

Jan 2012 Report prepared by Integr8 for City of Yarra on the conditions of buildings and estimates to bring them up to fit for occupation standards

It must be noted that, the cost estimates provided in this report are preliminary in nature. Prior to undertaking any works, Council's Buildings & Property Branch must prepare a detailed scope of works and cost estimates.

Fit for occupation means:

- Be in fair condition with no significant structural integrity issues
- Have appropriate measures in place to manage and mitigate all asbestos risks
- Be compliant with all Building Code of Australia (BCA) requirements
- Have adequate accessibility for people of all abilities (in accordance with the BCA)

Building Description	Address	Current use	Year of Construction	Fully enclosed area (approx.)	Planning zone	Historical Significance	Estimate cost to bring up to fit for occupation
Brick Factory	117 Vere St Abbotsford 3067	Yarra Sculpture Gallery	1958	350 m2	Public Use Zone 6 Local Government	Heritage Overlay 313 Non Contributory	\$0.1 M
Brick Factory	119-123 Vere St Abbotsford 3067	Storage	1958	1000m2	Public Use Zone 6 Local Government	Heritage Overlay 313 Non-Contributory	\$1.1m
Sailors and Soldiers Memorial Hall	152A Hoddle St, Abbotsford 3067	Vacant	1924	650 m2	Public Use Zone 6 Local Government	Heritage Overlay 313 Individually Significant. Design Development Overlay- Schedule2	\$2.4

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117 Vere Street Abbotsford

Use	Reasons for Ease of Modification Assessment	Estimate cost to bring up to fit for occupation
No change in use	Level of Difficulty: Minor	Make Fit for Occupation: \$0.1 M
Arts Storage	<p>Level of Difficulty: Minor</p> <p>The building presents minor issues in regards to the amount of works required to convert to an art storage facility.</p> <p>The building is conducive for redesign as it has an open plan layout with no internal structural load bearing walls. There is street and laneway access to facilitate all building works</p>	<p>Make Fit for Occupation: \$0.1 M</p> <p>Building Modification: \$0.3 M</p> <p>Total Estimated Cost to Make Fit for Alternative Use: \$0.4 M</p>
Office	<p>Level of Difficulty: Moderate</p> <p>The building poses moderate issues in regards to the amount of works required when converting to office space.</p> <p>The building is conducive for redesign as it is of an open plan layout with no internal structural load bearing walls. There is street and laneway access to facilitate all building works</p>	<p>Make Fit for Occupation: \$0.1 M</p> <p>Building Modification: \$ 1.2 M</p> <p>Total Estimated Cost to Make Fit for Alternative Use: \$1.3 M</p>

119-123 Vere Street Abbotsford

Use	Reasons for Ease of Modification Assessment	Estimate cost to bring up to fit for occupation
No change in use	Level of Difficulty: moderate	Make Fit for Occupation: \$1.1 M
Artist studios or General Storage	<p>Level of Difficulty: Moderate</p> <p>The building offers only moderate issues in regards to the amount of works required when converting to an artist studio. The building is conducive for redesign as it is of an open plan layout with minimal internal structural load bearing walls. The upper level was previously utilised as office space</p>	<p>Make Fit for Occupation: \$1.1 M</p> <p>Building Modification: \$0.5 M</p> <p>Total Estimated Cost to Make Fit for Alternative Use: \$1.6 M</p>
Office	<p>Level of Difficulty: Major</p> <p>The building presents some issues in regards to the amount of works required when converting to a habitable office space. The building is conducive for redesign as it is of an open plan layout with minimal internal structural load bearing walls. The upper level was previously utilised as office space</p>	<p>Make Fit for Occupation: \$1.1 M</p> <p>Building Modification \$1.7 M</p> <p>Total Estimated Cost to Make Fit for Alternative Use: \$2.8 M</p>

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152a Hoddle Street Abbotsford

Use	Reasons for Ease of Modification Assessment	Estimate cost to bring up to fit for occupation*
No change in use	Level of Difficulty: Major Building is in poor condition and has significant issues relating to its structural walls, floor, ceiling and roof.	Make Fit for Occupation: \$2.4 M