

BAPA - Beechmont Community Centre – Maintenance Items – June 2017

- 1) One of the outdoor lights between Cave and Toilets is full of water.
Paul will ask Neil (electrician) to fix it
- 2) Middle Ladies toilet in toilet block has water on the floor.
Paul will look at the O-rings
- 3) Mould cleaning in and on the library building.
*Tom Blake organised a ventilator fitted by electrician. Working now.
Quotes invited for mould cleaning - Expected around \$2,000*
- 4) Attached: BAPA Maintenance Register - 21 April 2017.pdf (by Tom Blake)

| Issues | Date Raised | Problem From | Detail | Risks | Notes | Responsibil | Priority | Status | Closed Date |
|---|-------------|---------------|--|---|--|-------------|----------|--------|-------------|
| Demountable | | | | | | | | | |
| Gutters on demountable overflow onto ground | | Several Years | | No collection of water and water runs towards toilets | Link DownPipe to tank | SRRC | MEDIUM | | |
| Roof on Demountable | 2015 | Several Years | Screws are in valleys and subject to leaking | Damage ceiling and cause mould. Health risk | 1/3 of screws have been siliconed. Bad Leak end of March 2017 21/4/2017 - Temporary Fix on roof and carpet People need to open windows as much as possible | SRRC | URGENT | | |
| Demountable Inside | Sep-16 | Several Years | Needs clean and paint | cosmetic and public safety | | BAPA | MEDIUM | | |
| Demountable- Gutter leaking badly | Mar-17 | | Flooding onto verandah and walls | Damaging building | | SRRC | MEDIUM | | |
| Cottage | | | | | | | | | |
| Water from carpark and rainwater tank running off under cottage | Jan-17 | | Water flows under cottage into grease trap? | public safety, undermining foundations | Maybe reason why grease trap is filling up after rain When cottage is upgraded | SRRC | HIGH | | |
| Grease Trap | Feb-17 | Several Years | Manhole inside and outlets completely clogged up | health issues and continual need to clean out | Grease Trap installed by Coouncil. Manhole cover removed | SRRC | HIGH | | |
| Outlet on Cottage Tank overflowing across lawn | Mar-17 | | Pouring under cottage | | | SRRC | MEDIUM | | |

Toilets

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|--|--------|---|---|------|--------|--------|------|
| Toilet grate clogged and water flooding into toilets | Mar-17 | Needs cleaningout. Do not know where it goes to | 21/4/2017 looked at . Needs drain through gardening group area Alan Barker from gardening did the repairs | SRRC | MEDIUM | | |
| Toilets not working | Jan-16 | Toilets were cleaned and repaired | 9Plumber) | BAPA | | Closed | 2016 |

Cottage

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|--|----------------------|--|---|-----------------------------|------|--------|--|
| Cottage Tank and guttering | Sep-16 2015 | Guttering overflowing and overflow going onto lawn | Overflow onto ground and under cottage. Lawns get saturated during wet season Risk structure of building | Damage to Building | SRRC | HIGH | |
| Painting inside Cottage | Sep-16 Several Years | Spruce up cottage/non-structural | None | | BAPA | MEDIUM | |
| Water running down towards back of cottage | Mar-17 | Water inside back storage rooms | | | | | |
| Sump in Cottage being filled when rain | Jan-17 | Sump has been broken for a number of years | cosmetic and public safety | Will be replaced in upgrade | SRRC | HIGH | |

Stormwater

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| Water running down Beechmont Rd instead of alongside the road | Mar-17 | Drains on side of Beechmont Rd inadequate. Don't exist on south side of old tennis courts | | | Main Roads?? | LOW | |
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| Water and debris running down from current carpark | Mar-17 | Water and dirt running onto roundabout where there is a drain on the other side | Dirt on Beechmont Rd possible hazard especially to motorbikes | Main Roads?? | LOW | | |
| Water running north along Beechmont Rd | Mar-17 | No drain/ditch exists Built deck accidentally due to this over top of trenches | | Needs adequate drain dug alongside Beechmont Rd | Main Roads?? | LOW | |
| Grey water trenches inside legal distance from building | Mar-17 | | | Will be replaced when Cottage upgraded | BAPA | N/A | |
| Storm water drain clogged | Mar-17 | Mud/solid soil clogging up outlet on Beechmont Rd | Storm water not able to run off site | 21/4/2017-Outlet cleaned and some other issues need to be addressed(SRRC statement) | SRRC | MEDIUM | 21-04-17 |

School Building

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|--------------------------------|--------|---------------|---|--|--|--------|--------|
| Downpipe running onto concrete | Sep-16 | Several Years | Main tank down the bottom overflows onto concrete immediately above the toilets | Water running down into and around toilets | SRRC | MEDIUM | |
| Mould - old library building | Sep-16 | Several Years | Huge amount of mould on walls and roof | public safety | BAPA is getting someone to put in extractor fans | BAPA | HIGH |
| | | | | | Once this is in place, will see if roof is leaking | BAPA | HIGH |
| | | | | | Directive to leave windows open | BAPA | HIGH |
| SW Downpipe on School Building | Mar-17 | | Water flowing into and along Building | | 21/4/2017 - looked at | SRRC | MEDIUM |

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| Old School Building- South Guttering Leaking Badly | Mar-17 | Running down side of building | Damaging Building Foundations | | SRRC | MEDIUM |
| North Guttering leaking Badly | Mar-17 | Flooding down onto walls and underneath building Water flooding down paths towards toilets | Damaging Building Walls and Foundations | | SRRC | MEDIUM |
| Shelter Shed | | | | | | |
| Guttering on Shelter Shed Shot | Jan-17 ??? | Seriously corroded | Further damage to fascia | BAPA will replace guttering and move tank to allow area to be used as a stage | SRRC | MEDIUM |
| Tank Outlet Spurting Up | Mar-17 | Stormwater channel under-ground clogged up | Water over site rather than to road | | SRRC | MEDIUM |
| Gutters on Shelter Shed | Mar-17 | Shot | | Fix on 21/4/2017 may have worked Need to have tank around corner and direct gutters into there | SRRC | MEDIUM |
| Water flooding from south over concrete | Mar-17 | No drains around southern side of shelter shed | | Needs paved area to the south to be well drained | SRRC | MEDIUM |

OTHER

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|-------------------------------------|--------|---------------|---|---|--|------|--------|--------|--------|
| Rainwater tank on High Stand Rusted | Dec-16 | Several years | Seriously corroded | cosmetic and public safety. Could blow off in storm?? | BAPA wants to retain stand | SRRC | LOW | | |
| Old Play Area dilapidated | | Several Years | | | Needs replacement in next 5 years | BAPA | MEDIUM | | |
| Limbs on Camphor Laurel | Jan-17 | | Several large limbs have recently fallen | public safety | BAPA to complete form 21/4/2017 - a lot of the gutters cleaned | SRRC | HIGH | | |
| Gutters cleaned | Mar-17 | | | | | SRRC | MEDIUM | | |
| Community Garden | | | | | | | | | |
| Garden Fencing | Sep-16 | 2015 | Apparently issue with SRRC | public safety | Has been an issue for at least 2 years | SRRC | N/A | | |
| | | | | | Garden has installed sleepers as posts | BAPA | | | Mar-17 |
| | | | | | Posts on East and SE Side need to be supported | BAPA | HIGH | | |
| COMPLETED | | | | | | | | | |
| Gutters | Sep-16 | Several Years | Gutters on demountable have been shot for a number of years. | No collection of water | Fixed by SRRC | SRRC | MEDIUM | Closed | Nov-16 |
| UnEven Paths | 2015 | Several Years | Concrete path behind trees is broken up | public safety | | SRRC | HIGH | Closed | Nov-16 |
| | | | Concrete paths in two places go from crusher dust to concrete at different levels | People have tripped . Public safety issue | | | | Closed | Nov-16 |

| | Time |
|--------|-----------|
| LOW | 2-5 years |
| MEDIUM | 1-2 years |
| HIGH | 6 months |
| URGENT | ASAP |