

ORDINARY MEETING 27 NOVEMBER 2008	35
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DWELLING AT YORKEYS KNOB

Terri Golding-Clark: 19/3/2-30: #1857642

RECOMMENDATION:

That Council:

- a) **sell by way of tender or auction the house and land at 89 Cunningham Street, Yorkeys Knob, in its current condition, conditional upon the success of a Material Change of Use application to allow the house to be used as a private residence; and**
- b) **delegate authority to the Mayor and CEO in accordance with Section 472 of the Local Government Act 1993 to negotiate, determine and finalise any and all matters, including timing of sale, acceptance of an offer and price associated with the tender or auction of the subject dwelling and the signing of the Material Change of Use application.**

INTRODUCTION:

This report addresses options in relation to the Council owned land and dwelling at 89 Cunningham Street, Yorkeys Knob and presents a case for its sale.

BACKGROUND:

Originally the house located at 89 Cunningham Street, Yorkeys Knob came under Council's ownership through a formalising agreement with the State Government Department of Housing. The house was originally the Yorkeys Knob schoolmaster's house (the original school structure became the SES building nearby). The house and land is owned freehold by Council and there is no caveat on the use, transfer or sale of the land. However the land is currently zoned for Community Facilities use.

A caretaker occupied the house up until 2006. The duties included opening the Yorkeys Knob community centre for users, taking bookings, collecting the fees for the tennis court, minor repairs, specific yard maintenance and cleaning. Council continued to mow much of the parkland. The caretaker lived on the premises free of charges including electricity. Since the caretaker has vacated the premises, the house has fallen into escalating disrepair mainly due to illegal access and vandalism, which is regularly reported to the police. Similarly, the community centre and surrounds have been vandalised more recently with two works requests formally registered on 6 May 2008 and 15 May 2008. However, this vandalism is not exclusive to Yorkeys Knob as indicated by the works requests raised for other community halls – Refer Table overleaf. Of note is the Holloways Beach Community Hall (the only other community hall with a caretaker in residence), which shows that since July 2007, there have been eight works requests raised for vandalism, whereas, Yorkeys Knob showed only seven for the same period.

Summary of Work Requests for Community Halls between July 2007-18 November 2008

Community Halls	Work Requests - Vandalism	Work Requests - Other
Aloomba	1	1
Babinda		2
Bellenden Kerr		1
Brinsmead	1	
Edmonton Down Park (Community Centre)	8	1
Edmonton Hall (Playgroup)	1	
Gordonvale		14
Holloways Beach – with Caretaker	8	12
Kewarra	1	4
Meerawa	1	8
Stratford	1	
Yorkeys Knob – no Caretaker after 2006	7	13
Woree	3	7
Port Douglas Community Hall		2
Mossman Shire Hall		1
TOTAL WORK REQUESTS	32	69

COMMENT:

A management plan was completed in 2006 and updated in 2008 to identify the immediate and the ongoing cost of maintaining the house to a reasonable standard. The plan identified significant and urgent maintenance issues with the dwelling which would require substantial and ongoing expenditure. Please refer Attachment A.

Technical Support Services sourced a Condition Based Maintenance quote from Semrau Constructions on Community Development's behalf in August 2008 to identify the works required to bring the house up to a level of basic safety and comfort. The total of the building works is \$21,960 - Refer Attachment B. This does not include the additional \$119,800 of major works that will be required to sustain the house structurally and ongoing maintenance costs that total \$351,900 up until 2040.

There has been much dialogue regarding the viability of the expenditure required as opposed to the degree of need to have the facility occupied by a caretaker.

During the period of time that the house has been unoccupied there has been an escalation in reports from the current management committee regarding break-ins and vandalism allegedly committed by local young people not only at the house but also at the community centre grounds and the neighbouring SES building. Members of the community including Police have voiced their concerns regarding the lack of resolution on this matter.

This report examines the list of options that were presented to the Yorkeys Knob Residents' Association's September Annual General Meeting, as strategies to assist to resolve associated issues for the benefit of both Council and the community.

The options presented are as follows:

1. Schedule maintenance works required for the house and engage a caretaker;
2. Schedule the maintenance works required for the house and allocate the house to the community for use as an additional community space;
3. Schedule the maintenance works for the house and sell the house and land at market value;
4. Have the house removed and retain the land for future use;
5. Sell the house and land in its current condition.

Attendees at the Yorkeys Knob Residents' Association's Annual General Meeting held on 25 September 2008 were invited to participate in the survey through which the options above were presented. Of the eight surveys returned to Council all were in agreement with Option 1: *Schedule maintenance works required for the house and engage a caretaker*. Please refer Attachment C: Summary of Survey Comments. All participants expressed concerns regarding the *vandalism, theft and the inappropriate use of Council's asset*. Participants believe that a caretaker would enhance the safety of the area and as such increase usage of the community facility. Participants outlined their concerns that their local community would be losing a facility.

On 23 October 2008 a letter was addressed to the divisional Councillor from the Yorkeys Knob Activities Group that manages the Yorkeys Knob Community Centre. Concern was expressed regarding the deteriorating condition of the building as well as the vandalism and theft of fixtures. Benefits to be gained by the appointment of a caretaker were clearly presented in the letter. Please refer Attachment D.

On 7 October 2008 the Yorkeys Knob Residents' Association addressed a letter to the Manager Sport, Recreation and Community Development to confirm that the group had put forward a motion at its Ordinary meeting of 30 September 2008 that Option 1 be adopted by Cairns Regional Council. The motion being: *Schedule the maintenance works required for the house and engage a caretaker*. Twenty nine (29) signatures supporting the motion were attached to the letter. Please refer Attachment E.

Community Development is the asset owner of thirteen community halls across the Cairns Regional Council (CRC) region. Yorkeys Knob and Holloways Beach are the only two facilities that have had caretakers in residence. The remaining eleven facilities are overseen by committees or key holders and grounds maintenance is either outsourced through Community Development or performed internally by Parks Maintenance.

Concerns expressed in the Asset Management Plan are as follows:

- Extent of termite damage (termite damage has been addressed at a cost of \$2,849);
- Erosion damage to the concrete in a number of the stumps supporting the building;
- Damage to the fascias;
- Downstairs toilet/laundry/store requires refit.

Repairs/Recommendations:

- Replace remaining stumps. Build block bracing walls, lattice screen remainder of building, refit laundry, downstairs toilet and storage in the downstairs area.
- Replace damaged fascias, fix flashings, seal roofing and repaint exterior.
- Replace front stairs.
- Replace termite damaged timber and mouldings inside, then repaint.
- Wash mould off ceilings throughout.
- Fit new garage door.
- Repaint exterior.

CRC Technical Support Services sourced a Condition Based Maintenance quote from Semrau Constructions on Community Development's behalf in August 2008 to identify the initial works required to bring the house up to a basic level of safety and comfort for occupation. The total of the building works is \$21,960. An additional \$2,425 includes internal and external cleaning, rubbish removal, electrical repairs and site supervision and programming. Please refer Attachment B.

The following table identifies costs and impacts associated with each option:

OPTION	ESTIMATED COST	SOCIAL IMPACT	CORPORATE IMPACT
1. Schedule maintenance works required for the house and engage a caretaker	\$21,960 immediately \$119,800 for major costs by June 2010. An estimated cost \$351,900 for upkeep until 2040 TOTAL COST TO COUNCIL: \$493,660	There would be a presence on the site that could possibly deter further vandalism and other associated issues. Caretaker duties would be fulfilled resulting in freeing up committee members from community centre duties.	Formal guardian in place to deter vandalism and misuse. Allocation of 34% of entire CD maintenance budget to 9% of total facilities.
2. Schedule the maintenance works required for the house and allocate the house to the community for an additional community space.	As above regarding building work and maintenance. TOTAL COST TO COUNCIL: \$493,660	The community would have access to an additional community building for a specific purpose.	Council would own a viable asset to offer to the community as an additional space.

<p>3. Schedule the maintenance for the house and sell the house and land at market value.</p>	<p>To bring it up to a reasonable standard in preparation for sale \$21,960</p> <p>Rezone the land to Res1 \$600</p> <p>Valuation \$600</p> <p>Auction including 4 weeks of marketing \$4,000</p> <p>Conveyance \$1,500</p> <p>REIQ commission 5% first \$18,000, 2.5% balance, plus GST \$9,450</p> <p>TOTAL COST TO COUNCIL \$38,110</p>	<p>Would constitute passive security of surrounding area and result in less vandalism and misuse.</p>	<p>Capital from the house upgraded approximately \$360,000</p> <p>Savings over time \$351,900 to fund other priority projects within Community Development</p> <p>NET TOTAL INCOME/SAVING TO COUNCIL \$673,790</p>
<p>4. Remove/sell the house as is and retain the land for future use.</p>	<p>Costs depend on the conditions of the tender. Council could choose to assist the process by funding a number of requirements including removal of fences, permits, disconnection of services, breaking down of concrete slab, clean up and sale costs afterwards which would have a total cost of \$15,000-\$20,000</p> <p>Ongoing mowing of the 750m² block as an additional minimal cost.</p> <p>TOTAL COST TO COUNCIL: approx \$20,000</p>	<p>The community would have access to additional open space.</p>	<p>Maintenance cost of land – minimal.</p> <p>Long term maintenance savings in excess of \$351,900</p> <p>Proceeds from the sale of the dwelling at market value approx \$300,000</p> <p>INCOME/SAVINGS TO COUNCIL: \$361,900</p>

<p>5. Sell the house and land in its current condition.</p>	<p>Rezone the land to Res 1 \$600</p> <p>Valuation \$600</p> <p>Auction including marketing \$4,000</p> <p>Conveyance \$1,500</p> <p>REIQ commission 5% first \$18,000 2.5% balance \$9,450 plus GST</p> <p>TOTAL COST TO COUNCIL: \$16,150</p>	<p>The house would be occupied which may prevent vandalism</p>	<p>Capital from sale of the house as is approximately \$300,000 as per appraisal from LJ Hooker Real Estate, Yorkeys Knob.</p> <p>No further ongoing maintenance. Long term maintenance savings in excess of \$351,900</p> <p>INCOME/SAVINGS TO COUNCIL: \$635,750</p>
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Preferred Option

Option 5 is considered to be the preferred option for the following reasons:

- The house remains as a part of the local community;
- The new owners will provide, courtesy of their presence, passive security for the surrounding area;
- Council does not have a practice of providing caretakers in respect of community halls and parks (instances are the exception rather than the rule);
- The significant maintenance and renewal costs will be transferred to the new owner;
- Park and community hall maintenance and security arrangements will fall in line with levels of service provided at other like Council facilities;
- Council is able to retain and use the sale proceeds.

While elements of the Yorkeys Knob community have been vocal in their call for provision of a caretaker, it is felt that this option goes a significant way to achieving the outcomes they seek at a significantly lower cost to the ratepayers of Cairns Regional Council.

CONSIDERATIONS:

Corporate and Operational Plans:

Council is committed through the current Operational Plan (Community Development Unit) to ensure that all assets are used in an equitable manner and are maintained so that they are sustainable and viable Council assets.

Statutory:

Council has no statutory obligations in regards to this matter

Policy:

There is no policy that pertains to this matter.

Financial and Risk:

There are a number of financial risks associated with Council retaining the house in relation to the ongoing maintenance. The house was built in the 1930s and is a high set timber residence that requires a considerable amount of upkeep. The quote for the initial upgrade required is \$21,960 immediately and \$119,800 by June 2009, which constitutes 41% of the total existing budget (\$345,000) allocation for capital works for the fifteen community facilities owned by Community Development. Comment from the Asset Management Plan Attachment A, states that: *If the decision is to repair, then an extended life of around 12 years can be expected. This is the anticipated time for roof and window replacement.* The projected long-term cost up until 2040 according to the Asset Management Plan is \$351,900.

To ensure the viability of the property Council would need to commit to the ongoing expenditure.

In addition, the initial minimum cost that needs to be spent on the house to prepare it for tenancy is \$21,960.

An appraisal given by LJ Hooker Real Estate Yorkeys Knob states the value of the house in its current state and in line with the current market trend is \$300,000. Please refer Attachment F.

Sustainability:

Sustainability will be ensured only if the full costs quoted are spent on the house over the next 32 years. The initial cost (\$21,960) would need to be spent immediately and an additional \$116,000 would need to be spent over the next 12 months to prevent further degeneration.

In terms of social sustainability, a caretaker would possibility create a perception of safety within the community and inspire the community to continue to invest time and care into the area. However, the presence of a private owner will in part achieve the same outcome.

CONSULTATION:

Yorkeys Knob Activities Group (Management body for the Yorkeys Knob Community Centre)
 Yorkeys Knob Residents' Association
 Cr Cochrane (Divisional Councillor)
 Property Services
 LJ Hooker Real Estate Yorkeys Knob
 Social Planner (Community Development)
 Manager Development Assessment
 Coordinator Facilities Maintenance

OPTIONS:

As per the recommendation presented in this report the most viable option is to sell the house and land in its current condition.

Other options Council could consider are as follows. All options require considerable expenditure by Council and budget adjustments, as outlined earlier in the report.

1. Schedule maintenance works required for the house and engage a caretaker.
2. Schedule maintenance works required for the house and allocate the house to the community for use as an additional community space.
3. Schedule the maintenance works for the house and sell the house and land at market value.
4. Have the house removed and retain the land for future use.

CONCLUSION:

This report reflects the tension between two competing agenda which are community stakeholder support for Option 1: to engage a caretaker; and the cost to Council to bring the house up to a viable and sustainable level while remaining equitable. It is the intention of the Community Development Unit to act upon community engagement data and to be supportive of the needs of the community. However, from an overall community and ratepayer perspective, this option is not considered viable. The Community Development Unit questions the equity in the allocation of a disproportionate amount to one dwelling when the guardianship function of the caretaker could well be gained by other financially beneficial options previously outlined.

Council's Asset Management Development Program was developed to assist Council to make informed decisions regarding matters such as this. The program aims to move management of assets away from the reactive towards a more proactive, scheduled plan. This proactive plan leads to more effective and efficient spending of scarce resources, prolongs the life of an asset and takes into account the use and value of an asset. If used in this way, maintenance costs are more predictable, with fewer 'hidden' surprises.

Community Development is the asset owner of over forty facilities with fifteen community halls. Many of these are in a poor state and are currently occupied by not for profit community groups that are providing valuable services to the community. There are community halls that require new roofing and guttering as well as other important structural repairs. Unfortunately, Community Development does not currently have the necessary budget allocation to meet all of these requirements. Council officers are keen to resolve the issue of the house at 89 Cunningham Street, Yorkeys Knob and agree that the house is deteriorating at a greater rate, both from a financial and community perspective, whilst vacant. However, it is not considered equitable to spend 41% of its current budget allocation on one of its fifteen community halls. This recommendation is made due to Community Development's aim to remain equitable and consistent and the Community Development officers conclude that there is no justification to prioritise this facility over other facilities within the Community Development Unit.

ATTACHMENTS:

- Attachment A: Asset Management Plan (#1384786)
- Attachment B: Building quote from Samrau Constructions
- Attachment C: Summary of Survey Comments
- Attachment D: Letter from the Yorkeys Knob Activities Group
- Attachment E: Letter from the Yorkeys Knob Residents' Association and signatures
- Attachment F: Property Appraisal (LJ Hooker Yorkeys Knob)
- Attachment H: Email From Technical Support Services regarding additional list of works.

Laree Verra signing on behalf of
Terri Golding-Clarke
Team Leader Community Development

Jennifer Hunter
Manager Sport, Recreation & Community Development

Ian Lowth
General Manager Community and Cultural Services

Attachment A: Asset Management Plan (#1384786)

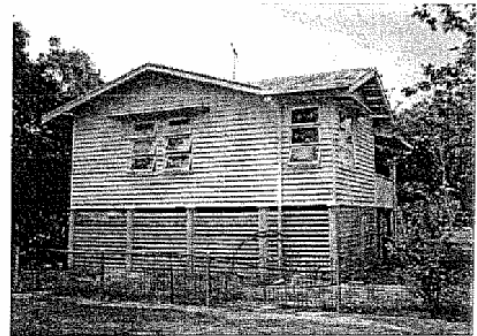
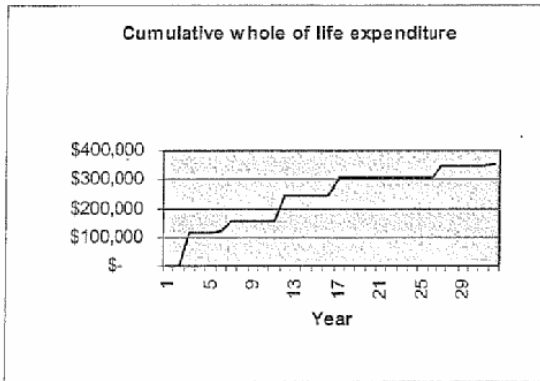
**Asset Management Plan – Community Development
Yorkeys Knob Caretakers Residence**

Summary

The caretakers residence is a 1930's timber, 3 bedroom schoolmasters residence. The function of the caretaker is to look after the grounds (cricket, tennis), the Community Hall and SES building.

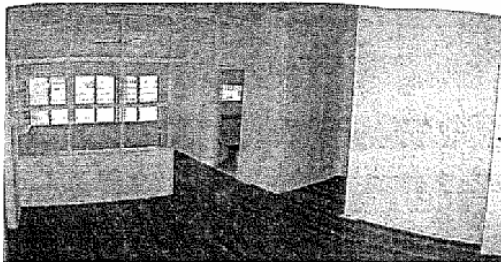
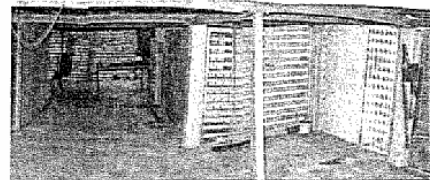
The building has termite damage throughout. The extent of this damage will determine if it is economical to repair the building, or demolish it. The building has attractive polished timber floors. Some of the concrete stumps are spalling, and the underneath of the house needs a major refit. Along with this, block bracing walls are required to brace the building to make it conform to current cyclonic wind loading.

Building name	Yorkeys Knob Caretakers Residence
Type	Community Development
Address	80 Cunningham Street
Suburb	Yorkeys Knob
Asset No.	50471
Parent Asset	
Land Title	1 RP 737261
Parcel No.	86351
Land type (Freehold / In Trust)	Council Freehold Land
Characteristic Useful life	50
Construction (timber, block, Hi-set, Low-set)	High Set Timber
Construction date (estimate if unknown)	1930's est
Replacement cost	\$ 117,000
WDV	\$ 102,082
Frequency of use (score = 1-10)	10



Caretakes Residence

Building Underneath



Inside the Residence

Comment

The building is about 70 years old. It requires major repairs and refit underneath. It has areas where termites have caused visible and unsightly damage. A detailed inspection by a tradesman of the extent of this damage is required to assess the extent of the damage. This will assist in the decision to repair or demolish. If the decision is to repair, then an extended life of around 12 years can be expected. This is the anticipated time for roof and window replacement.

Reference Documents

Inspection and estimates #1348792

#1348786

Concerns

- Extent of termite damage.
- Concrete spalling in a number of the stumps supporting the building.
- Damage to the fascias.
- Downstairs toilet / laundry / store requires refit.

Repairs / Recommendations

- Tradesman to inspect all timber for termite damage in detail.
- Replace remaining stumps. Build block bracing walls, lattice screen remainder of building then refit laundry, d/s toilet and storage in the downstairs area.
- Replace damaged fascias, fix flashings seal roofing and repaint exterior.
- Replace front stairs.
- Replace termite damaged timber and mouldings inside, then repaint.
- Wash mould off ceilings throughout.
- Fit new garage door.
- Repaint exterior.

Building Inspection Sheet**General**

This information needs entering once only

Building name	Yorkeys Knob Caretakers Residence	
Type	Community Development	
Address	90 Cunningham Street	
Suburb	Yorkeys Knob	
Asset No	50471	
Parent Asset		
Land Title	1 RP 737261	
Parcel No	86391	
Land type (Freehold / In Trust)	Council Freehold Land	
Characteristic Useful life		50
Construction (timber, block, Hi-set, Low-set)	High Set Timber	
Construction date (estimate if unknown)	1930's est	
Internal area (m2)		102

Access**External**

Paving (type, area m2)	Gravel + Concrete car tracks	
Car Parking (street, gravel, sealed; area m2)	Street & under house	
Driveway (None, Gravel, Sealed, Area m2)	None	
Outbuildings		
1		
2		
3		
4		
Foundations / stumps (type, No, height)	Stumps ~1.8m	
External stairs (No of stairways, construction)	2 x Stairs	

Roofing

Area under roof (m2)	120	
Roof type (flat, skillion, gable, high pitched)	Gable	
Roof material (flat orb, curved orb, cliplock etc)	Custom Orb	

Floor

Type (concrete, tongue & groove, timber slab)	Polished Timber	
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Toilets

Internal / External	2 Off Internal & Downstairs	
Complies with standards?	Yes	
Disabled Access?	No	

Kitchen

Complies with standards?	Yes	
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Internal Walls

Type (timber, gyprock etc)	Painted AC	
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Ceilings

Height (m)	3m	
Type (cathedral, flat, plaster, timber)	Flat	

External Doors

Size / No	2xDbI Timber, 2 single timber	
Type (metal, flush panel, glass, solid timber)	3 Glass Panel Double Front All special solid timber	

Windows	Type (Alumin, timber, casement, dbl hung)	Timber Hopper + Louvre
	Number	16 off 3 hopper, 5 Louvre Banks
Air Con / Ventilation	Type	Nil
Wiring	RCD?	No
	Emergency lighting	N/A
	Switchboard Type	CB
Security System	Type (local, back to base etc)	None
	Security Lighting	None
Fire Access	Fire Extinguishers / Signage	No
	Fire Hose Reel	No
	Suitable Egress?	Yes
	Smoke alarms	Yes
	Fire Control Panel (none, Type)	No
Other	Asbestos	Yes Walls, Ceiling
	Roller doors & shutters (No, size, area)	No
Plumbing	Backflow Prevention Device	N/a
	Garden Sprinkler System	Pressure pump installed
	Water Feature	No
Hot Water	Hot Water Service (Gas, Electric, Size, Type)	125 l Dux
Gas	Installed?	No
	Used for?	

This information requires yearly review

Inspection Date	22-Nov-06
Last Valuation date	May-05
Replacement cost	\$117,000
WDV	\$102,082
Frequency of use (score = 1-10)	10
Estimated Remaining useful life (yrs)	40
Designated Owner	Community Development
Lessee	Na
Lease No	Na

Contact person for access	Joy Wii
Who holds keys	Community Development
Alternative facilities available? (score = 1-10)	10
Specifics of alternative facilities (what, where)	

Disabled access (Y/N)	No
Car Parking adequate? (Y/N)	Yes
Car Park condition (score = 1-10)	5
Driveway condition (score = 1-10)	5
External paint condition (score = 1-10)	4
External cladding condition (score = 1-10)	1.5
Foundation condition (Score = 1-10)	2
External stairs condition (Score = 1-10)	2 Front; 7Rear
Roof condition (Score = 1-10)	6
Gutters (type, condition (Score = 1-10))	4
Flooring condition (Score = 1-10)	9
Floor covering type & condition (Score = 1-10)	N/A

Cyclone damage
Quad

Condition (Score = 1-10)	6 & 3 Dstairs
Condition (Score = 1-10)	7
Condition (Score = 1-10)	5
Painting (Score = 1-10)	5

Sink only

Water leaks? (Score = 1-10)	10
Condition (Score = 1-10)	3

Painting (Score = 1-10)	Mildew !
Condition (Score = 1-10)	4
Locks	7

Standard domestic locks

Condition (Score = 1-10)	6
Age (yrs)	N/A
Condition (Score = 1-10)	

Replacement cost	
Last tested / checked	LooksOK
Last rewired	
Switchboard Condition	7
Checked	N/A
Remaining life	
Last Checked	N/A

Checked	N/A
Pests / Vermin	Attention Req'd
Doors / Shutter condition	2

Building has white ants / rot in cladding, D moulds, timber mouldings. An urgent detailed tradesman check is required. Partial restumping has been completed; some of the remaining concrete stumps need urgent replacement. Downstairs toilet needs urgent attention.

Yorkeys Knob Caretakers Residence

Scope Sheet for Long Term Life

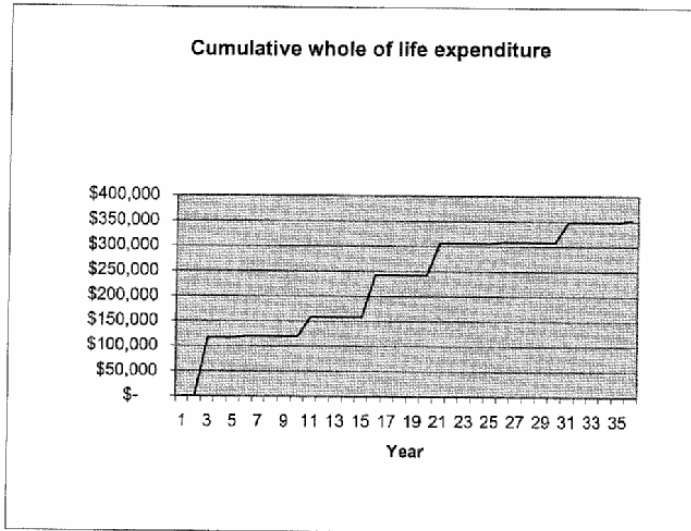
22-Nov-08

Year	Work Required	Cost Estimate		
2007	Detailed inspection by a tradesman	\$ 1,000		
	Remove damaged stumps & replace with gal. steel	\$ 18,000		
	Remove all downstairs lattice / fitout to dump	\$ 3,000		
	Replace lattice & block portions for bracing toilet & laundry	\$ 15,000		
	Lattice / blocks / concrete & corefill	\$ 5,000		
	Refit toilet, laundry, & store area	\$ 7,500		
	Fit new garage door	\$ 2,000		
	Replace front timber staircase with alloy as for rear	\$ 2,500		
	Replace timber fascias include scaffold	\$ 13,500		
	Replace / fit new flashings & repaint	\$ 10,500		
	Fit new awning at rear	\$ 8,000		
	Replace white ant timber trims architraves throughout & repaint interior	\$ 9,500		
	Remove & replace screens - repaint windows & frames	\$ 7,500		
	Fit new bathroom vanity	\$ 1,500		
	Pressure wash roof 2015, 2020, 2025, 2035, 2040	\$ 500		
	Check electrics	\$ 300		
	Repaint exterior	\$ 10,000		
	TOTAL for 2007			\$ 115,300
		Pressure wash roof 2010, 2015, 2020, 2025, 2035, 2040	\$ 1,500	
	2010	Pressure wash Walls 2010, 2030, 2040	\$ 1,500	
Repaint 2 pack floors 2015, 2025, 2035		\$ 15,000		
External painting & 2025, 2035		\$ 12,000		
2015	Internal painting 2015, 2025, 2035	\$ 9,000		
	Rewire building	\$ 10,000		
2020	Refit toilets & bathroom	\$ 18,000		
	Refit kitchen	\$ 8,000		
	Replace windows	\$ 25,000		
	Replace doors	\$ 5,000		
2025	Replace roofing	\$ 28,000		
	Replace Balustrade on front veranda	\$ 4,500		
2030				
2035				

Yorkeys Knob Caretakers Residence

Scope Sheet for Short Term Life


22-Nov-08



Yorkeys Knob Caretakers Residence
22-Nov-08

Workscope Details

Roof	The roof and guttering is in fair condition. It is difficult to assess the condition because of the mould and height of the building. Allow for replacement in 2020 (\$25000) and pressure wash mildew at 5 year intervals. 2010, 2015, 2025, 2035, 2040 allow cost \$1500 each time.
External walls	External walls are in good condition and appear to be recently painted. There are areas that are peeling on barge boards, and sections of termite damage. Repair items are listed for urgent repairs totalling costs of \$115,000. This is dependent on a tradesman inspection and assumes that termites have not caused damage which is beyond economical repairs. Allow for rapaint at 10 year intervals 2015, 2025, 2035, at a cost of \$10000 and a thorough pressure wash at mid intervals 2010, 2030, 2040 at a cost of \$1500.
Toilets	Upstairs toilet and bathroom are in good condition. The downstairs toilet requires urgent attention; \$7500 is allowed to refit laundry, toilet and a store area. Allow a refit two toilets and a bathroom in 2020 at a cost of \$18,000
Kitchen	The kitchen facilities are a fairly standard domestic fitout 2 benches, cupboards, double sink, electric stove etc. Allow refit in 2020 at a cost of \$15000.
External Access	Access to the building is by 2 external staircases. The rear staircase is alloy in good condition. The front timber staircase needs replacement now. Allow to replace the front staircase with an alloy one similar to the existing rear stairs. - \$2500
Windows & Doors	All doors and 16 hopper windows are well maintained timber. There is also 5 banks of louvre
Flooring	The floor throughout is beautifully 2 pack epoxy polished timber. It is newly painted, allow to repaint at 10year intervals from 2015 at \$15000
Internal Walls	The internal walls are asbestos cement, recently painted and in good to average condition. There is termite damage to mouldings and a detailed tradesman inspection is recommended. If the damage is too extensive, then the house is for demolition.
Ceilings	The ceilings are in good condition but are mouldy; allow maintenance painting with internal and external walls in 2015, 2025 and 2035.
Wiring	The checking / testing of the wiring) is recommended now - \$300. The switchboard is a circuit breaker type, it is anticipated that a rewire is due shortly say in 2020 - allow \$12,000
Asbestos Fire Extinguishers	Throughout the building Nil used in caretakers residence.
Fencing	Other Council properties adjoin; it is assumed that the costs of replacing the fencing will be proportioned between the properties. No costs are allocated.
Carpark / Driveway	Parking is available in Cunningham Street.
Special Work	An extensive inventory of repairs is listed for 2007 Work Required. It includes restumping/ refitting downstairs and replacing timber sections which have been termite and water damaged.

Attachment B: Building quote from Samrau Constructions

Semrau Constructions PTY LTD

PO Box 4789
 CAIRNS QLD 4870
 ABN: 46 125 682 439
 ACN: 125 682 439

Mobile: 0412 406 019
 Phone/Fax: (07) 40 450 100
 Email: semcon@bigpond.net.au

QUOTE

SQ797
 8th August 2008

Cairns Regional Council
 PO Box 359,
 CAIRNS QLD 4870

Fax: 4044 3813
 Attention: Bruce Scorey

Re: Yorkeys Knob SES Facility – Condition Based Maintenance

	Description	Price (excl Gst)
1	Replace existing front stairs, stringers, treads and balustrade with galvanized steel stringers and galvanized balustrade using aluminium treads.	\$3,483.00
2	Replace front fly screen 1600 x 1700	\$ 98.00
3	Remove and replace termite damaged weatherboards at rear of laundry	\$ 510.00
4	Replace termite damaged internal timber moulds and door frames	\$1,838.00
5	Remove rotten sections of timber fascia (prime edges only) and replace with new.	\$1,656.00
6	Replace sheeting and T-lock on tilt door with mini-orb zinc finish	\$ 566.00
7	Remove and replace 2 x toilet cisterns and bowls. Seal around upstairs toilet, re-glue vinyl sheeting in upstairs toilet.	\$1,812.00
8	Replace rotten timber around upstairs toilet bowl	\$ 544.00
9	Replace missing and broken louvers x 6 (obscura) 770x150x5mm	\$ 146.00
10	Replace missing external timber palings around concrete columns	\$ 434.00
11	Remove and replace laundry taps – check all taps are working	\$ 660.00
12	Fit 1 x pneumatic door closer to front screen door	\$ 66.00
13	Check and ease all windows and catches – ensure all are working	\$ 324.00
14	Replace shower screen glass with new	\$ 228.00
15	Replace vanity basin (includes plumbing)	\$ 726.00
16	Cut out 4 x damaged concrete columns and replace with new 75 x 75 x 5mm gal steel columns and all associated works	\$4,807.00
17	Clean up under house; remove existing U/S shed and aviary and remove shade structure at rear.	\$ 792.00
18	Remove U/S clothes hoist and replace with new	\$ 845.00

Thank you for this opportunity to quote.



Peter Semrau

Attachment C: Summary of Survey Comments

Comments collated from 8 responses gathered at the Yorkeys Knob Residents' Association Annual General Meeting held on the 25th of September, 2008:

Comments for Option 1 – Schedule the maintenance work required for the house and put a caretaker in residence

"For the safety of community centre surrounding grounds, tennis-court neighbours we are of the opinion this is the logical choice. Give it a go!"

"It was a long hard process between the original Community Centre Committee (of which I was an active member) Cairns City Council and Lesley Clark to obtain the house as a caretakers residence. Whilst there was a caretaker there were no problems at the centre. It would be a tragedy in my opinion, if this house was not maintained as a caretaker's residence. This would solve Council's current dilemma and also assist the current committee (of which I am also member)"

"I feel this is the only viable option – protects house enable greater use of all facilities as the safety of users will be greatly improved."

"I agree to option 1"

"Yes to cover vandalism and the appointed caretaker to look after and maintain all the facilities"

"Considering problems (such as vandalism, fires etc) this is the only suitable option. The area is quite isolated and needs someone on site to curb undesirable, damaging and expensive costs to our community"

"Great idea, also look at other uses for surrounding area. Will this promote care to surrounding area lessening vandalism and inappropriate use of council assets"

"Yes, I believe this is the only option for the safety and welfare of all the people who use the park and reside in the area. Especially the youth who need direction."

Comments for Option 2 - Schedule the maintenance work required for the house and give the house to the community for use as an additional community space

"Do not believe Council has funds to enable the house to be used this way"
"Will this stop vandalism?"

Comments for Option 3 - Schedule the maintenance work required for the house and sell the house and land at market price

"Not agreeable – selling the house means residents lose out all around – as unlikely we will see any benefit in Yorkeys Knob"

"Very little community spaces in Yorkeys Knob. Do not sell!"

Option 6 – Remove the house and keep the land for future use

"Do not agree with this option at all"

"At least land will be able to be used. Will this stop vandalism to surrounding area. What other uses can we use site."

Comments for Option 7 – Schedule the maintenance work required for the house and rent the house on the open market

"Wont be easy to find suitable person-s for the job"

"Caretaker a much better option"
"OK idea, however vandalism is a problem"

Comments for Option 8 – Do nothing

"House required to enhance residents use of grounds – which having a resident caretaker will enhance"
"Loss of asset, not stop to constant vandalism"

What other ideas do you have?

"Surrounding space needs other uses there are problems with lack of community use which promotes undesirable use, this community space needs overhaul"

Attachment D: Letter from the Yorkeys Knob Activities Group

YORKEYS KNOB COMMUNITY CENTRE
 MANAGED BY THE COMMITTEE OF THE
 YORKEYS KNOB ACTIVITIES GROUP INC.

1861703

**COPY
DO NOT SCAN**

Post Office Box 9

Yorkeys Knob, CA 4870

Community Hall

Health Road

Yorkeys Knob

0825632276

15th October 2008

Cr. Margaret Cochrane
 Cairns Regional Council
 PO Box 359
 Cairns 4870

Dear Margaret

As members of the Yorkeys Knob Activities Group we would like to express our concern at the intransigent attitude of the Cairns Regional Council for failing to appoint a Caretaker for our Community Centre. This position has been vacant for at least 18 months and, consequently, the Caretaker's residence in the Community Centre grounds has also been left vacant for this period.

We are specifically concern with the deteriorating condition of this home as very little maintenance has been done on it whilst it has remained vacant and it has also been vandalised and has had fixtures stolen.

We consider there is much to be gained from appointing a Caretaker who is prepared to live, for a nominal rental, in the residence at our Community Centre. This person will not only take over the day to day functions of the Centre but will also ensure the house is maintained and will prevent its ongoing vandalism and ultimate destruction.

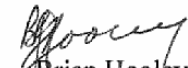
Furthermore, we have been extraordinarily successful in hiring out our Community Centre. However this has come at a price. Our Treasurer spends a considerable amount of time on finance and accounting matters and we both spend significantly more time than what would normally be expected of volunteers in the day to day management of the facility.

Other benefits to be gained by the appointment of a Caretaker include:

- Regaining control of the tennis courts by taking responsibility for their use and for hiring of racquets and balls and for the operations of the lights for night tennis. It is estimated that this function alone could save our Group up to \$1000 in electricity charges
- Having an adult permanently on site to act as a deterrent to the vandalism, graffiti and other undesirable behaviour which is currently rampant in the Grounds
- Keeping the grounds clear of rubbish
- Providing public access to the toilets in the Hall (at least during the day) thereby avoiding the cost of construction of another toilet block in the grounds
- Having a person to take over the day to day operation of the Hall and be responsible for all internal cleaning. Currently our Group spends in excess of \$2500 annually on this function. This would be a huge saving and would obviate the need for any major increase in hiring charges in the foreseeable future
- Supervise the BBQ and change gas cylinders when required
- Carry out minor repairs to both the Hall and grounds

This house is of considerable historical importance to the citizens of Yorkeys Knob and we believe that the appointment of a Caretaker to live in it is the best possible way to ensure its future in our Community.

Yours Sincerely



Brian Hooley

Secretary
Yorkeys Knob Activities Group



Glenda Rowan
President
Yorkeys Knob Activities Group

cc: Terri Golding-Clark

Attachment E: Letter from the Yorkeys Knob Residents Association and signatures



Yorkeys Knob Residents Association Inc.

President: Pam Bigelow 4055 7860
Vice-President: Wendy Dowsett 4055 7136
Treasurer: Jeff Chopping 4081 0550
Secretary: Jane Greig 4042 1060
Newsletter: Lorri Williams 0427 694 036
Email: residents@yorkeysknob.com
Mail: PO Box 256, Yorkeys Knob Q. 4878

Jennifer Hunter,
Manager Sport and Community Cultural Services,
Cairns Regional Council
P O Box 359,
CAIRNS QLD 4870

Dear Jennifer

Yorkeys Knob Community Centre Caretakers Residence

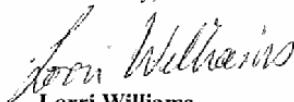
Please be advised that the Yorkeys Knob Residents Association Inc at its ordinary meeting held September 30th, 2008 had a motion put to the floor that the Option #1 be adopted by Cairns Regional Council.

The motion being; "Schedule the maintenance work required for the house and put a caretaker in residence". This was passed unanimously by members in attendance.

Attached is a list of names of persons who signed in agreement with the motion on the night.

If you could please submit the community's preference to Council at your earliest convenience we would appreciate it.

Yours truly,


Lorri Williams
Acting Secretary
YKRA

October 7, 2008

Encl: 1

Gill Hopking
 P. GAVEY
 John
 Nery Dousid
 Brian Hooley
 Paul D Gavey
 T. Anson
 T. A
 Anne McKay
 Alison Abbott
 Howard Abbott
 O
 Doreen Hynes
 BARRY HYNES
 Erke Schwoll
 M. L. L.

A Beattie
 W. Brandt
 JUNE CORRIE
 W. Williams
 Jan Kelly
 Rachel Adams
 Andrew Brown
 Marcus Mullen
 Ross Unsworth
 Stephen M. M.
~~Robert M. M.~~
 Glenda Reisan
 Lori Williams

Attachment F: Property Appraisal (LJ Hooker Yorkeys Knob)**Yorkeys Knob**

Telephone 07 4055 7955
 Facsimile 07 4055 7348
 Email: yorkeysKnob@lh.com.au
 Supporting Cystic Fibrosis Research

22 October 2008

Terry Golding-Clarke
 Community Development Officer
 Cairns City Council
tgoldingclarke@cairns.qld.gov.au


Re: 89 Cunningham Street, Yorkeys Knob

Thank you for the opportunity to appraise the council's property at 89 Cunningham Street, Yorkeys Knob.

The approximate market value is determined by similar properties currently on the market and recently sold. On this basis, I estimate the market value of the property in its current condition to be \$300,000 based upon the consideration of rezoning the property to residential.

If I can be of any further assistance please contact me.

Yours Sincerely
 LJ Hooker Yorkeys Knob


Susan Cooper
PRINCIPAL

I stress that this is a market appraisal and the following applies:

Subject to the Provisions of any non-excludable statutory provisions LJ Hooker Yorkeys Knob for themselves give notice that -

- (a) All information given in relation to this property whether contained herein or not is given by LJ Hooker Yorkeys Knob without any responsibility to LJ Hooker Yorkeys Knob.
- (b) This is not sworn valuation as LJ Hooker Yorkeys Knob are not Licensed Valuers. The above opinion of value figure is based on our experience and research of similar sales and listings in the area.
- (c) No person in the employment of LJ Hooker Yorkeys Knob has any authority to make or give any information to which responsibility can be attributed to LJ Hooker Yorkeys Knob.

Shop 10
 47-475 Verley Street Yorkeys Knob QLD 4878 Australia
 PO Box 112 Yorkeys Knob QLD 4878 Australia
 SA Cooper Pty Ltd ACN 079 685 000

lh.com.au
 nobody does it better

Alan
 Simpson 3113

Attachment H: Email From Technical Support Services regarding additional list of works

Page 1 of 1

Flower Sharon

From: Scorey Bruce
Sent: Tuesday, 12 August 2008 12:53 PM
To: Flower Sharon
Subject: FW: Yorkeys Knob SES Facility (condition based maintenance)
Attachments: img391.pdf

Hi Sharon,

Following our discussion this morning , please find attached the quote for the required repairs to Yorkeys Knob Caretaker House in Wattle Street. These attached works including the below listed works are what is required to bring the house into liveable status for the new tenant.
 If you have any queries or require further information on this , please don't hesitate to contact myself to discuss ?

Included works >

Building Quote (As above) = \$ 19'535.00

Complete Internal and External Clean of House = \$ 600.00

Rubbish Removal (Skip Hire) = \$ 500.00

Electrical (Including Safety Upgrade and required repairs) = \$ 900.00

Site Supervision and programming = \$ 425.00

Total Cost = \$ 21'960.00 Including GST

Bruce Scorey
Team Leader Building Maintenance
Technical Support Services
Cairns Regional Council
40 44 36 46
0402 803 152
E-Mail b.scorey@cairns.qld.gov.au

12/08/2008