

Lindfield - Killara Catholic Parish Maintenance Plan 2015 - 2020

Introduction:

The Lindfield Killara Catholic Parish engaged ADN Managing Consultants to develop a maintenance plan for parish properties at Holy Family Church Lindfield and Mary Immaculate Church Killara. The primary objective of the maintenance plan was to develop a set of maintenance standards that can be used for maintaining the facilities of the Parish over the next ten years.

At the time the report was produced it was forecast the cost to maintain the facilities up to an acceptable standard for the next ten years would be \$1,760,814.90

Since the time of the report several significant events have occurred:

- i) the Parish benefited from the bequest of the late Shirley Joan Wallace, which stipulated the bequest could only be used for the upkeep and maintenance of Holy Family Church Lindfield. The bulk of the bequest was used in 2014/15 to renovate and upgrade Holy Family Church Lindfield. The costs identified in the ADN report to bring the church up to standard were a significant proportion of the overall costs in the report
- ii) since the report was commissioned it has been identified that the extension to the hall at Mary Immaculate Church Killara was not constructed to the appropriate standards, due to an inadequate damp course the extension has become a serious health hazard
- iii) Lindfield presbytery was renovated in 2009/10. At the time of the report the presbytery was in sound condition. In the time since the report, due to age and fair wear and tear some allowance must now be made for the site maintenance and repair.

Lindfield - Killara Catholic Parish Maintenance Plan 2015 - 2020

Budget (subject to funding availability)

| Maintenance Funding | Maintenance Program | Year 2015/16 | Year 2016/17 | Year 2017/18 | Year 2018/19 | Year 2019/20 |
|----------------------------|---------------------|--------------|--------------|--------------|--------------|--------------|
| Routine Maintenance | Corrective | \$97,600 | \$96,385.00 | | | |
| Major Periodic Maintenance | Cyclic | 0 | 0 | \$70,000 | \$70,000 | \$70,000 |
| | | | | | | |

2015/16 Corrective Maintenance:

| Site | Work Required | Cost | Priority Description |
|----------------|---|----------|----------------------|
| Killara Church | Stairs to car park; upgrade handrails on to Aust. Standard | \$4,600 | OH&S Statutory |
| Killara Church | Stairs around perimeter of Church; upgrade handrails on to Aust. Standard | \$4,600 | OH&S Statutory |
| Killara Church | Remediation of retaining wall on Charles St | \$15,000 | OH&S Statutory |

Lindfield - Killara Catholic Parish Maintenance Plan 2015 - 2020

| Site | Work Required | Cost | Priority Description |
|----------------------|--|----------|-------------------------|
| Killara Church | Unplanned corrective maintenance | \$1,000 | |
| Killara Presbytery | Stairs north side of driveway; install handrails to Aust. Standard | \$2,000 | OH&S Statutory |
| Killara Presbytery | Front entry stairs; upgrade handrails on to Aust. Standard | \$2,300 | OH&S Statutory |
| Killara Presbytery | Garage ceiling; check for asbestos and repair ceiling | \$2,300 | OH&S Statutory |
| Killara Presbytery | Unplanned corrective maintenance | \$1,000 | Repairs and maintenance |
| Killara Hall | Demolition of hall extension | \$45,000 | OH&S Statutory |
| Killara Hall | Unplanned corrective maintenance | \$1,000 | Repairs and maintenance |
| Lindfield Presbytery | Garage ceiling; remove asbestos and repair ceiling | \$8,500 | OH&S Statutory |
| Lindfield Presbytery | Store ceiling; remove asbestos and repair ceiling | \$2,300 | OH&S Statutory |
| Lindfield Presbytery | Tree maintenance, trim trees, remove deadwood to make safe | \$6,000 | OH&S Statutory |

Lindfield - Killara Catholic Parish Maintenance Plan 2015 - 2020

| Site | Work Required | Cost | Priority Description |
|----------------------|----------------------------------|---------|-------------------------|
| Lindfield Presbytery | Unplanned corrective maintenance | \$1,000 | Repairs and maintenance |
| Lindfield Church | Unplanned corrective maintenance | \$1,000 | Repairs and maintenance |

2016/17 Corrective Maintenance:

| Location | Job Description | Estimated Cost | Priority Description |
|----------------|--|----------------|----------------------|
| Killara Church | Upgrade electrical switch board, end of lifecycle | \$26,000 | Asset Preservation |
| Killara Church | Upgrade fans, end of lifecycle | \$1,560 | Asset Preservation |
| Killara Church | Repair & respray vermiculite ceiling | \$15,925 | Asset Preservation |
| Killara Church | Upgrade lighting, end of lifecycle | \$1,300 | Asset Preservation |
| Killara Church | Garden maintenance, removal of noxious weeds, cut back trees and remove dead trees | \$2,000 | Asset Preservation |
| Killara Hall | Upgrade electrical switch board, end of lifecycle | \$26,000 | Asset Preservation |

Lindfield - Killara Catholic Parish Maintenance Plan 2015 - 2020

| Location | Job Description | Estimated Cost | Priority Description |
|--------------|--|----------------|----------------------|
| Killara Hall | Replace kitchen cupboards, damage by white ants | \$15,600 | Asset Preservation |
| Killara Hall | Waste outlet backs up, investigate and repair sewer line | \$8,000 | Asset Preservation |
| | | | |

Notes:

- 1) Following recent renovations, corrective using the Shirley Wallace Bequest funds, maintenance for the Lindfield Church has been removed for the period of this plan
- 2) Major Period Maintenance for years 2017/18 - 2019/20 includes Asset Preservation, Cyclical, Preventative and Routine Maintenance
- 3) Assuming State Government funding is approved and matching Parish donations are received, Disabled Access to Killara Church from the drive-through, via new ramp and handrails are not included in the OH&S works for 2015/16
- 4) The figures noted for the replacement in the garage of the Killara presbytery are based on the sheeting being fibrous and not asbestos cement. If the material proves to be asbestos cement the figure for removal and replacement will be much higher.