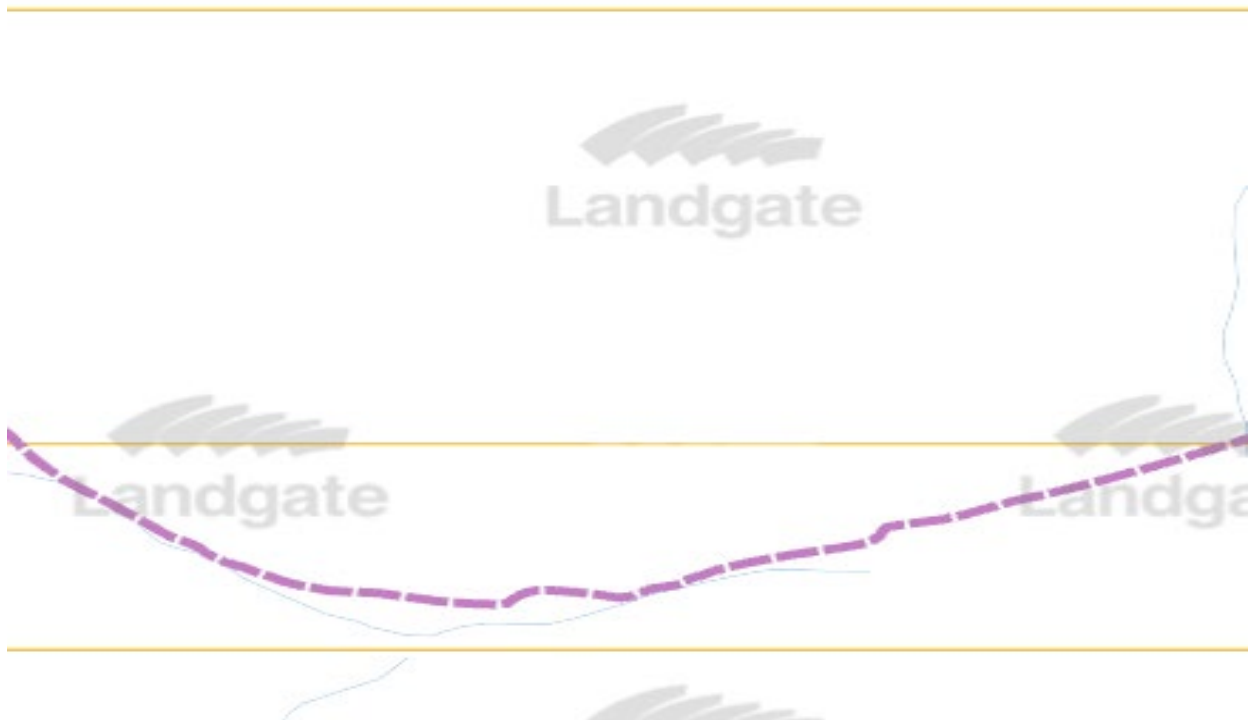


1 x shower



1 x toilet





The buildings are located on Landfill Access Rd. The asset number for the Landfill shed and Ablution is B0243. The asset number for the Tip Shop is B0249. The buildings are on Reserve R37892.

The Landfill shed has an expected useful life of 60yrs. It is currently 5 years old. Estimate remaining useful life is 55yrs

The landfill office age is unknown. It does have an expected useful life of 20 years.

The tip shop shed has a useful life of 60yrs. It is currently 3 years old. Estimated remaining useful life is 57yrs.

<b>10 year maintenance plan:</b>	<b>\$ 43,113.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$154,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$121,000.00</b>
<b>Total Fair Value:</b>	<b>\$121,000.00</b>

## Marvel Loch Ambulance Shed



The Marvel Loch Ambulance shed is located on 14 Argent St Marvel Loch. It looks like it is not in use. This is a steel framed, iron clad shed with a concrete slab.



The Ambulance Shed was built in 1992. It sits on reserve R38119. The Shire acquired it in 2011. The Asset number for this building is B0200. Expected useful life is 60 years. The shed is 32 years old.

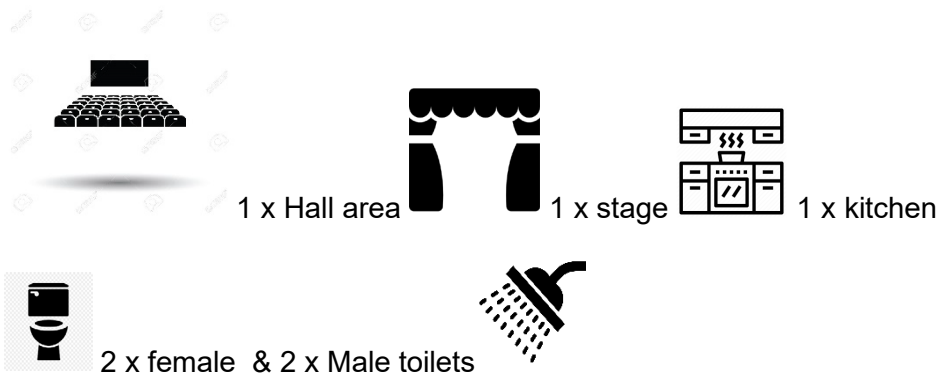
Estimated useful life is 28 years.

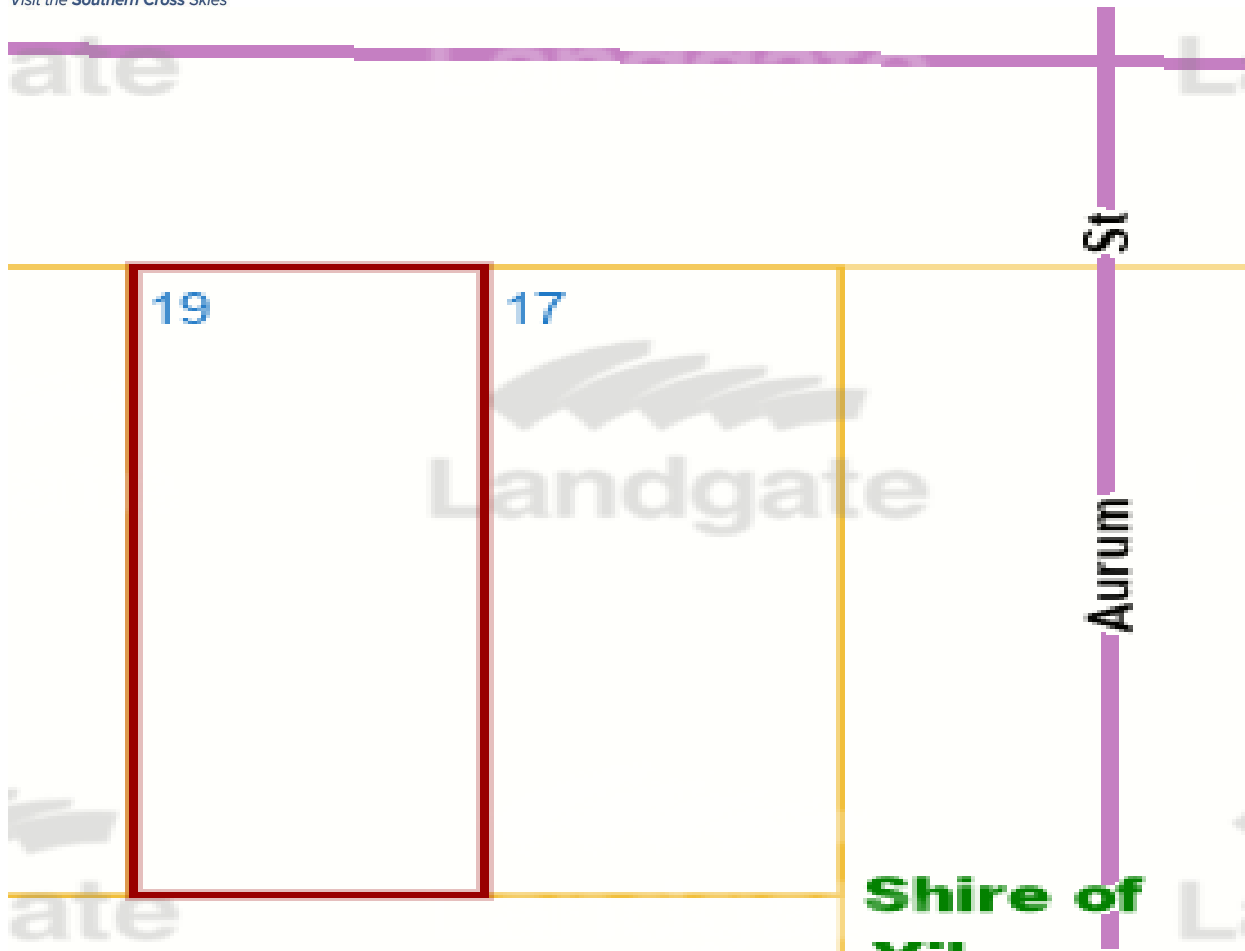
<b>10 year maintenance plan:</b>	<b>\$ 6,135.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$35,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$12,500.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ _____</b>
<b>Total Fair Value:</b>	<b>\$12,500.00</b>

## Marvel Loch Hall – Lot73/74 Williams St



The Hall was built in 1937. In June 1979 the Shire bought the Hall for \$3,500. An inspection showed that approx. \$20,000 was required to bring the building up to a reasonable standard. In 1980 the Marvel Loch Progress Association organised a Hall Management Committee. Hall lighting was updated in June 1984. The rear toilet additions were put on in 1985.





The Marvel Loch Hall is situated over 17 & 19 Williamson St Marvel Loch. The Asset number for this building is B0103. Title Deeds are VOL:1221 Fol:678.

This building has an expected useful life of 80 years. It is currently 86 years old and in poor condition.

Estimated remaining life 0.

<b>10 year maintenance plan:</b>	<b>\$426,069.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$1,100,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 154,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ 14,000.00</b>
<b>Total Fair Value:</b>	<b>\$ 168,000.00</b>



## Marvel Loch Fire Shed



The Marvel Loch fire shed is located on 14 Argent St Marvel Loch. This is a steel framed, iron clad shed with a concrete slab.



The Fire Shed was built in 1992. The Shire acquired it in 2019. It sits on reserve R38119. The Asset number for this building is B0245. Expected useful life is 60 years. The shed is 32 years old.

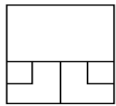
Estimated useful life is 28 years.

<b>10 year maintenance plan:</b>	<b>\$ 0.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$27,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 9,800.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ _____</b>
<b>Total Fair Value:</b>	<b>\$ 9,800.00</b>

## Marvel Loch Squash



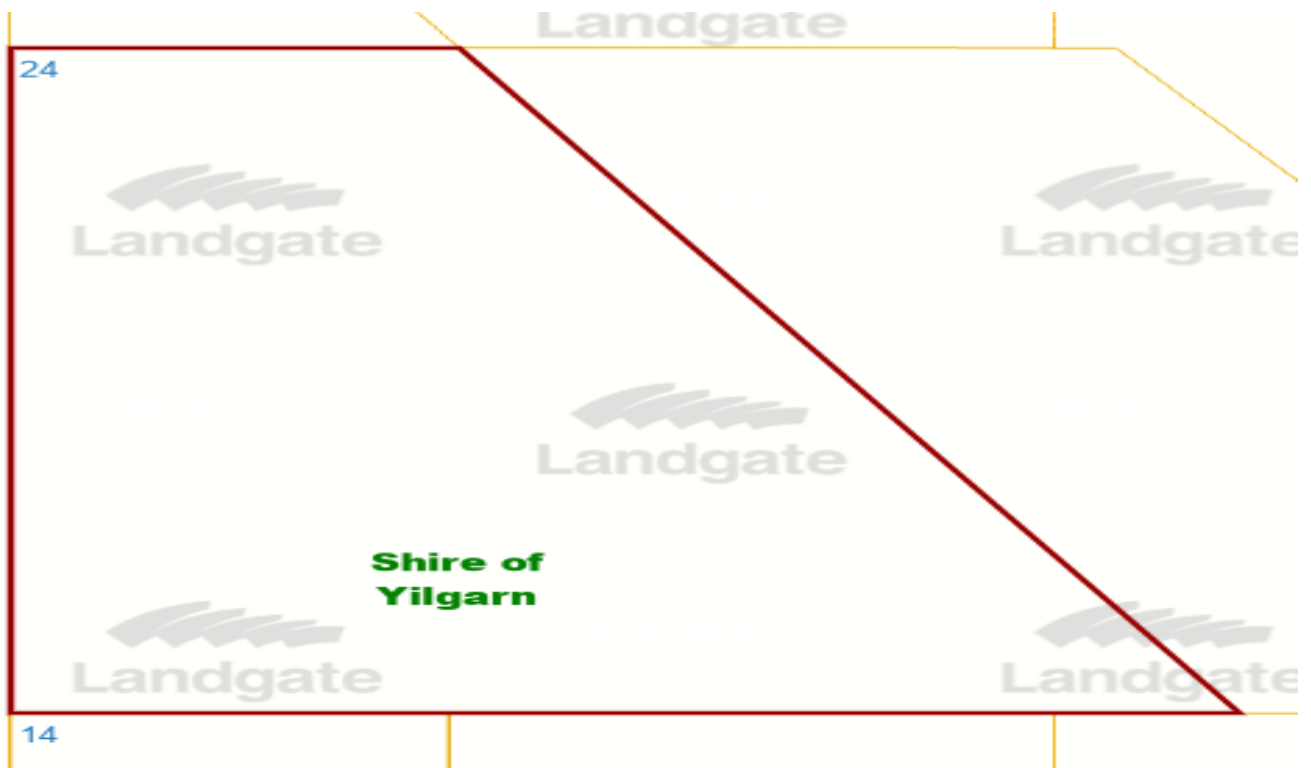
The Marvel Loch Squash Court was built around 1985. It is steel framed on steel footings with wooden floor. The outer of the building is metal clad with a veranda. There is one squash court and a mezzanine viewing level.



1 x squash court



1 x mezzanine



The squash courts are located on 24 Argent St Marvel Loch. The asset number for this building is B0163. The land area is 3.7ha and is situated on reserve R12587.

This building has an expected life of 60 years. It is currently 38 years old.

Estimated remaining life is 22 years.

<b>10 year maintenance plan:</b>	<b>\$152,121.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$224,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 53,000.00</b>
<b>Total Fair Value:</b>	<b>\$ 53,000.00</b>

## Marvel Loch Toilet



The ablution block at Marvel Loch was installed in 1987. It is a fibro and metal clad building on a concrete slab. There are 4 stalls which include a toilet, shower and store area. The building requires extensive capital works.



4 x toilets

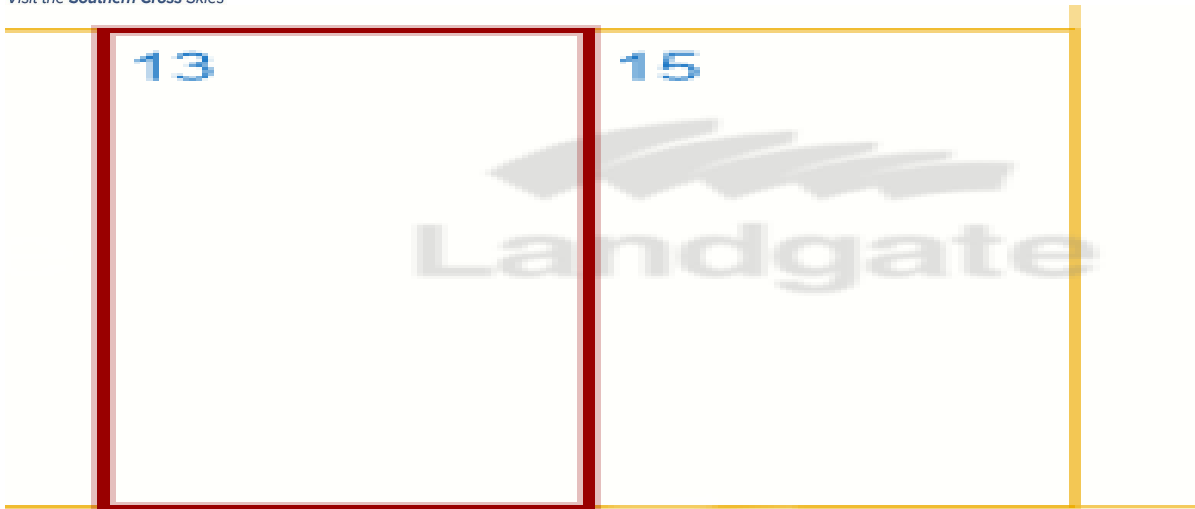


4 x showers



4 x store rooms





The Marvel Loch Ablution block is located on 13 King St Marvel Loch. The Asset number for the building is B0216. The land area is 1012m<sup>2</sup>. It is located on Reserve R46278.

This building has an expected useful life of 27 years. It is currently 36 years old.

Estimated useful life is 0.

<b>10 year maintenance plan:</b>	<b>\$179,998.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$148,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 41,000.00</b>
<b>Total Fair Value:</b>	<b>\$ 41,000.00</b>

## Masonic Lodge – Spica St



The Masonic Lodge was built in 1898. It is a brick building. A new tin roof was installed in 2001. It has wooden flooring on wooden stumps. Major renovations were started in 1998. This building is on the State Heritage register.



3 x display/hall areas

The asset number for this building is B0105. This building has an estimated useful life of 80 years. This building is currently 125 years old.

Estimated remaining useful life 0.

## Masonic Lodge Toilet



The toilet block was installed in 2011. It is a pre-fabricated Iron clad transportable building. This is a unisex and disabled access toilet.



1 x Unisex and disabled toilet

The asset number for this building is B0175. It has an estimated useful life of 27yrs. The building is currently 12 years old.

Estimated remaining life is 15 years.

## Masonic Lodge Observation Shed



The observation shed was installed in 2009. This has a concrete base with steel framed and iron clad building. The roof s retractable.

The asset number for this building is B0176. It has an estimated useful life of 60 years. The building is currently 14 years old.

Estimated remaining life is 46 years.





The Land asset number is L007. The land size is 1012m<sup>2</sup>.

<b>10 year maintenance plan</b>	<b>\$166,849.00</b>
<b>Total Reinstatement with New – Masonic Lodge:</b>	<b>\$920,000.00</b>
<b>Fair Value (Improvements Asset) Lodge:</b>	<b>\$430,000.00</b>
<b>Total Reinstatement with New – Toilet Block:</b>	<b>\$ 27,500.00</b>
<b>Fair Value (Improvements Asset) Toilet Block:</b>	<b>\$ 16,500.00</b>
<b>Total Reinstatement with New – Observation:</b>	<b>\$ 19,500.00</b>
<b>Fair Value (Improvements Asset) Observation:</b>	<b>\$ 16,500.00</b>
<b>Fair Value (Land Asset):</b>	<b><u>\$ 32,000.00</u></b>
<b>Total Reinstatement with New</b>	<b>\$967,000.00</b>
<b>Total Fair Value:</b>	<b>\$459,500.00</b>

## Medical Centre – Cnr Achernar St and Altair St



The medical centre was built in 1993. This was a purpose-built building for a medical centre. It is a brick and iron building built on a concrete slab. The roof is colour bond sheeting. This building has required minimal maintenance over its life.



6 x office areas plus 2 examination rooms



LUNCH ROOM

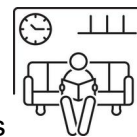
1 x lunch room



1 x storage room



2 x female and 2 male toilets

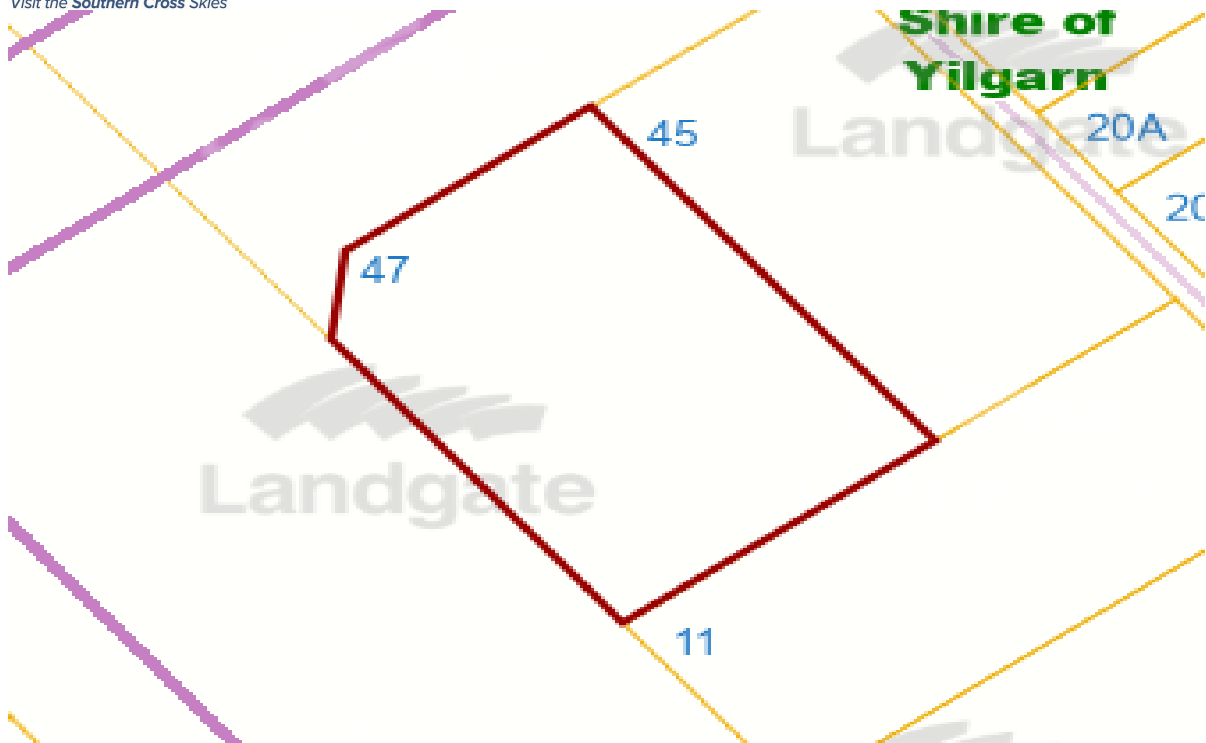


1 x waiting room



1 x reception area

There is also a new Generator Shed which was installed in 2023. This asset sits under the medical centre.



The Medical Centre is located on the Cnr of Achernar and Altair St. The Asset number for this building is B0059. The Land area is 1120m<sup>2</sup> and the building size is 238m<sup>2</sup>. Title Deeds are VOL:1871 Fol:787.

This building has an expected life of 60 years. It is currently 30 years old.

Estimated remaining life is 30 years.

<b>10 year maintenance plan:</b>	<b>\$ 113,471.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$1,220,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 559,500.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ <u>35,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$ 575,000.00</b>



The Men's shed is also known as the Old Depot. The Shire moved to the new depot in 1975. Gilman Bros leased the buildings from 2002 to 2012. After that it was turned into the men's shed. The main shed is steel and wood framed with metal sheeting. A new addition was added in 2018 which is a pre-fabricated lunch/lounge area. There is also a pre-fabricated changeroom block with a wooden ramp for access which was purchased second hand in 2011. Next to that there is a very old storage shed that houses the main power meter. There is also another shed that is steel and wood frames that is iron clad with a dirt floor.



3 x sheds



1x lunchroom



2x toilets



6 x showers





The Men's Shed is located on Reserve R9895 at the end of Achernar St. The Men's shed asset number is B0055. The toilet block asset number is B0171 and the storage shed is B0211.

The main shed is estimated to be 65 years old. Estimated useful life is 60 years.

Estimated remaining life is 0yrs.

The Toilet block is estimated to be 30 years old. Estimated useful life is 27 years.

Estimated remaining life is 0 yrs.

Storage shed next to toilet block is estimated to be 70 years old. Estimated useful life for the shed is 60 years. The storage shed is estimated to be 65 years old.

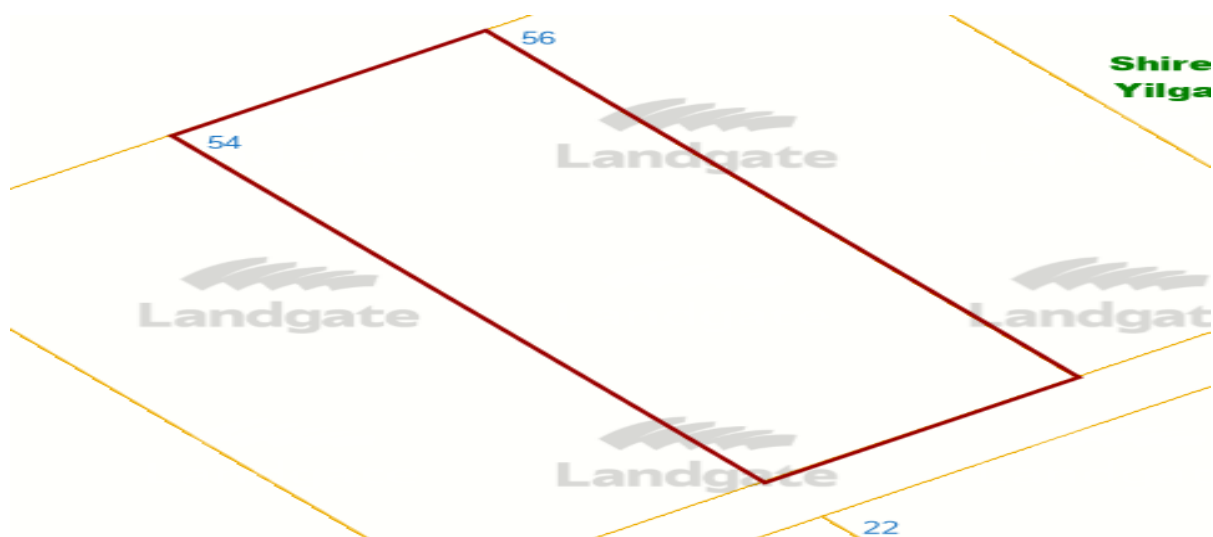
Estimated remaining life is 0yrs.

<b>10 year maintenance plan:</b>	<b>\$208,154.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$468,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$ 63,500.00</u></b>
<b>Total Fair Value:</b>	<b>\$ 63,500.00</b>

## Moorine Rock Fire Shed



The Moorine Rock fire shed is located off of the Great Eastern Hwy in Moorine Rock. It is a steel framed, metal clad shed on a concrete slab.



The Fire shed is on a 1012m<sup>2</sup> block at 54 McInnes St Moorine Rock. The Asset number for this building is B0245. It was built in 2019. The building is 5years old. Estimated useful life is 60 years.

Estimated remaining life is 55 years.

<b>10 year maintenance plan:</b>	<b>\$ 0.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$75,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$69,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ _____</b>
<b>Total Fair Value:</b>	<b>\$69,000.00</b>

## Moorine Rock Tennis – 61 Rankin Rd Moorine Rock



The Shire acquired this building in 2005. It is a steel framed transportable building. Historically Moorine Rock Tennis Club have done some internal upgrades. There is minor maintenance required on the building.



1 x Kitchen

common  
• SPACES •

1 common area



1 bar area



1 x female 1 male toilet



The Moorine Tennis Club is located on Rankin St, Moorine Rock. The Asset number for this building is B0164. The Land is on Reserve R19274.

This building has an expected life of 27 years. It is currently 18 years old.

Estimated remaining life is 9 years.

<b>10 year maintenance plan:</b>	<b>\$ 40,198.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$370,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$176,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ _____</b>
<b>Total Fair Value:</b>	<b>\$176,000.00</b>



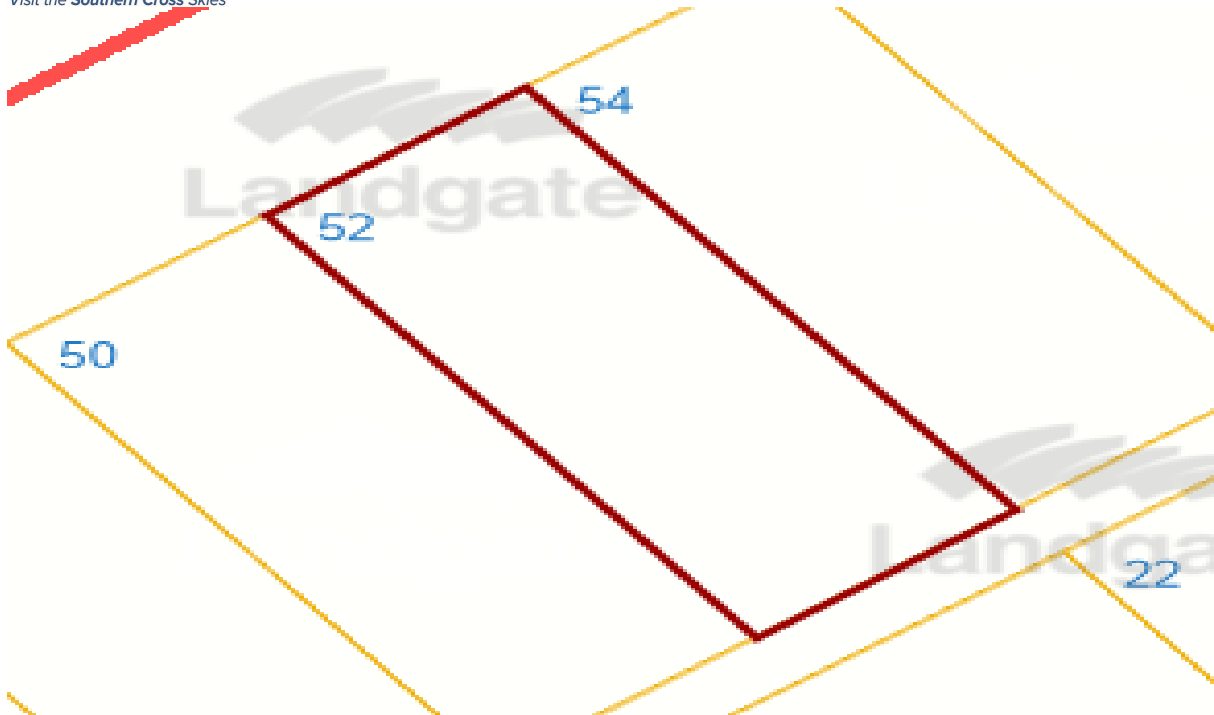
## Moorine Rock Toilet – Mcinnes St Moorine Rock



The Moorine Toilets were installed in 1999. It is a steel-clad fibro building on a concrete slab. Minor maintenance has been carried out on the building over the years.



1 x female, 1 male and 1 disabled toilet.



The Moorine Rock Toilets are located on 52-54 Mcinnes St Moorine Rock. The Asset number for this building is B0133. The Land area over an area 1012m<sup>2</sup>. It is on DP149850.

This building has an expected life of 27 years. It is currently 24 years old.

Estimated remaining life is 3 years.

<b>10 year maintenance plan:</b>	<b>\$22,303.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$66,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$31,500.00</b>
<b>Fair Value (Land Asset):</b>	<b><u>\$10,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$41,500.00</b>

## Mt Hampton Fire Shed



The Mt Hampton Fire Shed was installed in 2020. It is a steel framed iron clad shed with a concrete floor. It is located behind the Mt Hampton Hall.



shed

The Asset number for this building is B0246. This building has an expected useful life of 60 years. It is currently 4 years old.

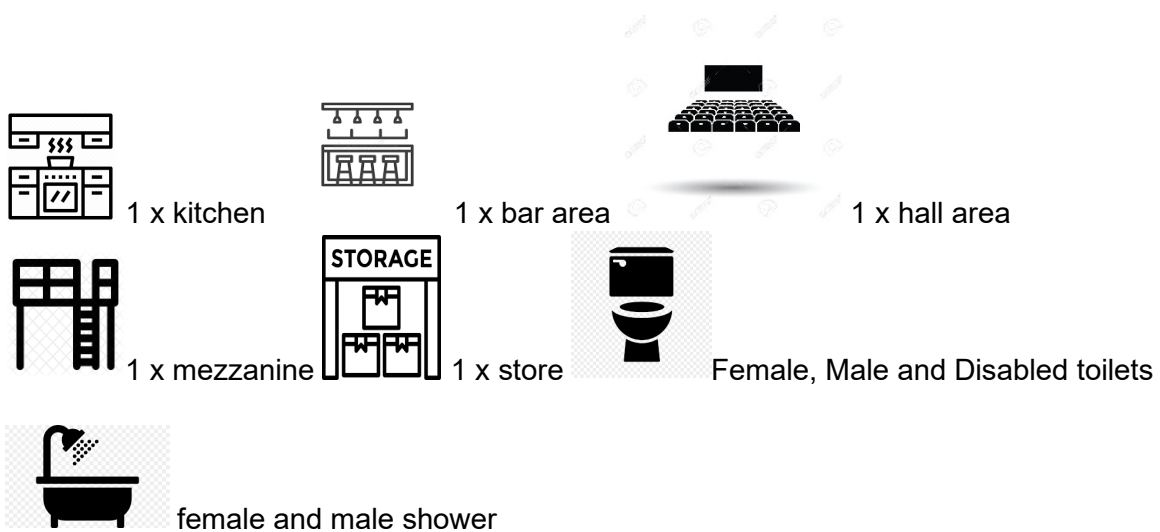
Estimated remaining life is 56 years.

<b>10 year maintenance plan:</b>	<b>\$ 0.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$75,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$69,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ _____</b>
<b>Total Fair Value:</b>	<b>\$69,000.00</b>

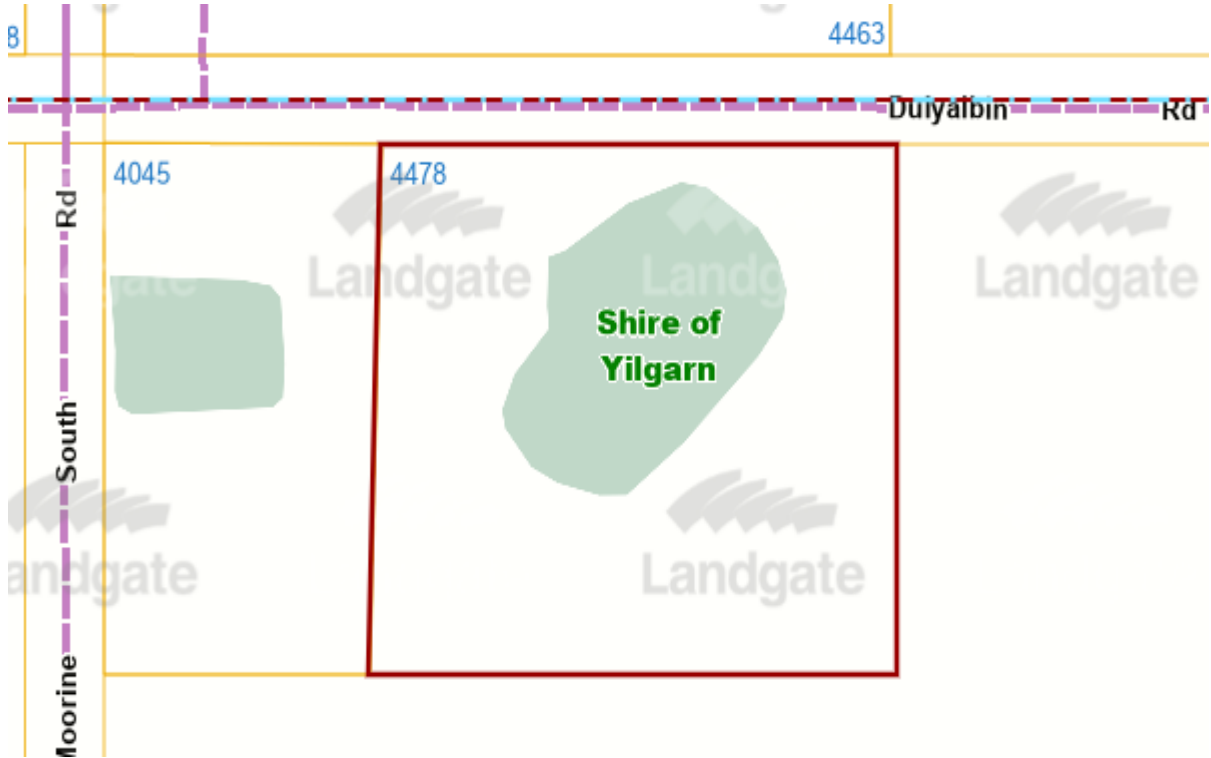
## Mt Hampton Hall



The Mt Hampton Hall was opened 13/9/1986. The sub structure is in good condition with no evidence of movement. The frames are steel and in good condition. Structurally the hall is in good condition. There are some internal upgrades and works to be completed to bring the building up to standard. There is currently significant damage to the Mezzanine roof and extensive repairs to roof and ceiling are scheduled.







Mt Hampton Hall is located on Dulyabin Rd near the Moorine South Rds intersection. The land was purchased in 1988. The Asset number for this building is B0104. The Land area is 6.3878ha. Title deeds are VOL:1795 FOL:999.

This building has an expected life of 80 years. It is currently 37 years old.

Estimated remaining life is 43yrs.

<b>10 year maintenance plan:</b>	<b>\$ 216,220.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$1,300,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 430,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ <u>30,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$ 462,000.00</b>

## Mt Hampton Tennis Shed



The Mt Hampton Tennis shed was built in 2020. It has a concrete slab and is steel framed and iron clad with a verandah.



Mt Hampton Tennis shed is located on Dulyabin Rd near the Moorine South Rs intersection next to the Mt Hampton Hall. The land was purchased in 1988. The Asset number for this building is B0190. The Land area is 6.3878ha.

This building has an estimated life of 60 years. Remaining useful life it 57yrs.

<b>10 year maintenance plan:</b>	<b>\$ 1,200.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$27,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$25,500.00</b>
<b>Total Fair Value:</b>	<b>\$25,500.00</b>

## Museum – 26 Antares St



Original courthouse side of the building was built in 1892. The Mining Registrar side was built in 1911. It had repairs prior to re-opening as the Museum in 1979 and significant works have been completed since. The Museum is State heritage listed. With this in mind any repair made to the building need to be like for like. This makes it hard to complete a truly accurate 10-year maintenance plan as sourcing old materials and methods of repair make it hard to judge the costs.



4 x internal display areas



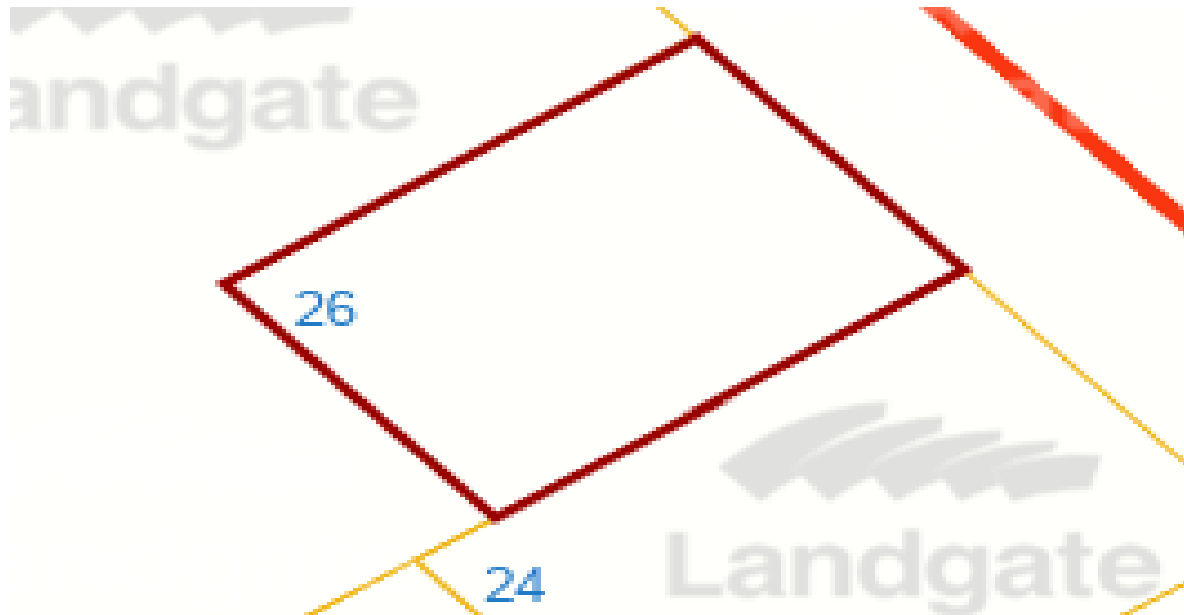
1 x office



1 x kitchen



1 x unisex toilet



The Yilgarn History Museum is located at 26 Antares St. The Asset number for the building is B0060. The land is 862m<sup>2</sup>. Title deeds are:LR3053/37.

This building has an 80 year expected life. The 1892 Courthouse side is 131 years old and the 1911 Registrar side is 112 years old.

Estimated remaining life is 32.



## Museum Blyth Pavilion



The Blyth Pavilion is a steel and timber framed iron clad shed with a brick floor.



1 x open front shed

The Asset number for this building is B0193. This building has an estimated useful life of 60 years. It is estimated to be about 40 years old.

Estimated remaining life is 16 years.

## Museum Carla Della Bosca Pavilion



The Carla Della Bosca Pavilion is a steel framed iron clad shed on concrete footings and a brick floor.



1 x open front shed

The Asset number for this building is B0194. This building has an expected useful life of 60 years. It is currently 13 years old.

Estimated remaining life is 47 years.

## Museum Old Railway Hut



The Old Railway Hut is a timber framed, timber and metal clad hut on steel footings and timber floor.



1 x Railway Hut

The Asset number for this building is B0192. This building has an expected useful life of 50 years. Age unknown.

Estimated remaining life is 0.

## Museum Storage



This is a prefabricated steel and metal clad building.



1 x storage

The Asset number for this building is B0244. It was installed in 2018. The building has an expected life of 27 yrs.

Estimated useful life is 21 years.



## Museum Toilet



The Museum toilet is a steel framed, iron clad building on a concrete floor. This was installed in 2020.



Unisex and disabled toilet

The Asset number for this building is B0060. This building has an expected useful life of 60 years. It is currently 4 years old.

Estimated remaining life is 56 years.



**10 year maintenance plan:**

**\$ 233,336.00**

<b>Reinstatement with New – Value - Museum:</b>	<b>\$1,600,000.00</b>
<b>Reinstatement with New – Value – Blyth</b>	<b>\$ 58,000.00</b>
<b>Reinstatement with New – Value – Carla</b>	<b>\$ 58,000.00</b>
<b>Reinstatement with New – Value – Hut</b>	<b>\$ 26,000.00</b>
<b>Reinstatement with New – Value – Storage</b>	<b>\$ 23,000.00</b>
<b>Reinstatement with New – Value – Toilet</b>	<b><u>\$ 38,500.00</u></b>
<b>Total:</b>	<b>\$1.803.500.00</b>

<b>Fair Value (Improvements Asset): Museum</b>	<b>\$ 750,000.00</b>
<b>Fair Value (Improvements Asset): Blyth</b>	<b>\$ 12,500.00</b>
<b>Fair Value (Improvements Asset): Carla</b>	<b>\$ 42,500.00</b>
<b>Fair Value (Improvements Asset): Hut</b>	<b>\$ 4,200.00</b>
<b>Fair Value (Improvements Asset): Storage</b>	<b>\$ 13,000.00</b>
<b>Fair Value (Improvements Asset): Toilet</b>	<b>\$ 36,500.00</b>
<b>Fair Value (Land Asset):</b>	<b><u>\$</u></b>
<b>Total Fair Value:</b>	<b>\$ 858,700.00</b>

## Netball Pavilion & Ablution Block



The Netball Pavilion was co funded by the Shire and the Netball Club. This was built in 1974 and the same happened with the ablution block which was built in 1975. They are on a concrete base with brick walls. There is a steel framed roof with metal cladding.





The buildings are situated on Reserve 9895. The asset number for the Pavilion is B0198 and the Ablution block is B0167.

These buildings have an expected useful life of 60 years. They are currently 48 and 49 years old.

Estimated remaining life 11 and 12 years.

<b>10 year maintenance plan:</b>	<b>\$ 125,262.00</b>
<b>Reinstatement with New – Value - Pavilion:</b>	<b>\$ 174,000.00</b>
<b>Reinstatement with New – Value - Ablution:</b>	<b>\$ 170,000.00</b>
<b>Fair Value (Improvements Asset) - Pavilion:</b>	<b>\$ 48,500.00</b>
<b>Fair Value (Improvements Asset) - Ablution:</b>	<b>\$ 30,500.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ _____</b>
<b>Total Fair Value:</b>	<b>\$ 79,000.00</b>



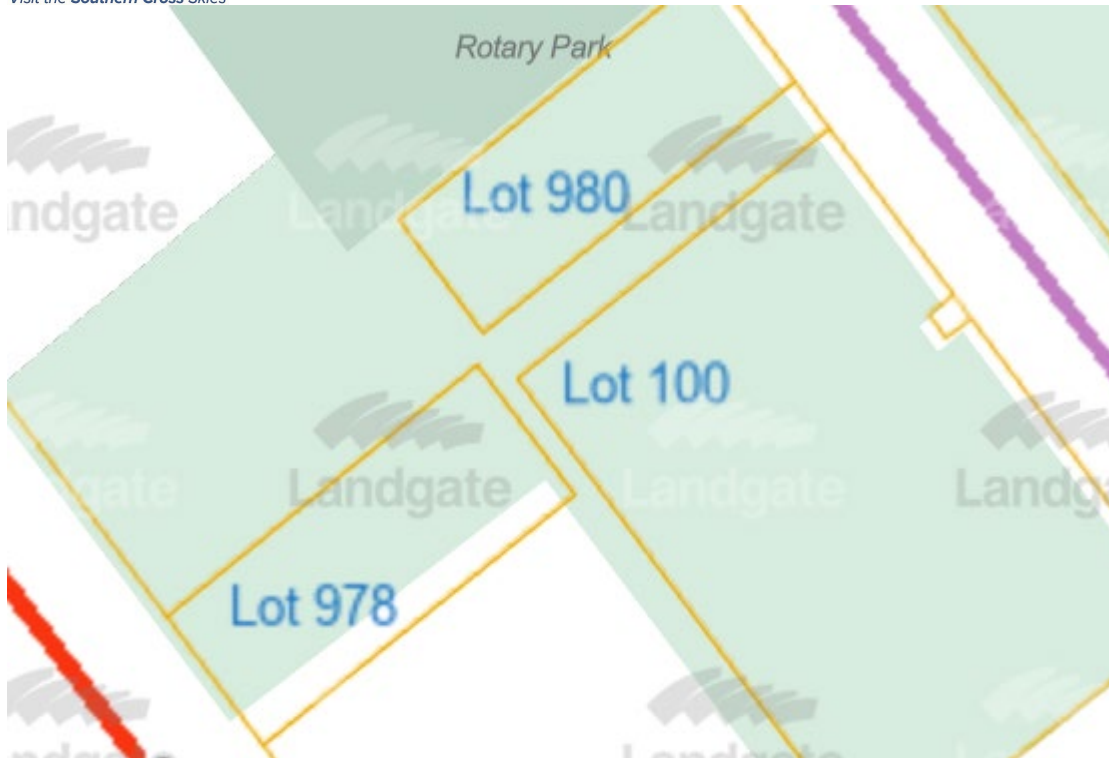
## Rotary Park Toilet – 29 Antares St



The Rotary Park Toilets was installed in 2003. It is a prefabricated building. It is steel framed, iron clad ablution placed on a concrete slab with a veranda attached.



1 female toilet block with 3 cubicles – 1 Mens block with a urinal and cubical – 1 disabled toilet.



Rotary Park Toilets are located at 29 Antares St, Southern Cross. The Asset number for this building is B0134

This building has an expected life of 27 years. It is currently 20 years old.

Estimated remaining life is 7yrs.

<b>10 year maintenance plan:</b>	<b>\$ 40,640.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$104,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$ 69,000.00</b>
<b>Total Fair Value:</b>	<b>\$ 69,000.00</b>

## Senior Citizen Centre – Lot 100 Archernar



The Senior Citizen Centre was constructed in 2007. It is a fibro, iron and stone clad building on a concrete slab. There has been some historic water leaks in building. There are sections of building where drainage is not containing water and there is an over flow on the drains. This is causing subsidence in areas around the building. Minor maintenance is required on the building.



4 x storage areas



1 commercial kitchen

COMMON  
• SPACES •

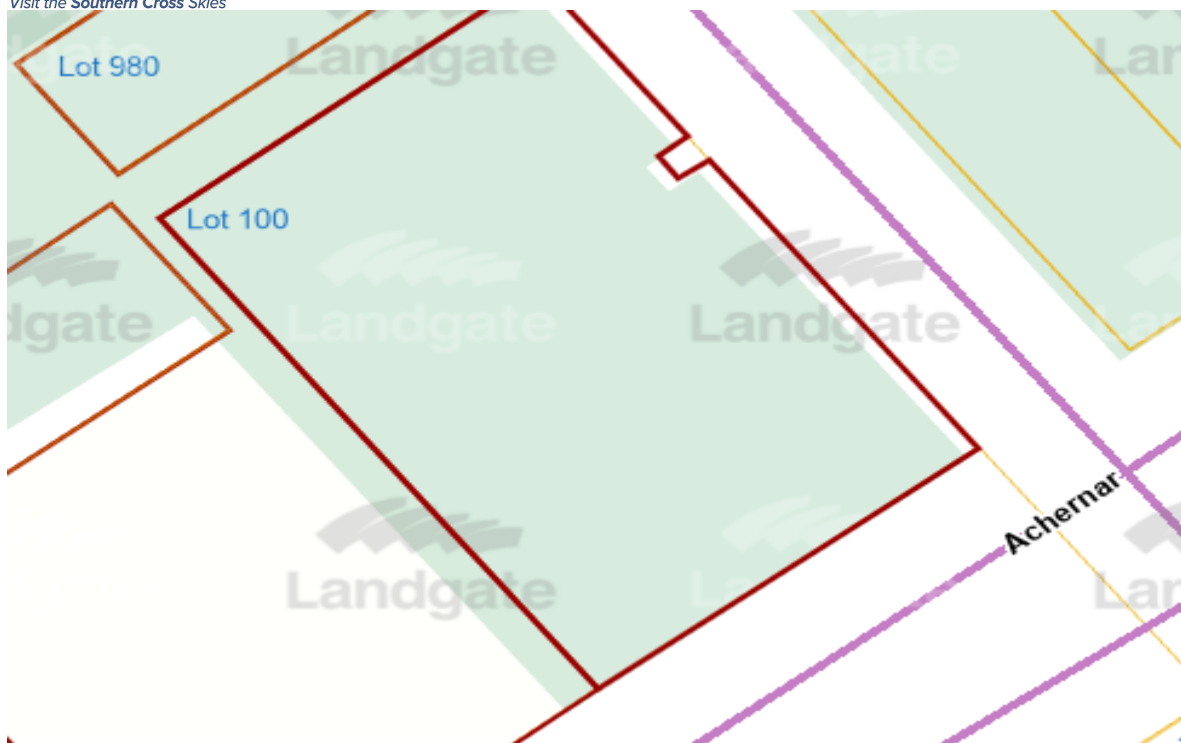
5 common spaces



1 office



1 female block with 3 toilets – 1 male block with urinal and a toilet – 1 disabled toilet



The Senior Citizen centre is located on the corner of Spica and Achernar St. The Asset number for this building is B0061. The Land asset is L0048. The land area is 3807m<sup>2</sup>. Title deeds are 100/DPS7011.

This building has an expected life of 60 years. It is currently 16 years old.

Estimated remaining life is 44yrs.

<b>10 year maintenance plan:</b>	<b>\$ 144,278.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$3,100,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b>\$2,200,000.00</b>
<b>Fair Value (Land Asset):</b>	<b>\$ <u>7,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$2,207,000.00</b>



## Sport Complex



The Sport Complex was built in 1978. It is a brick framed, iron clad roof with concrete base. This building is very structurally sound. This is currently in consultation phase for LRCI stage 3 funding.



1 x lounge bar area



1 x commercial kitchen



1 x court area



1 x mezzanine



2 x office areas



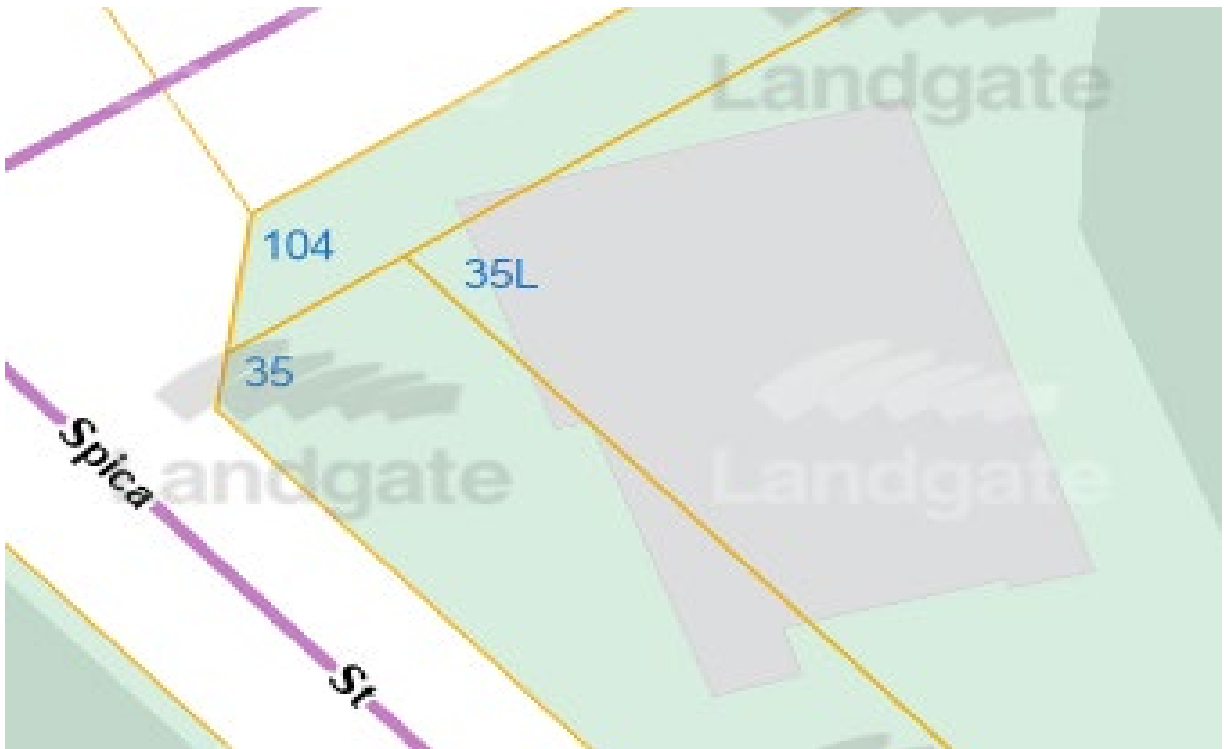
2 x change rooms



3 x female 3 male and 1 disabled toilet



3 x storage areas



The sport complex is on Spica Street. The Asset number for this building is B0150.

This building has an estimated useful life of 80 years. This makes it 45 years old.

Estimated remaining life is 35 years.

<b>10 year maintenance plan:</b>	<b>\$ 767,999.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$6,600,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$2,400,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$2,400,000.00</b>

## Sport Complex – Broadcast Box



The Broadcast box was built in 1978. It is a brick structure with an iron-clad roof with a concrete base



The broadcast box is situated at the Sport Complex grounds. The Asset number for this building is B0195.

This building has an estimated useful life of 60 years. It makes it 46 years old.

Estimated remaining life is 15 years.

<b>10 year maintenance plan:</b>	<b>\$28,486.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$30,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$ 6,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$ 6,000.00</b>

## Sport Complex – Cattle Pens



The Cattle pens is a steel and timber framed iron clad open shed with concrete footings



1 x open shed

The Cattle pens are located at the Sport Complex grounds. The asset number for the pens is B0202.

This shed has an estimated useful life of 60 years. It makes it 44 years old.

Estimated remaining life is 14 years.

<b>10 year maintenance plan:</b>	<b>\$16,720.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$44,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$10,500.00</u></b>
<b>Total Fair Value:</b>	<b>\$10,500.00</b>



## Sport Complex – Entry Ticket Box



The Entry ticket box was purchased and installed in 2011. It is a prefabricated building. It is located at the Sport Complex grounds. The Asset number for this building is B0196. The ticket box has an estimated useful life of 27 years. It is currently 13 years old. Estimated remaining useful life is 15 years

<b>10 year maintenance plan:</b>	<b>\$ 250.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$13,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$ 5,600.00</u></b>
<b>Total Fair Value:</b>	<b><u>\$ 5,600.00</u></b>

## Sport Complex Gym



The Gym was originally a cattle pen. In 2018 it was converted to an outdoor gym. The building has steel and timber framing. It is iron clad and on a concrete slab.



1 x open shelter

The gym is located on the Sport Complex grounds. The Asset number for this is B0202.

The gym original framing is approximately 44 years old. The new section and concrete slab is 6 years old.

<b>10 year maintenance plan:</b>	<b>\$ 23,379.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$106,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$ 27,500.00</u></b>
<b>Total Fair Value:</b>	<b><u>\$ 27,500.00</u></b>

## Sport Complex Poultry Pavilion



The Poultry Pavilion is a steel and timber framed shed on a concrete slab.



1 x shed

The Poultry Pavilion is located on the Sport Complex grounds. The Asset number for this is B0155.

The estimated useful life is 60 years. The Poultry Pavilion is approximately 46 years old.

Estimated remaining life is 14 years.

<b>10 year maintenance plan:</b>	<b>\$15,597.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$29,500.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$5,800.00</u></b>
<b>Total Fair Value:</b>	<b>\$5,800.00</b>



## Sport Complex Sheep Pavilion



The Sheep Pavilion is located on the Sport Complex grounds. It is iron clad, steel and timber framed open shed.



1 x open shelter

The Asset number for the Sheep Pavilion is B0203.

The estimated useful life is 60 years. The Poultry Pavilion is approximately 46 years old.

Estimated remaining life is 14 years.

<b>10 year maintenance plan:</b>	<b>\$172,000.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$172,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$ 30,500.00</u></b>
<b>Total Fair Value:</b>	<b>\$ 30,500.00</b>



## Southern Cross Aquatic Centre



The Southern Cross Aquatic Centre was built in 2020. There are 3 separate buildings on the land. There is the kiosk, changerooms and storage and pump room. The buildings are on a concrete sub structure and are steel framed with insulated metal panels.



1 x female changerooms



1 x male changerooms



1 unisex disabled changeroom



1 x kiosk



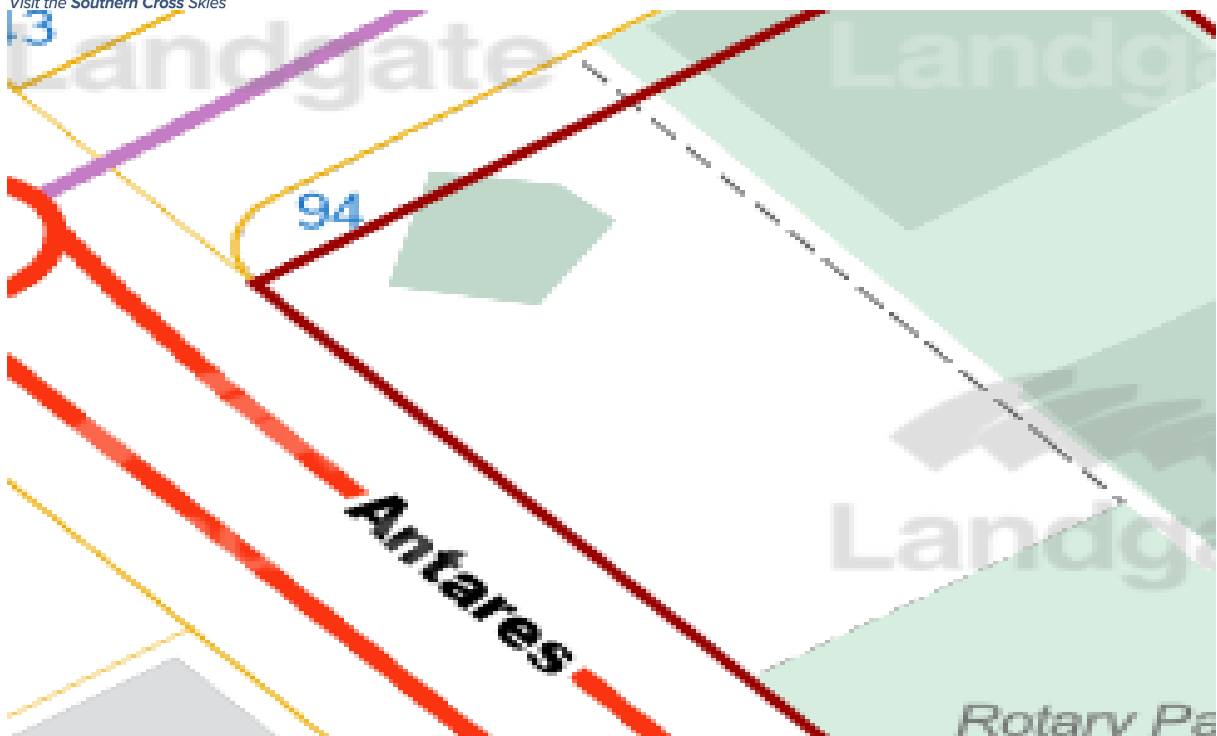
1 x storage



1 x toilet



1<sup>st</sup> aid room



The Southern Cross Aquatic Centre is located on the corner of Canopus and Antares St,  
The asset number for this building is B0251.

These buildings have an expected useful life of 60 years. The Aquatic centre is currently 2  
years old.

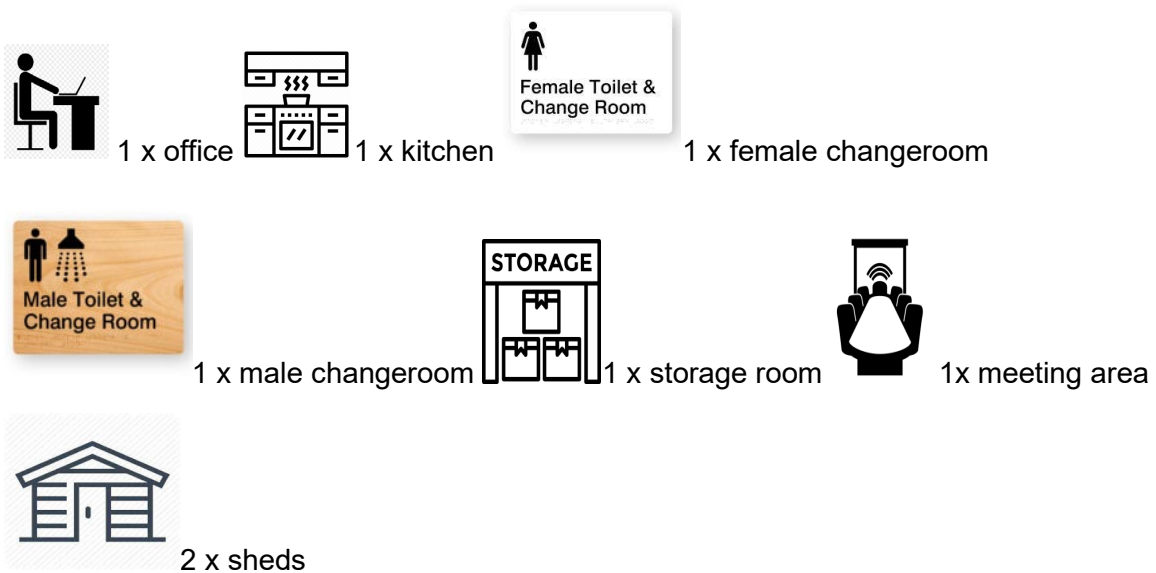
Estimate remaining life is 57 years.

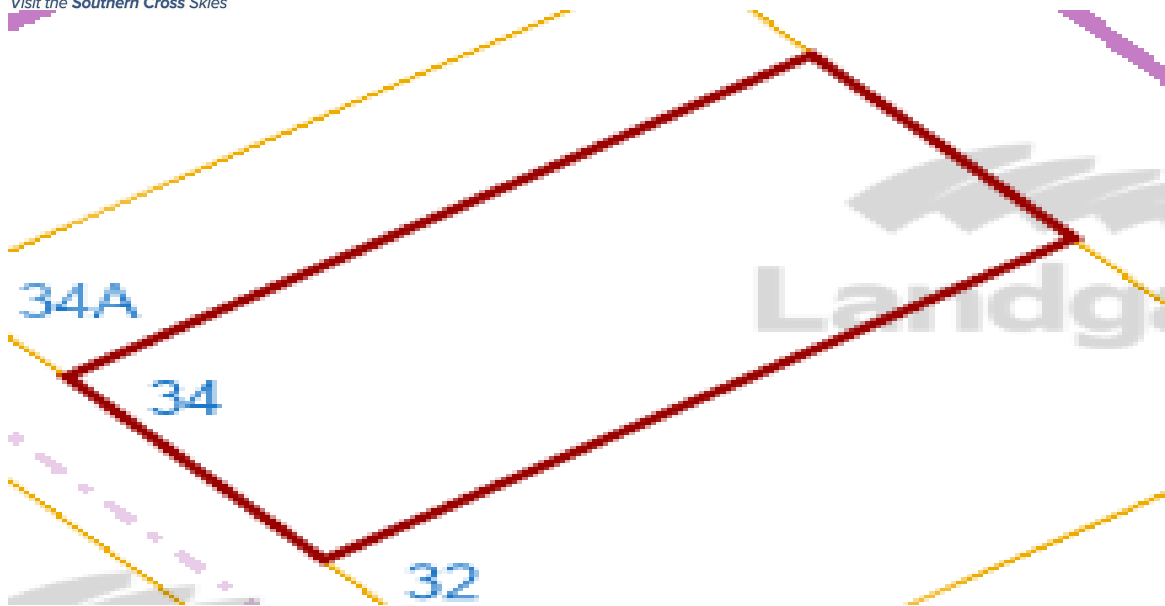
<b>10 year maintenance plan:</b>	<b>\$ 59,268.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$971,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$917,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$917,000.00</b>

## Southern Cross Volunteer Fire Station & Shed



The Southern Cross Volunteer Fire Station is located at 34 Altair St in Southern Cross. It is a purpose built fire station which is brick, steel framed and iron clad building. It was built in 2000.





The asset number for this building is B0056.

These buildings have an expected useful life of 60 years. The Fire station is currently 24 years old.

Estimate remaining life is 36 years.

<b>10 year maintenance plan:</b>	<b>\$ 0.00</b>
<b>Reinstatement with New - Value:</b>	<b>\$1,200,000.00</b>
<b>Fair Value (Improvements Asset):</b>	<b><u>\$ 700,000.00</u></b>
<b>Total Fair Value:</b>	<b>\$ 700,000.00</b>