

Property Summary

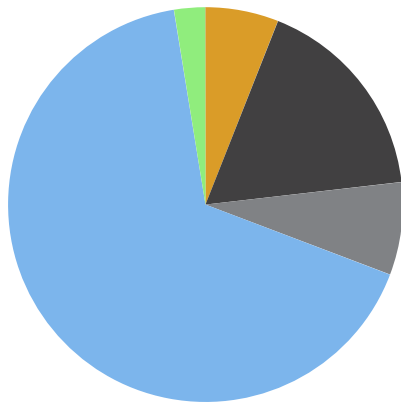
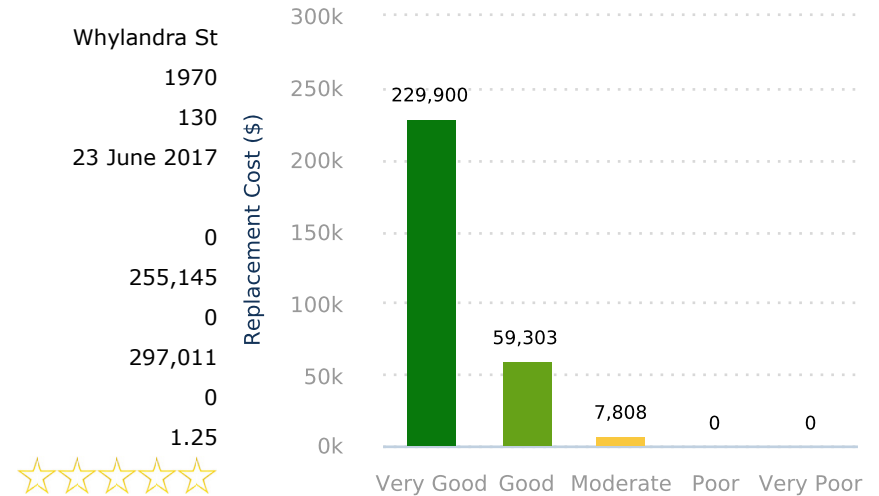
Caravan Park - Southern Amenities

32901

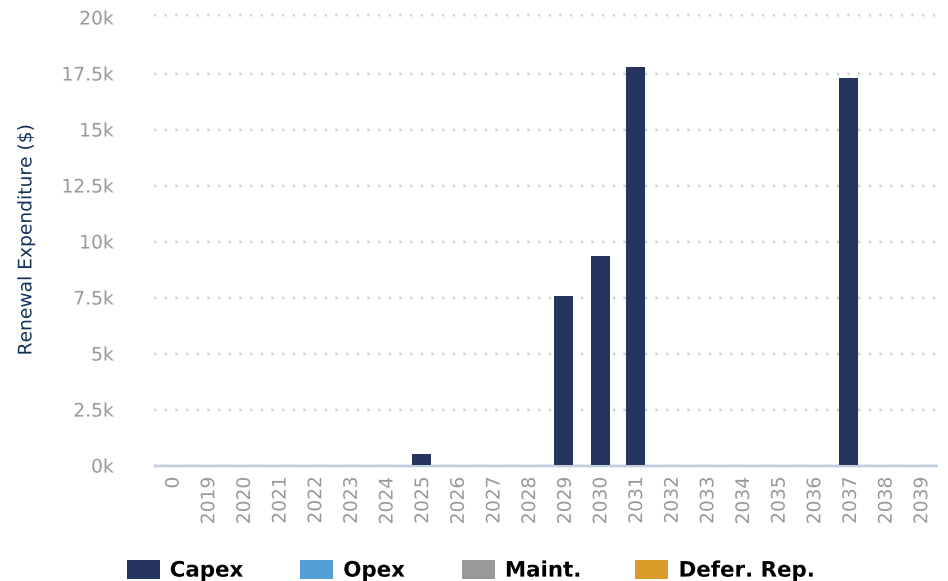


Address: Whylandra St
Construction Year: 1970
Floor Area (m²): 130
Survey Date: 23 June 2017

Capital Replacement Value (\$): 255,145
Depreciated Replacement Cost (\$): 297,011
Residual Structural Cost (\$): 0
Standard Components (\$): 0
Special Components (\$): 0
Condition Grade Index: 1.25
Star Rating: ☆☆☆☆☆



- Building Classification
- Electrical Services
- Exterior Fabric
- Exterior Works
- Interior Finishes
- Mechanical Services



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Description

Original amenities block for Holiday Park constructed in 1970. Double brick wall, timber framed roof, metal clad roofing, lined ceiling, tiled concrete floor. Centralised air extraction system. Partitioned toilets and showers in male and female amenities. Laundry located between male & female areas. Paved area on east side of building with fixed clotheslines.

Appraisal

Amenities block caters to caravanner guests in the southern end of the Park. Is located in playground precinct near pool, jumping pillow, playground, leash free dog area and main reception. Amenities now fully compliant with Australian standards and local government regulations. Feedback from guests since refurbishment has been entirely positive.

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Components in Poor or Very Poor Condition

All components within this property are rated above the poor threshold.

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.