

Property Summary

Dubbo Showground - Centenary Pavilion

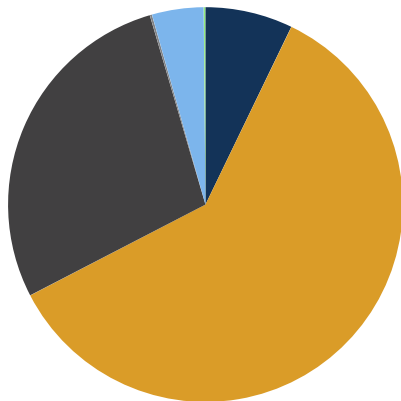
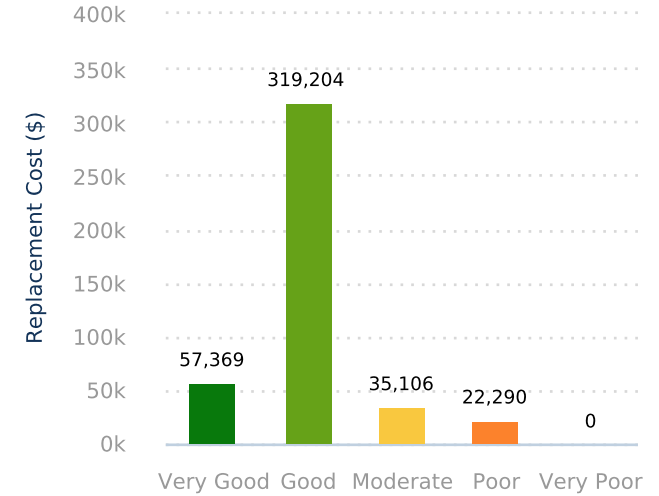
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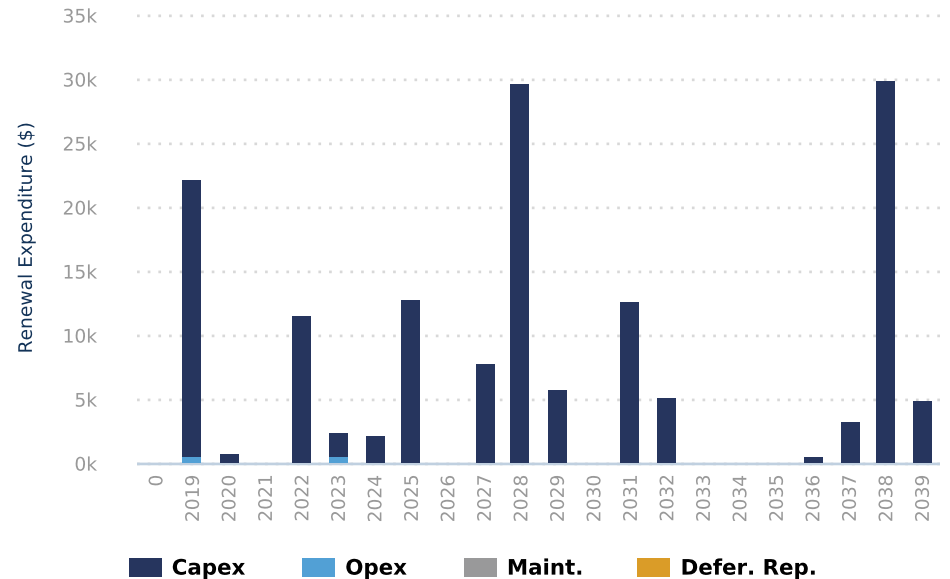
Address:
Construction Year:
Floor Area (m²):
Survey Date:

Capital Replacement Value (\$):
Depreciated Replacement Cost (\$):
Residual Structural Cost (\$):
Standard Components (\$):
Special Components (\$):
Condition Grade Index:
Star Rating:

Fitzroy St
 1975
 1100
 26 July 2018
 212,079
 0
 433,968
 0
 2.05
 ☆☆☆☆☆



■ Electrical Services
 ■ Exterior Fabric
 ■ Exterior Works
 ■ Fire Services
 ■ Interior Finishes
 ■ Plumbing



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Description

Bessa block walls with a row of single pane glass windows at top of wall. Steel framed metal clad roof and asphalt floor surface. 2 x vehicle roller doors at front and 2 x vehicle sliding doors at each side. Foil insulation installed under room in 2011. Main use: Hired to exhibitors for static displays, some sheep sales, ice skating & the like. Amount of use: 0 - 6 days per month

Appraisal

Open plan building suitable for a myriad of uses including Dubbo Show stall holders, sheep sales & displays, itinerant traders on short term hire, etc.

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Components in Poor or Very Poor Condition

Group	Type	Component	Location	C1/R1	C2/R2	C3/R3	C4/R4	C5/R5	Repl. Yr.	Cost (\$)
Dubbo Showground - Centenary Pavilion										
ELE	95	Fluorescent Lights	external			50	50		2019	594
cracked diffuser in southern light										
ELE	95	Fluorescent Lights	internal	5			95		2019	17,820
INF	52	Paint Finish	office				100		2019	264
INF		Vertical Frame Paint Finish	internal				100		2019	4,800
Exposed steel frame										
Total										23,478

Glossary

Component	The specific asset at the lowest level of detail, i.e. solid door, aluminium window, etc.
Component Group	High level categorisation of a component, i.e. roof, floor coverings, etc.
Component Type	Mid-level categorisation of components that fit under Component Group, i.e. roof drainage, lights, extinguishers, etc.
Component Criticality	This is the measure of the relative importance of a building component by identifying which components are more critical to the building. Criticality factors include; Likelihood of failure, risk to service delivery, appearance, health and safety impacts.
Condition Grade Index (CGI)	Condition Grade Index is the combined weighting of the assessed components in relation to their stated condition. The index value gives a structural overview of the condition of replacement components and is utilised in production of various lifecycle programs. A structure that has a low CGI value will require less capital works in comparison to a structure with a higher CGI value.
Critical Assets	Assets for which the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. Critical assets have a lower threshold for action than non-critical.
Capital Replacement Value	The cost to replace the structure, which is a combination of Gross Replacement Cost and the Residual Structural Value. Cost is expressed in today's Dollar value.
Depreciated Replacement Cost	The cost to replace the component, accounting for depreciation.
Hierarchical Data	 This symbol preceding a section heading indicates information within the section represents the chosen property and any child properties that are linked within the property hierarchy.