

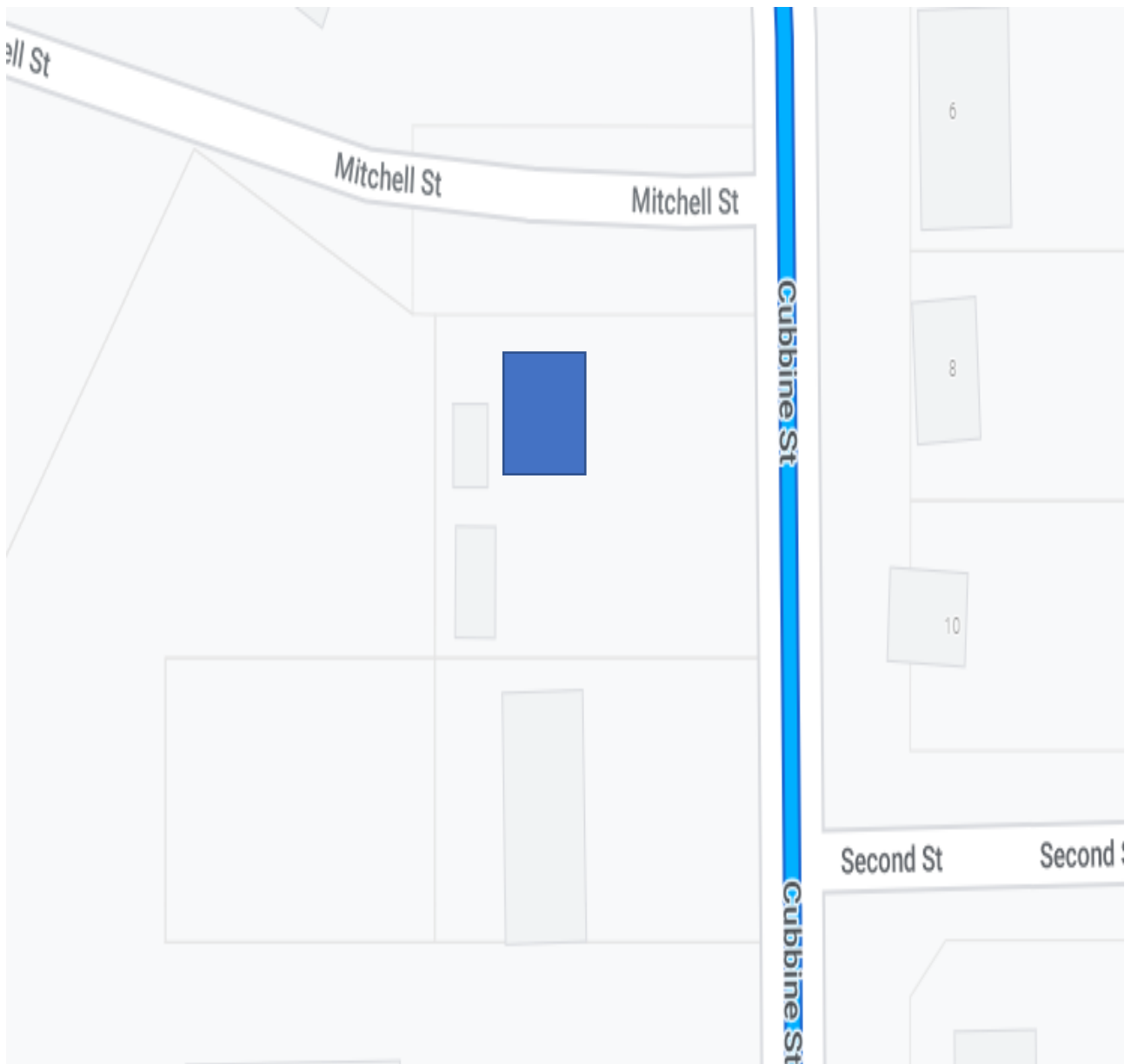
INSPECTION REPORT: AGED CARE FACILITY - CUBBINE ROAD, CUNDERDIN

BACKGROUND:

The Shire of Cunderdin is seeking expressions of interest for the refurbishment and lease of an unused Aged Care Facility located in Cubbine Road.

Hutton & Northey provides sales, parts and the service of agricultural machinery to the farming community. The business requires evolving employment of personnel to undertake works dependent upon seasonal conditions and market expectations. Locally the business engages full-time employees, apprentices, casual staff and contractors. In the rapidly changing employment market, the ability to attract suitable employee applicants from a wider area often falls on the critical factor of accommodation availability. Further, current personnel from Hutton & Northey branches are often brought in as a stop-gap measure to fill various roles in the business with short term accommodation vital.

Hutton & Northey are looking to strengthen their workforce and require suitable short and long term accommodation to facilitate growth in the agricultural market.





AGED CARE ACCOMMODATION FACILITY:

The facility is constructed from brick veneer and Decramastic aluminium tile roof. The building comprises a concrete floor and gyprock over timber frame internal walls. The building was constructed and opened in 1986.

The facility includes the following;

1. 4 single-person bedrooms of approximately 23m² each which include ensuite bathrooms. The 4 bedrooms are accessed by a common hallway. Ensuite bathrooms include a shower, basin and toilet and accommodate to disability standards. Ensuite floor and partial wall tiling is present. The bedrooms have access to a patio through glass sliding doors on the east side. The rooms include a wardrobe and desk area. A single fan is ceiling mounted in the bedrooms. Reverse cycle air conditioners are installed.
2. A communal lounge/TV/dining room of approximately 65m². A cassette (ceiling mounted) refrigerated air conditioner is fitted. Floor coverings are carpet.
3. A front office of approximately 14m². Floor coverings are carpet.
4. A non-commercial kitchen including cabinets providing ample storage and bench space, pantry and domestic electric cooktop/oven.
5. A separate disabled toilet, store, cleaner's storage room and laundry. These rooms are accessible from a hallway coming off the living area on the north side.
6. Beside the patio access in the bedrooms there is 4 entry/exit points; front (east) via lounge, north side hallway past disabled toilet and cleaner's room, south side hallway providing access to bedrooms and west side between the kitchen and laundry. All egress points are fitted with Exit Lights.
7. All ceilings are fitted with a minimal R rated Batt insulation.
8. Large Evaporative air conditioner unit ducted to all rooms.
9. A Solar Hot Water System fitted to the north facing roof.

INSPECTION OF PREMISES - RECOMMENDATIONS FOR MAINTENANCE AND REFURBISHMENT OF FACILITY:

Bedrooms/Ensuites:



1. Bedroom and ensuite ceilings and/or cornice have sustained partial collapse likely as a result of adhesive degradation. The ceilings, including cornice and insulation will require removal and replacement.
2. The removal of ceilings will necessitate disconnection/reconnection of electrics.
3. Lighting and fans require replacement.

4. The bedrooms were previously fitted with a wall mounted King Single bed and current configuration of the room will not allow a Queen or Double Bed (Extra) to be installed.
5. The ensuite bathrooms are aged and not to modern standards requiring refurbishment. Disabled equipment in both the shower and toilet area will require removal. This will necessitate removal of wall tiles and sheeting however the removal of floor tiles and plumbing are not required. Replacement of wall sheeting (Aquachek Gyprock along with Waterproof Membrane) will ensure current Building Standards are met. The removal of tiles and sheeting will allow reconfiguration of the bedroom (see attached drawing) to allow installation of a double or queen bed. This requires some carpentry and plumbing works however will not involve any structural change to the building.
6. Installation of a vanity cabinet and basin will be required.
7. Walls and ceilings will require painting.
8. The glass sliding door has maintenance issues requiring works.
9. Floorcoverings and blinds are worn requiring replacement.
10. Air conditioner units require testing and are likely to require replacement.

Communal lounge/TV/Dining Room:



1. The lounge ceilings and/or cornice have sustained partial collapse likely as a result of adhesive degradation. The ceilings including cornice and insulation will require removal and replacement.
2. The removal of ceilings will necessitate disconnection/reconnection of electrics.
3. Lighting requires replacement.
4. Walls and ceiling require painting.
5. The carpet and blinds may be serviceable however require commercial cleaning.
6. Air conditioner unit requires testing and is likely to require replacement.

Office:



1. Walls and ceiling require painting.
2. Floorcovering and blinds are worn requiring replacement.
3. Lighting requires replacement.

Hallway:



1. The ceiling and/or cornice have sustained partial collapse likely as a result of adhesive degradation. The ceilings including cornice and insulation will require removal and replacement.
2. The removal of ceilings will necessitate disconnection/reconnection of electrics.
3. Lighting requires replacement.
4. Wall rails require removal. Wall will require patching.
5. Walls and ceiling require painting.
6. Floorcovering and blinds appear serviceable however require commercial cleaning.

Kitchen:



1. Walls and ceiling require painting.
2. Lighting requires replacement.
3. Cooktop/oven requires replacement.
4. Floorcovering appears serviceable.
5. Kitchen requires commercial cleaning.

Laundry:



1. Walls and ceiling require painting.
2. Lighting requires replacement.
3. Floorcovering appears serviceable.
4. Laundry requires commercial cleaning.

GENERAL:





1. The Solar Hot Water system requires testing however is likely to require replacement.
2. The Evaporative air conditioner requires testing however is likely to require replacement.
3. Electrical services appear to current standards with Residual Current Devices (RCD) fitted however full electrical inspection and report is required.

4. Where damaged, facia and gutters will require replacement.
5. Some external painting is required to maintain infrastructure.
6. External building will require commercial cleaning.
7. Perimeter fencing is required for all four boundaries.
8. The property will require gates for entry/exit.
9. Landscaping has seen significant deterioration since the facility was closed and requires work to reinstate to an acceptable level.
10. Reticulation of garden areas is required.

ATTACHMENT: Bedroom / Ensuite Plan