

Asset Replacement Plan - Yamba

Common

Grounds										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0917	Distribution Board	\$ 10760.00	20	01-10-1983	-20.5 years	100.00%	Fair	Retain	Corrosion to box	
YAILU0920	Gas Meter	\$ 0.00	15	01-10-1983	-25.5 years	0.00%	Good	Retain		
YAILU0921	Lattice Screening	\$ 2600.00	20	01-10-1983	-20.5 years	7.00%	Fair	Retain	Mostly unpainted	
YAILU0923	Letterboxes	\$ 3000.00	30	01-10-1983	-10.5 years	3.17%	Fair	Retain	Slightly corroded. 20	
YAILU0924	Lighting Bollards	\$ 22000.00	15	01-10-1983	-25.5 years	22.00%	Fair	Retain	Weathered. 40	
YAILU0925	Power Supply	\$ 0.00	40	01-10-1983	-0.5 years	0.00%	Good	Retain		
YAILU0926	Retaining Walls	\$ 35200.00	20	01-10-1983	-20.5 years	0.00%	Fair	Retain	Needs cleaning; settlement cracks to areas 44m	
YAILU0929	Signage	\$ 2000.00	7	01-10-1983	-33.5 years	12.86%	Poor	Replace	Unit signs faded, inadequate signs. 20	
YAILU0930	Street Lighting	\$ 2440.00	15	01-10-1983	-25.5 years	44.00%	Good	Retain	4	
YAILU0931	Telephone/Comms services	\$ 0.00	40	01-10-1983	-0.5 years	0.00%	Good	Retain		
YAILU0933	Hydrants	\$ 0.00	30	01-10-1983	-10.5 years	0.00%	Good	Retain		
YAILU0934	Roads	\$ 114000.00	25	01-10-1983	-15.5 years	0.00%	Good	Retain	Some minor cracks. 600m2 concrete driveway, 200m path	

Garages 1-4

Garage 1										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0900	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	15.00%	Fair	Retain	Tilt Lift doors	
Garage 2										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0901	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	15.00%	Good	Retain		
Garage 3										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0902	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	200.00%	Good	Retain		
Garage 4										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0903	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	190.00%	Fair	Retain	Tilt Lift doors	

Garages 5-8

Garage 5										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0905	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	90.00%	Fair	Retain	Tilt Lift doors; Corroded to door fittings	
Garage 6										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0906	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	60.00%	Fair	Retain	Tilt Lift doors	
Garage 7										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0907	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	70.00%	Fair	Retain	Tilt Lift doors	
Garage 8										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0908	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	200.00%	Fair	Retain	Tilt Lift doors	

Garages 9-11

Garage 9										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0910	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	90.00%	Good	Retain		
Garage 10										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0911	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	200.00%	Good	Retain		
Garage 11										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0912	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	15.00%	Good	Retain		

Garages 12-14

Garage 12										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
YAILU0914	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	15.00%	Good	Retain		

Garage 13

	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
Unit 1	YAILU0915	Electric Roller Door	\$ 2200.00	10	01-10-1983	-30.5 years	10.00%	Good	Retain	
Unit 1										
	YAILU0002	Hot Water System - Electric	\$ 2150.00	12	01-07-2010	-1.8 years	10.00%	Good	Retain	Linen cupboard
Unit 2	Unit 2									
	YAILU0057	Hot Water System - Electric	\$ 2150.00	12	01-07-1982	-29.8 years	33.33%	Good	Retain	Cupboard outside porch
	YAILU0059	Lighting	\$ 1420.00	15	01-04-2004	-5.0 years	12.00%	Good	Retain	
	YAILU0060	Sarking	\$ 3530.00	25	01-01-1989	-10.3 years	66.00%	Good	Retain	
	YAILU0061	Smoke Alarms	\$ 235.00	20	01-07-1982	-21.8 years	20.00%	Good	Retain	Hallway
Unit 3-4	Unit 3									
	YAILU0104	Hot Water System - Electric	\$ 2150.00	12	01-09-2009	-2.6 years	15.00%	Good	Retain	In the kitchen cabinet
	YAILU0106	Lighting	\$ 1420.00	15	01-09-2009	0.4 years	2.00%	Good	Retain	
	Unit 4									
	YAILU0155	Lighting	\$ 1420.00	15	01-09-2004	-4.6 years	12.00%	Good	Retain	
	YAILU0156	Sarking	\$ 3530.00	25	01-10-1983	-15.5 years	16.00%	Good	Retain	
Unit 5	Unit 5									
	YAILU0204	Hot Water System - Electric	\$ 2150.00	12	01-10-1983	-28.5 years	33.33%	Good	Retain	In linen c/board
	YAILU0205	Insulation	\$ 2710.00	20	01-10-1983	-20.5 years	0.00%	Good	Retain	
	YAILU0206	Lighting	\$ 1720.00	15	01-10-1983	-25.5 years	25.33%	Fair	Retain	No cover - toilet room
	YAILU0207	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	80.00%	Good	Retain	
	YAILU0208	Smoke Alarms	\$ 235.00	20	01-10-1983	-20.5 years	20.00%	Good	Retain	Hallway
	YAILU0209	Skylight	\$ 710.00	10	01-10-1983	-30.5 years	80.00%	Fair	Retain	Needs cleaning. Bathroom (Clean skylight)
Unit 6	Unit 6									
	YAILU0263	Hot Water System - Electric	\$ 2150.00	12	01-01-1984	-28.3 years	31.67%	Good	Retain	In cupboard - kitchen
	YAILU0264	Insulation	\$ 2875.00	20	01-07-1982	-21.8 years	0.00%	Good	Retain	
	YAILU0266	Sarking	\$ 3530.00	25	01-10-1983	-15.5 years	0.00%	Good	Retain	
Unit 7	Unit 7									
	YAILU0316	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	6.00%	Good	Retain	
Unit 8	Unit 8									
	YAILU0373	Hot Water System - Electric	\$ 2150.00	12	01-10-1983	-28.5 years	11.67%	Good	Retain	In linen
	YAILU0374	Insulation	\$ 2710.00	20	01-10-1983	-20.5 years	0.00%	Good	Retain	
	YAILU0375	Lighting	\$ 1720.00	15	01-10-1983	-25.5 years	9.33%	Good	Retain	
	YAILU0376	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	36.00%	Good	Retain	
	YAILU0377	Smoke Alarms	\$ 235.00	20	01-10-1983	-20.5 years	6.00%	Good	Retain	Hallway
Unit 9	Unit 9									

Unit 9

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0431	Hot Water System - Electric	\$ 2150.00	12	01-10-1983	-28.5 years	31.67%	Good	Retain	In linen cupboard
YAILU0432	Insulation	\$ 2710.00	20	01-10-1983	-20.5 years	0.00%	Good	Retain	
YAILU0433	Lighting	\$ 1720.00	15	01-10-1983	-25.5 years	12.67%	Good	Retain	
YAILU0434	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	6.00%	Good	Retain	
YAILU0435	Smoke Alarms	\$ 235.00	20	01-10-1983	-20.5 years	1.50%	Good	Retain	Hallway
YAILU0436	Skylight	\$ 710.00	10	01-10-1983	-30.5 years	12.00%	Fair	Retain	Needs cleaning - bathroom. Bathroom (In nose metal strin)

Unit 10

Unit 10

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0491	Hot Water System - Electric	\$ 2150.00	12	01-01-1989	-23.3 years	27.50%	Good	Retain	In linen cupboard
YAILU0494	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	6.00%	Good	Retain	
YAILU0495	Smoke Alarms	\$ 235.00	20	01-07-1982	-21.8 years	20.00%	Good	Retain	Hallway
YAILU0496	Skylight	\$ 710.00	10	01-07-1982	-31.8 years	80.00%	Good	Retain	Bathroom

Unit 11

Unit 11

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0551	Hot Water System - Electric	\$ 2150.00	12	01-01-1989	-23.3 years	27.50%	Good	Retain	
YAILU0553	Lighting	\$ 1720.00	15	01-01-1989	-20.3 years	22.00%	Good	Retain	
YAILU0554	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	6.00%	Good	Retain	
YAILU0556	Skylight	\$ 710.00	10	01-01-1989	-25.3 years	66.00%	Fair	Retain	Signs of water leakage. Bathroom

Unit 12-13

Unit 12

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0612	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	22.00%	Good	Retain	

Unit 13

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0669	Lighting	\$ 1720.00	15	01-01-1989	-20.3 years	22.00%	Good	Retain	
YAILU0670	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	6.00%	Good	Retain	
YAILU0671	Smoke Alarms	\$ 235.00	20	01-01-1989	-15.3 years	16.50%	Good	Retain	Hallway

Unit 14

Unit 14

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0727	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	12.00%	Good	Retain	
YAILU0728	Smoke Alarms	\$ 235.00	20	01-01-1984	-20.3 years	19.00%	Good	Retain	Hallway

Unit 15

Unit 15

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0783	Insulation	\$ 2710.00	20	01-07-1982	-21.8 years	0.00%	Good	Retain	
YAILU0784	Lighting	\$ 1720.00	15	01-08-2005	-3.7 years	11.33%	Good	Retain	
YAILU0785	Sarking	\$ 3580.00	25	01-10-1983	-15.5 years	6.00%	Good	Retain	
YAILU0786	Smoke Alarms	\$ 235.00	20	01-01-1989	-15.3 years	16.50%	Good	Retain	
YAILU0787	Skylight	\$ 1420.00	10	01-07-1982	-31.8 years	80.00%	Fair	Retain	Needs cleaning. Bathroom. Toilet Room

Unit 16

Unit 16

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0840	Hot Water System - Electric	\$ 2386.00	12	01-01-1989	-23.3 years	24.78%	Good	Retain	N/A
YAILU0841	Insulation	\$ 3008.00	20	01-07-1982	-21.8 years	0.00%	Good	Retain	N/A
YAILU0842	Lighting	\$ 1909.00	15	01-07-1982	-26.8 years	24.03%	Good	Retain	N/A
YAILU0843	Sarking	\$ 3973.00	25	01-10-1983	-15.5 years	72.09%	Good	Retain	N/A
YAILU0844	Smoke Alarms	\$ 260.00	20	01-11-2004	0.6 years	8.13%	Good	Retain	N/A

Unit 16

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0872	Shower Screen	\$ 1165.00	20	01-07-1982	-21.8 years	18.03%	Good	Retain	N/A
YAILU0873	Tiles - Floor	\$ 3940.00	20	01-07-2003	-0.8 years	8.56%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0857	Carpet	\$ 965.00	8	01-07-1982	-33.8 years		Good	Retain	N/A
YAILU0858	Ceiling Fan	\$ 588.00	10	01-01-1989	-25.3 years	29.74%	Good	Retain	N/A
YAILU0859	Interior Painting	\$ 832.00	10	01-07-1982	-31.8 years	36.06%	Good	Retain	N/A
YAILU0860	Wardrobe	\$ 2053.00	10	01-01-1989	-25.3 years	29.74%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0861	Carpet	\$ 666.00	8	01-01-1989	-27.3 years		Good	Retain	N/A
YAILU0862	Ceiling Fan	\$ 588.00	10	01-01-1989	-25.3 years	29.74%	Good	Retain	N/A
YAILU0864	Blind	\$ 333.00	10	01-03-2004	-10.1 years	16.22%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0883	Interior Painting	\$ 710.00	10	01-03-2004	-10.1 years		Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0885	Interior Painting	\$ 233.00	10	01-01-1989	-25.3 years		Excellent	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0847	Curtain	\$ 444.00	6	01-01-1989	-29.3 years		Good	Retain	N/A
YAILU0849	Cooktop	\$ 1354.00	12	01-07-1982	-29.8 years	30.03%	Good	Retain	N/A
YAILU0850	Interior Painting	\$ 388.00	10	01-01-1989	-25.3 years	29.77%	Good	Retain	N/A
YAILU0852	Electric Elevated Oven	\$ 1409.00	12	01-07-1982	-29.8 years	172.55%	Good	Retain	N/A
YAILU0853	Exhaust Fan	\$ 255.00	10	01-01-1989	-25.3 years	29.76%	Good	Retain	N/A
YAILU0854	Sink & Fittings	\$ 1587.00	15	01-07-1982	-26.8 years	120.14%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0846	Blind	\$ 277.00	10	01-07-1982	-31.8 years	36.10%	Good	Retain	N/A
YAILU0865	Curtain	\$ 444.00	6	01-11-2004	-13.4 years	0.00%	Good	Retain	N/A
YAILU0866	Interior Painting	\$ 222.00	10	01-12-2010	-3.3 years	10.81%	Excellent	Retain	N/A
YAILU0867	Tiles - Floor	\$ 2025.00	20	01-01-1989	-15.3 years	51.39%	Good	Retain	N/A
YAILU0868	Tiles - Wall	\$ 1209.00	20	01-01-1989	-15.3 years	14.88%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0878	Air Conditioner - Split System	\$ 3296.00	10	01-03-2019	4.9 years	118.38%	Poor	Repair	The air conditioning system is inoperative, failing to provide the intended cooling or heating function.
YAILU0879	Carpet	\$ 865.00	8	01-03-2004	-12.1 years	10.14%	Good	Retain	N/A
YAILU0880	Ceiling Fan	\$ 588.00	10	01-07-1982	-31.8 years	36.05%	Good	Retain	N/A

Toilet Room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0875	Tiles - Floor	\$ 3940.00	20	01-01-1984	-20.3 years	17.12%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
YAILU0886	Clothesline	\$ 499.00	10	01-10-1983	-30.5 years	29.76%	Good	Retain	N/A
YAILU0887	Courtyard	\$ 2197.00	30	01-10-1983	-10.5 years	0.00%	Good	Retain	N/A
YAILU0888	Doors	\$ 6560.00	30	01-10-1983	-10.5 years	12.01%	Good	Retain	N/A
YAILU0889	Downpipes	\$ 1742.00	20	01-10-1983	-20.5 years	29.74%	Good	Retain	N/A
YAILU0890	Electrical Switchboard	\$ 1964.00	20	01-10-1983	-20.5 years	127.90%	Good	Retain	N/A
YAILU0891	Exterior Painting	\$ 2086.00	10	01-10-1983	-30.5 years	1.35%	Good	Retain	N/A
YAILU0892	Fascias	\$ 2874.00	20	01-10-1983	-20.5 years	17.12%	Good	Retain	N/A
YAILU0893	Flyscreens	\$ 1864.00	10	01-10-1983	-30.5 years	59.48%	Good	Retain	N/A
YAILU0894	Lattice Screening	\$ 3163.00	20	01-10-1983	-20.5 years	1.35%	Fair	Repair	The lattice is dry, weathered; repainting required
YAILU0895	Guttering	\$ 2819.00	20	01-10-1983	-20.5 years	60.82%	Good	Retain	N/A
YAILU0896	Path	\$ 2197.00	30	01-10-1983	-10.5 years	0.45%	Fair	Repair	Concrete surface exhibits persistent stains and grime, requiring pressure washing

YAILU0897	Porch	\$ 2197.00	30	01-10-1983	-10.5 years	54.12% Good	Retain	N/A
YAILU0898	Water Meter	\$ 388.00	20	01-10-1983	-20.5 years	0.00% Good	Retain	N/A