

## DEAKIN RESERVE BUILDING AUDIT (2017)

### Building Condition / Rating

(Note – Rating 1=Brand New, Rating 10=Dangerous and immediate requiring removal).

Scoreboard	2
Toilet Block(Harold St)	2
Covered Shelter(Harold St)	2
Covered Shelter	3
Grandstand	5
Shep United Clubrooms	3
Umpires Rooms	5
Shepparton Clubrooms	4
Covered Shelter (Skene St)	5
Ticket Shelter(Harold ST)	5
Netball Shelter	2
Coaches Box (West)	3
Coaches Box (East)	3
BBQ Shelter	7
Roller Shed	4
Netball toilets	5

### Summary

In general, the buildings at Deakin Reserve are in very good condition, and well maintained. This is especially evident with many new buildings around the complex, and the well maintained interiors of both the Shepparton and Shepparton United Clubrooms.

Many of the building were built where different Building Codes applied, so some building only have limited access for people with disabilities. This is especially evident with the old Grandstand, which now looks dated compared to the rest of the complex, and appears to struggle to accommodate the changing needs of the people now using the facility, as both a change room and gym for a men's and women's football competition.

Some of the buildings around the complex are structurally sounds and in good condition, but detract from the overall aesthetics of the complex, because of age and because of changing community expectations.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 3,020,012.00

**Asset Id - Location:** B0354 - Deakin Reserve Deakin Reserve - Portable Toilet Nixon S

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 191402 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 27/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Moderate	5.0000	Building is generally in good condition, but some maintenance is required on the skylights and fascia. Consideration needs to be given to the longer term future of the facility because it is starting to detract from the rest of the complex. This building has had a disabled toilet added to the western end of it in recent years.
BU-Ceiling Condition	BUCE	Poor	7.0000	Skylights need repair, and some internal need repainting.
BU-Fitout Condition	BUFI	Moderate	5.0000	Toilets and basins are old but functional, and appear to be fit for purpose.
BU-Floor Condition	BUFC	Good	3.0000	Concrete floor is in very good condition.
BU-Internal Wall Condition	BUIC	Good	4.0000	Brick walls appear to be in good condition, with only very minor cracking.
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Poor	7.0000	As detailed above, the skylights are in need of some repair, and one is cracked and another isn't secured properly.
BU-Roof Structure Condition	BURT	Moderate	5.0000	The roof structure is generally in good condition, but one of the fascias needs replacing because of dry rot.
BU-Wall Condition	BUWC	Good	4.0000	Brick walls are generally in good condition, with just some minor cracking.

**Batch:** 142577 - Inspection Batch

**Route:** Adhoc for Whole Organisation

**Officer:** John Gribben

**Date:** 16/06/2017

Defect No.	Description	Log Date	Location	Type	Organisation	Status
28463	Repair door that isn't locking.	16/06/2017	Toilet for the disabled.	BM01		Committed

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 3,020,009.00

**Asset Id - Location:** B1216 - Deakin Reserve Nixon St Roller Storage Shed (Near old

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 180901 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 23/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Good	4.0000	Pump station is old but in very good condition. Unfortunately it isn't as aesthetic as it could be, but it is very functional, and is meeting the needs for which it was built.
BU-Ceiling Condition	BUCE	Good	4.0000	Concrete ceiling, with the black plastic from the construction still in place. This should have been removed years ago, but it isn't causing any trouble.
BU-Fitout Condition	BUFI	Moderate	5.0000	Pumps and electrical installation in good working order.
BU-Floor Condition	BUFC	Good	3.0000	Concrete floor in very good condition.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Good	3.0000	Concrete roof in very good condition.
BU-Roof Structure Condition	BURT	Good	3.0000	Brick walls holding concrete roof.
BU-Wall Condition	BUWC	Good	4.0000	Brick walls in very good condition, although it isn't very aesthetic.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 3,020,008.00

**Asset Id - Location:** B1215 - Deakin Reserve Nixon St BBQ kiosk Western side of Gr

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 190078 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 26/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Poor	7.0000	This structure has been constructed from secondhand materials, and is now in poor condition. While the building is probably still functional to some degree, consideration needs to be given to replacing it, as it is now detracting from the overall standard of the Deakin Reserve Complex.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A Part of iron roof.
BU-Fitout Condition	BUFI	Moderate	6.0000	Bench meets purpose for which it was built, but not very aesthetic.
BU-Floor Condition	BUFC	Moderate	6.0000	Concrete pavers, serves a purpose but not very appropriate for cleaning in a food serving area.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Poor	7.0000	Secondhand roofing material in poor condition, but is Service a purpose.
BU-Roof Structure Condition	BURT	Poor	7.0000	Light weight steel structure built without appropriate foundations. Appears to be sturdy though.
BU-Wall Condition	BUWC	Poor	8.0000	Wall cladding at the base has rusted, and could create a hazard, and many sharp edges exist.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 3,020,007.00

**Asset Id - Location:** B1214 - Deakin Reserve Nixon St Interchange box (in middle of

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 190075 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 26/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Good	3.0000	Structure is in excellent condition.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A Part of the corrugated iron roof.
BU-Fitout Condition	BUFI	Good	3.0000	Bench seat in excellent condition.
BU-Floor Condition	BUFC	Good	3.0000	Rubber flooring that blends into the oval.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Good	3.0000	Corrugated iron roof in excellent condition.
BU-Roof Structure Condition	BURT	Good	4.0000	Aluminium structure in very good condition, except for a bottom rail, which appears to be damaged. This is not impacting on the general structure of the building though.
BU-Wall Condition	BUWC	Good	3.0000	Perspex endwalls in excellent condition, except for some minor wear and tear.

Defect No.	Description	Log Date	Location	Type	Organisation	Status
31490		25/10/2017		PR16		Unactioned

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 3,020,006.00

**Asset Id - Location:** B1213 - Deakin Reserve Nixon St Coaches box North (East)

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 190077 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 26/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Good	3.0000	Structure is in excellent condition.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A Part of the corrugated iron roof.
BU-Fitout Condition	BUFI	Good	3.0000	Bench seat in excellent condition.
BU-Floor Condition	BUFC	Good	3.0000	Rubber flooring that blends into the oval.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Good	4.0000	Roofing in very good condition, with just minor surface rust showing on the western end of the structure.
BU-Roof Structure Condition	BURT	Excellent	2.0000	Aluminium structure in excellent condition.
BU-Wall Condition	BUWC	Good	3.0000	Perspex endwalls in very good condition, with just some minor wear and tear.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 3,020,005.00

**Asset Id - Location:** B1212 - Deakin Reserve Nixon St Coaches box North (West)

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 190073 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 26/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Good	3.0000	Structure is in excellent condition, with just some minor wear and tear.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A Part of corrugated iron roof.
BU-Fitout Condition	BUFI	Excellent	2.0000	Seat inside almost as new.
BU-Floor Condition	BUFC	Good	3.0000	Rubber surface, that blends to the oval.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Good	3.0000	Corrugated iron roof with very minor wear and tear.
BU-Roof Structure Condition	BURT	Excellent	2.0000	Aluminium structure in excellent condition.
BU-Wall Condition	BUWC	Good	3.0000	Perspex endwalls with minor wear and tear.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 3,020,004.00

**Asset Id - Location:** B1211 - Deakin Reserve Nixon St Netball Spectators Shelter Ne:

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 173473 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 16/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Excellent	2.0000	Structure is in excellent condition, and appears almost, as new.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A Part of roofing iron.
BU-Fitout Condition	BUFI	Excellent	.0000	N/A
BU-Floor Condition	BUFC	Excellent	2.0000	Asphalt and concrete in excellent condition.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Excellent	2.0000	Roofing appears to be almost as new.
BU-Roof Structure Condition	BURT	Excellent	2.0000	Galvanised iron structure appears to be almost as new.
BU-Wall Condition	BUWC	Excellent	.0000	N/A



**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 3,020,002.00

**Asset Id - Location:** B1209 - Deakin Reserve Nixon St Harold Street Ticket box West

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 190065 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 26/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Moderate	6.0000	Structure is very light weight and old, but it is still meeting the needs for which it was built.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A
BU-Fitout Condition	BUFI	Excellent	.0000	N/A
BU-Floor Condition	BUFC	Good	4.0000	Asphalt floor, but meeting the needs of the intended purpose of the structure.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Moderate	6.0000	Corrugated iron with no roof gutters.
BU-Roof Structure Condition	BURT	Moderate	6.0000	A very light weight structure, still in good condition, but not very aesthetic.
BU-Wall Condition	BUWC	Moderate	6.0000	Light weight construction, but in good condition for its age.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,005,010.00

**Asset Id - Location:** B0062 - Deakin Reserve Deakin Reserve - Covered Shelter 1Nix

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 172446 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 13/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Moderate	5.0000	Structure is in good condition, noting that it's been there for a long time. However, there are some aspects of the building that could be improved(eg fascias and roof etc)
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A corrugated iron roof.
BU-Fitout Condition	BUFI	Excellent	.0000	N/A
BU-Floor Condition	BUFC	Good	4.0000	Dirt/gravel floor.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Moderate	5.0000	Corrugated iron roofing is in reasonable condition, although it's been constructed with secondhand iron, that has many nail holes in it. It still serves a purpose though.
BU-Roof Structure Condition	BURT	Moderate	6.0000	Steel trusses and columns, with timber purlins in good condition. But the structure doesn't have any side facials, so roofing iron has exposed edges.
BU-Wall Condition	BUWC	Excellent	.0000	N/A

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,005,008.00

**Asset Id - Location:** B0352 - Deakin Reserve Deakin Reserve - Shepparton Football C

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 190046 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 26/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Good	4.0000	The building is generally in good condition, and is well maintained for its age. Disabled access to the building is via a doorway fronting the oval, and not the main access at the rear. Limited disabled facilities exist inside.
BU-Ceiling Condition	BUCE	Good	4.0000	Ceiling is in very good condition inside, but the eaves are showing signs of minor moisture damage in some area.
BU-Fitout Condition	BUFI	Good	3.0000	Fitout in the kitchen and toilets etc, are in a very good condition and well maintained.
BU-Floor Condition	BUFC	Good	3.0000	While the carpets etc appear to be a number of years old, they are in excellent condition and well maintained.
BU-Internal Wall Condition	BUIC	Good	3.0000	Walls are in excellent condition and well maintained.
BU-Mechanical Condition	BUMC	Good	4.0000	Mechanical services appear to be in excellent condition.
BU-Roof Cladding Condition	BURC	Good	4.0000	Flat roof building, but no water stains on the ceiling were present, which reflects that the roofing is in good condition.
BU-Roof Structure Condition	BURT	Good	3.0000	No visible signs of problems with the roof structure.
BU-Wall Condition	BUWC	Moderate	5.0000	The exterior brick walls appear to be in good condition, but some floor vents are missing. And, a hole in the brickwork is visible where air conditioner, appears to have once been, which has not been professionally reinstated etc. The brickwork is generally neat and tidy though.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,005,007.00

**Asset Id - Location:** B0351 - Deakin Reserve Deakin Reserve - Umpires RoomsNixor

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 191399 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 27/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Moderate	5.0000	Building is generally in good condition, but the fascia and doors need painting, and it detracts from the rest of the complex.
BU-Ceiling Condition	BUCE	Good	4.0000	Ceiling appears to be in very good condition.
BU-Fitout Condition	BUFI	Good	4.0000	Fitting within the building appear to be well maintained
BU-Floor Condition	BUFC	Good	4.0000	Flooring is in good condition.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Good	3.0000	Airconditioning appears to be relatively new and operational.
BU-Roof Cladding Condition	BURC	Good	4.0000	A flat roof that's to be in good condition.
BU-Roof Structure Condition	BURT	Good	3.0000	No signs of any deflection in the roof structure, given the age of the building.
BU-Wall Condition	BUWC	Moderate	5.0000	The brick walls are solid, but the fascia and door need repainting. Not a significant issue, but t does detract from the rest of the complex.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,005,006.00

**Asset Id - Location:** B0353 - Deakin Reserve Deakin Reserve - United Football Club (

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 173434 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 16/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Good	3.0000	Building is in excellent condition for its age. It is actively maintained and looked after.
BU-Ceiling Condition	BUCE	Good	3.0000	New corrugated ceilings installed near kiosks, plus recently painted ceiling in the main function room.
BU-Fitout Condition	BUFI	Good	3.0000	An excellent commercial kitchen with new cupboards. All fitouts throughout in excellently condition, except for some toilets in the change rooms, which are still functioning well, but are now old and out of character with the rest of the building.
BU-Floor Condition	BUFC	Good	3.0000	Carpets and floor coverings throughout the building appear to be relatively new (ie. Within approx 5 to 10 years.)
BU-Internal Wall Condition	BUIC	Good	3.0000	Brick and well maintained. It appears that checker plate has been used on many of the walls to control damage and wear and tear, which is very effective.
BU-Mechanical Condition	BUMC	Good	3.0000	Airconditioning systems and exhaust fans in the building appear to be very good and well maintained.
BU-Roof Cladding Condition	BURC	Good	3.0000	No visible signs of water leaks etc.
BU-Roof Structure Condition	BURT	Good	3.0000	No visible signs of problems associated with the roof structures.
BU-Wall Condition	BUWC	Good	3.0000	Exterior walls appear to be in excellent condition, and have been freshly painted. Having said that one or two bricks are missing on the northern wall, possibly the result of an earlier installation of some kind.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,005,003.00

**Asset Id - Location:** B0349 - Deakin Reserve Deakin Reserve, - Brick GrandstandNix

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 97138 - Inspection Batch

**Route:** Adhoc for Whole Organisation

**Officer:** John Gribben

**Date:** 30/11/2016

Defect No.	Description	Log Date	Location	Type	Organisation	Status
24345	Adjust door closer.	30/11/2016	Deakin Reserve(Lightfoot Clubrooms)	BM01		Archived

**Batch:** 88952 - Inspection Batch

**Route:** Adhoc for Whole Organisation

**Officer:** John Gribben

**Date:** 12/10/2016

Defect No.	Description	Log Date	Location	Type	Organisation	Status
23123	Door closer needs replacing	12/10/2016	Deakin Reserve Lightfoot Meeting Room - Exterior door to north.	BM01		Archived

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,005,003.00

**Asset Id - Location:** B0349 - Deakin Reserve Deakin Reserve, - Brick GrandstandNix

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 191401 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 27/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Moderate	5.0000	Building is in good condition, but is in need of painting in some areas. Unfortunately, this building isn't as functional as it could be, and it isn't accessible for the disabled in many ways.
BU-Ceiling Condition	BUCE	Moderate	5.0000	Concrete ceiling that appears to leak when it rains.
BU-Fitout Condition	BUFI	Good	4.0000	Recent upgrades to the showers etc have improved the fitout significantly, but the building probably isn't as functional as it could be.
BU-Floor Condition	BUFC	Moderate	5.0000	Concrete and carpet in fair condition, but is fit for purpose.
BU-Internal Wall Condition	BUIC	Moderate	5.0000	Brick walls in good condition, but are dated, and
BU-Mechanical Condition	BUMC	Good	3.0000	Airconditioning in meeting room appears reasonable new and operational.
BU-Roof Cladding Condition	BURC	Good	4.0000	Flat iron roof appears to be in good condition
BU-Roof Structure Condition	BURT	Moderate	5.0000	Surface rust is starting to show in some areas. Unfortunately, previous painting of the steel structure has been done poorly, and this detracts from the aesthetics of the building.
BU-Wall Condition	BUWC	Moderate	5.0000	Colour on the Colorbond walls and fascia are now fading etc, but appear in good condition.

**Batch:** 137597 - Inspection Batch

**Route:** Adhoc for Whole Organisation

**Officer:** John Gribben

**Date:** 25/05/2017

Defect No.	Description	Log Date	Location	Type	Organisation	Status
28149	Repair/replace faulty door lock.	25/05/2017	Grandstand change room and Lightfoot meeting room, Deakin Reserve	BM01		Archived

**Batch:** 117961 - Inspection Batch

**Route:** Adhoc for Whole Organisation

**Officer:** John Gribben

**Date:** 20/03/2017

Defect No.	Description	Log Date	Location	Type	Organisation	Status
26691	Repair door that is difficult to close.	20/03/2017	Grand Stand Change rooms (Under Grand Stand) Exit Door	BM01		Archived

**Batch:** 117043 - Inspection Batch

**Route:** Adhoc for Whole Organisation

**Officer:** John Gribben

**Date:** 15/03/2017

Defect No.	Description	Log Date	Location	Type	Organisation	Status
26605	Smashed windows.	15/03/2017	Top of Grand Stand on north side of Deakin Reserve - 3 coaches/media boxes	BM01		Archived

**Batch:** 116273 - Inspection Batch

**Route:** Adhoc for Whole Organisation

**Officer:** John Gribben

**Date:** 10/03/2017

Defect No.	Description	Log Date	Location	Type	Organisation	Status
26528	Replace faulty globes.	10/03/2017	Deakin Reserve- Bears Change Rooms Lights	BM01		Archived

**Batch:** 105208 - Inspection Batch

**Route:** Adhoc for Whole Organisation

**Officer:** John Gribben

**Date:** 25/01/2017

Defect No.	Description	Log Date	Location	Type	Organisation	Status
25486	Repair rear door that is difficult to close.	25/01/2017	Deakin Reserve Grand Stand Change rooms (Bears Change rooms)	BM01		Archived

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,005,002.00

**Asset Id - Location:** B0063 - Deakin Reserve Deakin Reserve - Covered Shelter 2Nix

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 189952 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 26/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Good	3.0000	Structure in excellent condition, that is compliant for people with disabilities.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A (Part of the corrugated iron roof)
BU-Fitout Condition	BUFI	Excellent	2.0000	Chairs and handrails are as new.
BU-Floor Condition	BUFC	Excellent	2.0000	Concrete floor as new.
BU-Internal Wall Condition	BUIC	Good	3.0000	Concrete wall in excellent condition, with just some minor marks from wear and tear.
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Excellent	2.0000	As new corrugated iron.
BU-Roof Structure Condition	BURT	Excellent	2.0000	As new steel structure.
BU-Wall Condition	BUWC	Good	3.0000	As new, with just some minor marks from wear and tear.



**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,005,001.00

**Asset Id - Location:** B0064 - Deakin Reserve Deakin Reserve - Covered Shelter 3Nix

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 173455 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 16/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Excellent	2.0000	Shelter is in excellent condition, and almost appears, as new.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A. Part of corrugated iron roof.
BU-Fitout Condition	BUFI	Excellent	.0000	N/A
BU-Floor Condition	BUFC	Good	3.0000	Asphalt and concrete in very good condition.
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Excellent	2.0000	Iron roof appears almost as new.
BU-Roof Structure Condition	BURT	Excellent	2.0000	Galvanised steel structure appears almost as new.
BU-Wall Condition	BUWC	Excellent	.0000	N /A

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,501.00

**Asset Id - Location:** B0612 - Deakin Reserve Toilet Block Harold Street side of Grounc

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 191383 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 27/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Excellent	2.0000	Building is almost in an as new condition.
BU-Ceiling Condition	BUCE	Excellent	1.0000	Corrigated iron as new.
BU-Fitout Condition	BUFI	Excellent	2.0000	Fixtures almost as new.
BU-Floor Condition	BUFC	Excellent	2.0000	Concrete floor almost as new.
BU-Internal Wall Condition	BUIC	Excellent	2.0000	Internal walls almost as new.
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Excellent	2.0000	Corrigated iron almost as new.
BU-Roof Structure Condition	BURT	Excellent	1.0000	As new steel structure.
BU-Wall Condition	BUWC	Excellent	2.0000	Colorbond corrugated iron walls, almost as new.

**Officer:** John Gribben (JEG)  
**Named Selection:** Deakin Buildings (DEAKIN)  
**Report Type:** Assessment

**Site:** Deakin Reserve (Shepparton) (F0058)

**Area:** Shepparton

**Asset No:** 1,500.00

**Asset Id - Location:** B0350 - Deakin Reserve Deakin Reserve - Scoreboard Nixon Str

**Feature Type:** BU-Facility

**Contract Area:** BU-Buildings

**Batch:** 189905 - Inspection Batch

**Route:** BU-Cond Surv Deakin Reserve

**Officer:** John Gribben

**Date:** 26/10/2017

Observation Type	Code	Grade	Score	Notes
BU-Building Overall Condition	BUOC	Excellent	2.0000	The scoreboard is in an extremely good condition. Note - Information detailed above concerning steps etc, possible relates to the old scoreboard, which has now been removed.
BU-Ceiling Condition	BUCE	Excellent	.0000	N/A
BU-Fitout Condition	BUFI	Excellent	.0000	N/A
BU-Floor Condition	BUFC	Excellent	.0000	N/A
BU-Internal Wall Condition	BUIC	Excellent	.0000	N/A
BU-Mechanical Condition	BUMC	Excellent	.0000	N/A
BU-Roof Cladding Condition	BURC	Excellent	.0000	N/A
BU-Roof Structure Condition	BURT	Excellent	.0000	N/A
BU-Wall Condition	BUWC	Excellent	2.0000	As new structure.