

16 - Condition Assessment for Litis Soccer Stadium Clubrooms

Date of Assessment:	13/01/2016
Assessor:	Nathan Sharpe & Jason Tan
Asset ID:	16
Building Name:	Litis Soccer Stadium Clubrooms
Address:	Britannia & Engina
Building Class:	Sporting Facility
Level of Service:	4
Assessment Level:	1
Tenanted:	No
Heritage Listed:	No
Internal Area (m2):	738.4

Construction:	Brick
Roof Type:	Flat
Disabled Access:	Yes
Residual Current Device:	Yes
Residual Current Device Checked:	No Records
Emergency Lighting:	No
Exit Signs:	Yes (7 Pce)
Fire Extinguishers:	Yes (5 Pce)
Fire Extinguishers last checked:	Jul-15
Fire Hose Reel:	No
Smoke / Heat Detector Alarm:	No
Fire Control Panel:	No
Security System:	Yes
Air Conditioner:	Reverse Cycle (Ducted / Split) and Evaporative
Asbestos Register:	None

Component Group	Condition Range	Condition Average
External	1.5 - 4	2.5
Roofing	2.5 - 4.5	3
Windows	1 - 3	2
Doors	1 - 3.5	2.5
Floor	1.5 - 4.5	2.5
Ceilings	2 - 3	2
Internal	2 - 3	2
Bathrooms	2 - 4	3
Kitchen	2 - 4	3
Other	2 - 3.5	2.5
Laundry	NA	NA
Air Con	2	2
Electrical	1.5 - 4	2.5
Services	1 - 5	2
Hot Water	3.5 - 4	4
Garden	NA	NA

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Executive Summary

The Litis Soccer Stadium Clubrooms are located on the corner of Britannia Road and Egina Street in Mount Hawthorn. This building ID refers to the newer 2-storey Clubroom structure located beside the Litis Soccer Stadium Grandstand. The building has been assigned a Level of Service Hierarchy code of 4 due to its low significance and the fact that it is operated by a single user group. The general condition of this building is in fair condition.

Level of Service

The Litis Soccer Stadium Clubrooms is a major clubroom, canteen and function hall that is suitable for venue hire. There is stadium style seating provided at the oval end of the building. There is a large kitchen and bar that services the two function halls and there are toilets provided in the venue. The building is air conditioned with the majority of it being ducted evaporative air conditioning.

Statutory Requirements

The Litis Soccer Stadium Clubrooms has been deemed a multi-class 5,6 and 9b building due to the various functions within the building. It has an access ramp for disabled access purposes.

As this is a large building greater than 300m² in area, emergency lighting is required to be installed in the upper level of the building. This has not been provided for this building. Exit signs are required to be installed at each exit door. A smoke detection system is required for this building and there are no smoke / heat detectors installed in this building.

The building has been deemed to have a Light class A fire risk and as such, sufficient quantities of fire extinguishers have been provided, according to the guidelines given in AS 2444.

Concerns

Areas of concern for this building:

- Some ceiling tiles are missing in the kitchen area, potentially allowing contaminants in.

17 - Condition Assessment for Litis Soccer Stadium Grandstand

Date of Assessment:	13/01/2016
Assessor:	Nathan Sharpe & Jason Tan
Asset ID:	17
Building Name:	Litis Soccer Stadium Grandstand
Address:	Britannia & Engina
Building Class:	Sporting Facility
Level of Service:	4
Assessment Level:	1
Tenanted:	No
Heritage Listed:	No
Internal Area (m2):	292.63

Construction:	Concrete with Metal Frame.
Roof Type:	Flat
Disabled Access:	No
Residual Current Device:	Yes
Residual Current Device Checked:	No Records
Emergency Lighting:	No
Exit Signs:	Yes (1 Pce)
Fire Extinguishers:	Yes (1 Pce)
Fire Extinguishers last checked:	Jan-96
Fire Hose Reel:	No
Smoke / Heat Detector Alarm:	No
Fire Control Panel:	No
Security System:	No
Air Conditioner:	Reverse Cycle (Wall Mount)
Asbestos Register:	Not on ACM Register

Component Group	Condition Range	Condition Average
External	1.5 - 4	3
Roofing	2 - 2.5	2
Windows	3.5 - 4	4
Doors	3 - 5	4
Floor	2.5 - 5	3.5
Ceilings	3 - 4	3.5
Internal	2 - 5	3.5
Bathrooms	3.5 - 4	4
Kitchen	3.5 - 5	4.5
Other	1	1
Laundry	3.5 - 4	4
Air Con	5	5
Electrical	3 - 4.5	3.5
Services	3 - 5	4
Hot Water	NA	NA
Garden	NA	NA

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Executive Summary

The Litis Soccer Stadium Grandstand is located on the corner of Britannia Road and Egina Street in Mount Hawthorn. This building ID refers to the Grandstand structure itself including the adjoining function rooms, storage rooms and ground level gym within the envelope of the Grandstand structure. The building has been assigned a Level of Service Hierarchy code of 4 due to its low significance and low usage frequency. The general condition is in fair to poor condition.

Level of Service

The Litis Soccer Stadium Grandstand is a large Grandstand building with a function hall at the upper level, a gym and storage rooms in the lower level and a Grandstand with tiered stadium seating on the oval end of the structure. The building has no air conditioning facilities and an unserviceable bathroom and kitchen in the upper level.

Statutory Requirements

The Litis Soccer Stadium Grandstand is deemed a class 9b public assembly building. It has no special disabled access features.

As this is a building where the internal area is under 300m2 per storey, no emergency lighting is required to be installed. Exit signs are required at each exit door. These have not been provided for the lower level of this building. A smoke detection system is required for this building and there are no smoke / heat detectors installed in this building.

The building has been deemed to have a Light class A fire risk, and as such, there are insufficient fire extinguishers located in the building according to the guidelines in AS 2444. It is recommended that 2 Fire Extinguisher (Small) White Band units are installed in these premises.

Concerns

Areas of concern for this building:

- Significant cracks in some grandstand concrete elements, which are currently cordoned off.
- Poor plumbing of air-conditioning drain pipe on upper storey. Poor practice and dropped object hazard.
- Rust discolouration on underside of grandstand concrete elements indicates that steel reinforcing is exposed to water ingress. Sealing required before rust penetrates further.
- Popcorn ceiling tiles sagging significantly in upper occasional gym area.
- Old GPO fitting in lower gym area is damaged, conduit is cracked.

18 - Condition Assessment for Litis Soccer Stadium Scoreboard

Date of Assessment:	13/01/2016
Assessor:	Nathan Sharpe & Jason Tan
Asset ID:	18
Building Name:	Litis Soccer Stadium Scoreboard
Address:	Britannia & Engina
Building Class:	Sporting Facility
Level of Service:	5
Assessment Level:	1
Tenanted:	No
Heritage Listed:	No
Internal Area (m2):	22

Construction:	Brick
Roof Type:	Flat
Disabled Access:	No
Residual Current Device:	Yes
Residual Current Device Checked:	No Records
Emergency Lighting:	No
Exit Signs:	No
Fire Extinguishers:	No
Fire Extinguishers last checked:	No
Fire Hose Reel:	No
Smoke / Heat Detector Alarm:	No
Fire Control Panel:	No
Security System:	No
Air Conditioner:	No
Asbestos Register:	Not on ACM Register

Component Group	Condition Range	Condition Average
External	1 - 3	2
Roofing	2 - 5	3.5
Windows	NA	NA
Doors	3	3
Floor	3	3
Ceilings	3.5 - 5	4.5
Internal	3.5 - 5	4.5
Bathrooms	NA	NA
Kitchen	NA	NA
Other	1	1
Laundry	NA	NA
Air Con	NA	NA
Electrical	2.5 - 4.5	3.5
Services	NA	NA
Hot Water	NA	NA
Garden	NA	NA

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Executive Summary

The Litis Soccer Stadium Scoreboard is located on the corner of Britannia Road and Egina Street in Mount Hawthorn. The building has been assigned a Level of Service Hierarchy code of 5 due to its low significance and low usage frequency. The general condition of this building is in poor condition.

Level of Service

The Litis Soccer Stadium Scoreboard is a small building that houses the electrical and electronic equipment for the Scoreboard and the oval lighting. It is also used as a storage facility by the operators of the venue. There are no air conditioning, toilet or kitchen facilities in this building.

Statutory Requirements

The Litis Soccer Stadium Scoreboard is deemed a class 10a non-habitable building. As such, smoke detection, emergency lights and exit signage is not required.

The building is deemed to have a Light class E fire risk and as such there are insufficient quantities of fire extinguishers provided in this building. Consider supplying 1 Black Band (Small) class B fire extinguisher.

Concerns

Areas of concern for this building:
 - Roof design and poor sealing leads to water pooling and eventual penetration through ceiling slab. Ceiling paint damaged on underside of area where water pools.

19 - Condition Assessment for Litis Soccer Stadium Toilets (East)

Date of Assessment:	13/01/2016
Assessor:	Nathan Sharpe & Jason Tan
Asset ID:	19
Building Name:	Litis Soccer Stadium Toilets (East)
Address:	Britannia & Engina
Building Class:	Toilet Block
Level of Service:	4
Assessment Level:	1
Tenanted:	No
Heritage Listed:	No
Internal Area (m2):	151.07

Construction:	Brick
Roof Type:	Hip
Disabled Access:	No
Residual Current Device:	Yes
Residual Current Device Checked:	No Records
Emergency Lighting:	No
Exit Signs:	No
Fire Extinguishers:	No
Fire Extinguishers last checked:	No
Fire Hose Reel:	No
Smoke / Heat Detector Alarm:	No
Fire Control Panel:	No
Security System:	No
Air Conditioner:	No
Asbestos Register:	Schedule for Replacement (2012/13)

Component Group	Condition Range	Condition Average
External	2.5 - 3	3
Roofing	3 - 4	3.5
Windows	3 - 4.5	4
Doors	3.5	3.5
Floor	3.5	3.5
Ceilings	3.5	3.5
Internal	2 - 3.5	2.5
Bathrooms	2.5 - 4.5	3.5
Kitchen	NA	NA
Other	1	1
Laundry	NA	NA
Air Con	NA	NA
Electrical	3 - 4.5	3.5
Services	NA	NA
Hot Water	NA	NA
Garden	5	5

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Executive Summary

The Litis Soccer Stadium East Toilets are located on the corner of Britannia Road and Egina Street in Mount Hawthorn. The building has been assigned a Level of Service Hierarchy code of 4 due to its low significance and low usage frequency as these toilets are not opened to the general public. The general condition of this building is in fair to poor condition.

Level of Service

The Litis Soccer Stadium East Toilets building is a male and female bathroom facility servicing the Litis Soccer Oval during events. There are toilet but no shower facilities in this building. This building is generally locked when there are no events taking place at the Oval and are not accessible by the public.

Statutory Requirements

The Litis Soccer Stadium East Toilets is deemed a class 10a non-habitable building. As such, smoke detection, emergency lights and exit signage is not required.

The building is deemed to have a minimal fire risk and as such, fire extinguishers are not required.

Concerns

Areas of concern for this building:

- Some reinforced louvered windows are missing. The remaining broken window components present a dropped object hazard.
- Poorly repaired cracks to ceiling could be just temperature-related roof structure flex.

20 - Condition Assessment for Litis Soccer Stadium Toilets (West)

Date of Assessment:	13/01/2016
Assessor:	Nathan Sharpe & Jason Tan
Asset ID:	20
Building Name:	Litis Soccer Stadium Toilets (West)
Address:	Britannia & Engina
Building Class:	Toilet Block
Level of Service:	4
Assessment Level:	1
Tenanted:	No
Heritage Listed:	No
Internal Area (m2):	122.2

Construction:	Brick
Roof Type:	Hip
Disabled Access:	No
Residual Current Device:	Yes
Residual Current Device Checked:	No Records
Emergency Lighting:	No
Exit Signs:	No
Fire Extinguishers:	No
Fire Extinguishers last checked:	No
Fire Hose Reel:	No
Smoke / Heat Detector Alarm:	No
Fire Control Panel:	No
Security System:	No
Air Conditioner:	No
Asbestos Register:	Schedule for Replacement (2012/13)

Component Group	Condition Range	Condition Average
External	2.5 - 3.5	3
Roofing	2 - 4	3
Windows	3 - 4	3.5
Doors	4	4
Floor	3.5	3.5
Ceilings	2	2
Internal	2 - 3.5	2.5
Bathrooms	2.5 - 4	3.5
Kitchen	NA	NA
Other	1	1
Laundry	NA	NA
Air Con	NA	NA
Electrical	3 - 3.5	3
Services	NA	NA
Hot Water	NA	NA
Garden	2 - 3.5	3

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Executive Summary

The Litis Soccer Stadium West Toilets are located on the corner of Britannia Road and Egina Street in Mount Hawthorn. The building has been assigned a Level of Service Hierarchy code of 4 due to its low significance and low usage frequency as these toilets are not opened to the general public. The general condition of this building is in fair to poor condition.

Level of Service

The Litis Soccer Stadium West Toilets building is a male and female bathroom facility servicing the Litis Soccer Oval during events. There are toilet but no shower facilities in this building. This building is generally locked when there are no events taking place at the Oval and are not accessible by the public.

Statutory Requirements

The Litis Soccer Stadium West Toilets is deemed a class 10a non-habitable building. As such, smoke detection, emergency lights and exit signage is not required.

The building is deemed to have a minimal fire risk and as such, fire extinguishers are not required.

Concerns

Areas of concern for this building:

- Gutter are overflowing with debris from overhanging trees.
- Some reinforced louvered windows are missing. The remaining broken window components present a dropped object hazard.
- Significant horizontal crack in northern wall along mortar line.
- Toilets in poor state of repair: cistern and base leaks, no flush.

21 - Condition Assessment for Litis Soccer Stadium Turnstile Building

Date of Assessment:	13/01/2016
Assessor:	Nathan Sharpe & Jason Tan
Asset ID:	21
Building Name:	Litis Soccer Stadium Turnstile Building
Address:	Britannia & Engina
Building Class:	Sporting Facility
Level of Service:	4
Assessment Level:	1
Tenanted:	No
Heritage Listed:	No
Internal Area (m2):	166.95

Construction:	Brick
Roof Type:	Hip
Disabled Access:	No
Residual Current Device:	No
Residual Current Device Checked:	NA
Emergency Lighting:	No
Exit Signs:	No
Fire Extinguishers:	No
Fire Extinguishers last checked:	No
Fire Hose Reel:	No
Smoke / Heat Detector Alarm:	No
Fire Control Panel:	No
Security System:	No
Air Conditioner:	No
Asbestos Register:	Schedule for Replacement (2013/14)

Component Group	Condition Range	Condition Average
External	1.5 - 4	2.5
Roofing	3 - 4	3.5
Windows	2.5 - 4.5	4
Doors	3 - 4.5	4
Floor	2	2
Ceilings	3.5 - 4	4
Internal	2 - 4.5	3.5
Bathrooms	NA	NA
Kitchen	NA	NA
Other	1	1
Laundry	NA	NA
Air Con	NA	NA
Electrical	4 - 5	4.5
Services	NA	NA
Hot Water	NA	NA
Garden	NA	NA

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Executive Summary

The Litis Soccer Stadium Turnstile Building is located on the corner of Britannia Road and Egina Street in Mount Hawthorn. The building has been assigned a Level of Service Hierarchy code of 4 due to its low significance and low usage frequency. The general condition of this building is in poor condition.

Level of Service

The Litis Soccer Stadium Turnstile Building is an old building that used to house the ticketing, and turnstile public entry into the venue. There are no toilet or kitchen facilities in this building and there is no air conditioning available. The building is now used for storage purposes as tickets are no longer being sold for this venue.

Statutory Requirements

The Litis Soccer Stadium Turnstile Building is deemed a class 10a non-habitable building. As such, smoke detection, emergency lights and exit signage is not required.

The building is deemed to have a minimal fire risk and as such, fire extinguishers are not required.

Concerns

There are no specific causes for concern in this building.