



ROB PICKETT DESIGN

Mrs. Tracy Wiggins.
 Division Manager Community Services,
 Snowy Valleys Council.
 Tumbarumba. NSW. 2653.

twiggins@svc.nsw.gov.au

5th September 2019.

Our ref: 6965

Dear Tracy,

RE: BUILDING ASSESSMENT KHANCOBAN PRESCHOOL, 1 CHISHOLM STREET, KHANCOBAN.

This report outlines the existing conditions of the Khancoban Preschool, and proposes to assess the building under the following headings:

1. Compliance of the existing building relating, use for purpose "Early Childhood Centre".
2. Value of the existing building.
3. Expected life of the building.
4. Required up-grade works and estimated costs.
5. Estimated replacement value of the building.

1: Compliance:

Compliance in this instance refers to the National Construction Code (NCC) and specifically in relation to Building Code (BCA) fundamentals.

Generally, the building complies with the BCA apart from 'thermal efficiency and disability access and facilities. Although the building has some failings in this regard, existing conditions can persist, unless alterations and additions are proposed.

Compliance of this building also relates functioning as a Preschool. Under Class 9b 'Early Childhood Centre' of the NCC the building, is deficient in the following items:

- Food prep area shall have a hand wash basin and be isolated from children.
- Food prep areas shall have appropriate wall and floor coverings.
- There should be a shower or bathing facility for children.
- There should be a hand wash basin in close vicinity to the nappy change bench.
- The nappy change bench shall comply with size and height requirements.
- A 'craft bench' with sink and lockable cupboards is required.
- A Laundry with wash trough and washing Machine is required.

**BUILDING
 DESIGNERS**

**ARCHITECTURAL
 DRAFTING**

**CONTRACT
 ADMINISTRATION**



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2: Existing Value:

The existing value of the building and outbuildings can be valued at their replacement value. The valuations contained in this assessment excludes the land value.

Component	Area	Rate	\$ value
Building proper	147.5 sq m	\$ 1,150/sq m	\$ 169,625.00
Verandah's	69.5 sq m	\$ 850/sq m	\$ 59,075.00
Outbuildings	54.0 sq m	\$ 450/sq m	\$ 23,300.00
TOTAL			\$ 253,000.00

3: Longevity of the Building:

The building is solid in construction and in it's present state requires general common maintenance to maintain it's present condition.

Although the building may well be in a useful state for another 20years if re-purposed.

Continued use as a Pre-school should only be considered a short term proposition.

- The building is in a poor state of energy efficiency, noting that windows and doors are single glazed and not fully sealed. access and use as a Pre-School.
- Insulation of walls and ceilings was not able to be ascertained – insulation in these areas is not expected. Additionally, there is no subfloor insulation.
- Access to and within the building does not comply with the Disability act and in additions there is no disability toilet facilities which could restrict some people from employment and therefore, promoting discrimination.

4: Up-Grades and Costing:

	\$ value GST inc
Food prep area shall have a hand wash basin and be isolated from children.	\$5,400.00
Food prep areas shall have appropriate wall and floor coverings.	\$12,900.00
There should be a shower or bathing facility for children.	\$4,700.00
There should be a hand wash basin in close vicinity to the nappy change bench.	\$2,900.00
The nappy change bench shall comply with size and height requirements.	\$2,600.00
A 'craft bench' with sink and lockable cupboards is required.	\$6,000.00
A Laundry with wash trough and washing Machine is required.	\$6,100.00

5: Replacement Value:

	\$ value GST inc
Pre School building area 160m ² Air conditioning Covered outdoor play area Car parking for 6 cars No allowance for landscaping No allowance for demolition of existing building	\$415,000.00

Yours Sincerely,



Robert Pickett
FBDANSW

Projected Budget from 2021-2025 (EXCLUDING Rent)

Acquisition of Khancoban Preschool Building

ACQUISITION OF KHANCOBAN PRESCHOOL BUILDING - Projected Budget - Excluding rent from 2021-2025							
Khancoban projected budget 2020 -2025							
Revenue	2020	2021	2022	2023	2024	Total 5 Yr Projection	
	Child Care Fees	\$32,000	\$32,800	\$33,620	\$34,460	\$35,321	\$168,201
41403	State funding	\$134,000	\$134,000	\$134,000	\$134,000	\$134,000	\$670,000
	Gifted funds	\$16,000					\$16,000
	Fundraising	\$4,000	\$4,100	\$4,220	\$4,325	\$4,435	\$21,080
	Total Revenue	\$186,000	\$170,900	\$171,840	\$172,785	\$173,756	\$875,281
Expenditure							
60001	Salaries & Wages	\$80,000	\$82,000	\$84,050	\$84,151	\$86,300	\$416,501
68008	Internal Recovery Cost	\$37,600	\$38,540	\$39,503	\$39,551	\$40,561	\$195,755
60006	Salary Casual Relief	\$12,720	\$13,040	\$13,400	\$13,700	\$14,010	\$66,870
60008	Allowances	\$200	\$205	\$210	\$215	\$220	\$1,050
61004	Material Consumable	\$200	\$205	\$210	\$215	\$220	\$1,050
61001	General materials	\$500	\$512	\$525	\$540	\$555	\$2,632
60017	Salary training	\$3,000	\$3,075	\$3,155	\$3,234	\$3,315	\$15,779
63434	General training	\$1,500	\$1,800	\$1,900	\$2,000	\$2,100	\$9,300
63082	Communication - mobile phone	\$600	\$615	\$630	\$646	\$662	\$3,153
63404	General printing & stationary	\$200	\$205	\$210	\$215	\$220	\$1,050
63040	Gas & electricity	\$1,200	\$1,250	\$1,282	\$2,014	\$2,065	\$7,811
63408	Subscription	\$1,000	\$1,025	\$1,051	\$1,078	\$1,105	\$5,259
6	Administration	\$10,000	\$10,250	\$10,520	\$10,785	\$10,805	\$52,360
1424	Grass Mowing	\$1,500	\$1,540	\$2,000	\$2,050	\$2,100	\$9,190
	Maintenance	\$12,000	\$3,000	\$3,300	\$3,600	\$4,000	\$25,900
	Total Expenditure	\$162,220	\$157,262	\$161,946	\$163,994	\$168,238	\$813,660
	Profit / Loss	\$23,780	\$13,638	\$9,894	\$8,791	\$5,518	\$61,621

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Khancoban 5 Year Budget Projection

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Projected Budget (INCLUDING RENT)

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6	Rent	\$9,600	9,850	10,100	10,352	10,612	\$50,514
63408	Subscription	\$1,000	\$1,025	\$1,051	\$1,078	\$1,105	\$5,259
6	Administration	\$10,000	\$10,250	\$10,520	\$10,785	\$10,805	\$52,360
1424	Grass Mowing	\$1,500	\$1,540	\$2,000	\$2,050	\$2,100	\$9,190
	Maintenance	\$2,000	\$2,050	\$2,100	\$2,150	\$3,000	\$11,300
	Total Expenditure	\$161,820	\$166,162	\$170,846	\$172,896	\$177,850	\$849,574
	Profit / Loss	\$24,180	\$4,738	\$994	-\$111	-\$4,094	\$25,707

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Khancoban 5 Year Budget Projection

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