

Land & Building Financial Reporting Condition Assessment Asset Schedule

Client: Town of Victoria Park

| Asset No. | Asset Group Code No | Location | Building Name | Address | Fair Value (Buildings) @ 6/13 | Fair Value (Land) @ 6/13 | Total | Residual Value | EEWL | ERLY | Comments |
|--|---------------------|--------------------------------------|----------------------------|----------------------------------|---|--|---------|----------------|------|------|--------------------------------|
| 53 | 5 | Townsite | Victoria Park Croquet Club | 31 Rushton Street, Victoria Park | 91,000 | 825,000 | 916,000 | 0% | 50 | 14 | Lots 62-64 P 2908 & 100 D 1107 |
| Building Component | | Estimated GCRC of Building Component | | Condition Assessment | Description | | | | | | |
| Footings, framework and preliminaries | | 53,625 | | 3 | Heritage listed, timber frame, metal clad clubrooms on timber floor | | | | | | |
| External walls, windows and doors | | 65,650 | | 3 | | | | | | | |
| Roof | | 31,525 | | 3 | Condition Rating | Description | | | | | |
| Building Services | | 84,175 | | 3 | 1 | Very Good: Building is new or has been extensively re-modelled and modernised. 91%-100% remaining of Estimated Economic Working Life. | | | | | |
| Improvements (market type properties only) | | 0 | | | 2 | Good: Building has been well maintained and has possibly been refurbished. 71%-90% remaining of Estimated Economic Working Life. | | | | | |
| <i>Internal</i> | | | | | 3 | Moderate: Building has been regularly maintained throughout. 21%-70% remaining of Estimated Economic Working Life. | | | | | |
| Walls, screens and doors | | 52,975 | | 3 | 4 | Poor: Building in need of overall maintenance - no obvious structural defects. 6%-20% remaining of Estimated Economic Working Life. | | | | | |
| Wall finishes | | 13,975 | | 3 | 5 | Very Poor: Building in disrepair or uninhabitable with possible structural problems. 0%-5% remaining of Estimated Economic Working Life. | | | | | |
| Floor finishes | | 14,300 | | 3 | | | | | | | |
| Ceiling finishes | | 8,775 | | 3 | Overall Rating = | | 3 | | | | |
| Miscellaneous | | 0 | | | | | | | | | |
| <i>Total GCRC</i> | | <i>325,000</i> | | | <i>Reinstatement with New Value (for Insurance Purposes)</i> | | | <i>370,000</i> | | | |

