

## Appendix 2 Asset Strategies

	Asset Strategy 1 New Build Property	Asset Strategy 2 Retain Property	Asset Strategy 3 Redevelop 8 + years	Asset Strategy 4 Redevelop 3 – 7 years	Asset Strategy 5 Redevelop 1 – 2 years
<b>Measures</b>					
<b>Homestar Rating</b>	Homestar 6 (Draft Unitary Plan)	Homestar 4 (To be confirmed)	No active programme to improve towards a higher Homestar rating	No active programme to improve towards a higher Homestar rating	No active programme to improve towards a higher Homestar rating
<b>Lifemark</b>	Lifemark 3 & 5 (Draft Unitary Plan)	Homes made more accessible where opportunity exists	No active programme to improve towards a higher Lifemark rating	No active programme to improve towards a higher Lifemark rating	No active programme to improve towards a higher Lifemark rating
<b>TRC PQS</b>	Under development	Under development	Under development	Under development	Under development
<b>Strategies</b>					
<b>Maintenance Strategy</b>	Maintain the home with all features operating and to a near new standard.	Maintain the home with all features operating and seek practical opportunities to improve towards the new build Homestar standard.	Maintain the home with all features operating and seek opportunities to improve.	Maintain the home with all features operating and seek quick win short payback opportunities to improve.	Maintain the home to meet statutory requirements only. No improvements planned, other than chattels or components that could be recycled. Managed on a case by case basis to avoid large component replacement costs
<b>Average Condition Grade</b>	Average Condition Grade Target 1.5 (first 5 years). Current Condition 1.0	Average Condition Grade Target 1.8 (first 5 years). Current Condition 2.2	Average Condition Grade 2.1 (first 5 years) Current Condition 2.3	Average Condition Grade 2.2 (first 5 years) Current Condition 2.4	Average Condition Grade 2.3 (first 5 years) Current Condition 2.3
<b>Average Component Condition Grade</b>	95% components CG 2 or above	95% components CG 3 or above	99% components CG 4 or above	95% components CG 4 or above	85% components CG 4 or above
<b>TRC Property Quality Standard</b>	Quality Standards (draft PQS) Target (first 5 years)	Meets TRC draft Property Quality Standards (PQS) Target	Meets 90% TRC draft Property Quality Standards (PQS) Target	Meets 80% TRC draft Property Quality Standards (PQS) Target	Meets 60% draft TRC Property Quality Standards (PQS) Target
<b>Annual Maintenance</b> (Strategy Target, per house average per annum)	\$200	\$1,771	\$1,343	\$733	\$397
<b>Annual Planned Maintenance</b> (Strategy Target, per house ave. per annum)	\$0	\$1,000	\$500	\$100	\$50
<b>Capital Upgrade Policy</b>	Generally the new houses will not require upgrade unless a post occupancy review identifies deficiencies	Investigate cost effective solutions with a 12 year investment return	Investigate cost effective solutions with a 8 year investment return	Investigate cost effective solutions with a 7 year investment return	Investigate cost effective solutions with a 2 year investment return
<b>Grounds</b>					
<b>Fences</b>	Provides a secure private yard. As new, maintain to a high standard Meets Safekids design specifications to driveway	Provides a secure private yard, possible improvement. Maintain to a high standard Meets Safekids design specifications to driveway	Provides a secure yard, maintain to a average standard Meets Safekids design specifications to driveway	Provides a secure yard, maintain to an acceptable lower standard Meets Safekids design specifications to driveway where practical	Provides a secure yard, maintain to a minimum standard to meet statutory compliance
<b>Fences</b>	Fences constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 19 years	May be showing minor wear and tear and minor deterioration of surfaces. Prevent from deterioration into Condition grade 3. Replacement likely in 10 years	Fence appearance may be affected by minor damage. Prevent from deterioration into Condition grade 4. Replacement likely in 6 years	Fences may be damaged, weakened or displaced. Appearance affected by cracking, staining, or breakages. Prevent from deterioration into Condition grade 5. Replacement likely in 4 years	Replace at condition grade 5 where fence badly damaged or weakened. Appearance affected by cracking, staining, or wilful damage. Coatings badly damaged or non-existent. Replacement unlikely
<b>Driveway</b>	Meets Safekids design specifications As new, maintain to a high standard	Meets Safekids design specifications As new, maintain to a good standard	Meets Safekids design specifications Maintain to a good standard	Meets Safekids design specifications where practical Maintain to an acceptable lower standard	Maintain to a minimum standard for statutory compliance
<b>Driveway</b>	Sound structure. Wear and tear less than 20%. Prevent from deterioration into Condition grade 2. Replacement likely in 48 years	Functionally sound structure. Prevent from deterioration into Condition grade 3. Replacement likely in 25 years	Adequate structure, some evidence of minor cracking. Prevent from deterioration into Condition grade 3. Replacement likely in 25 years	Driveway functioning but with problems due to deterioration or significant cracking. Prevent from deterioration into Condition grade 5. Replacement likely in 10 years	Replace at condition grade 5 where driveway has serious problems and concerns are held for safety or access
<b>Path</b>	Meets Lifemark Accessible design specifications As new, maintain to a high standard	Meets Lifemark Accessible design specifications where practical Maintain to a good standard	Upgrade to path avoided only to meet specific accessibility requirements Maintain to a average standard	Upgrade to path avoided only to meet specific accessibility requirements Maintain to an acceptable lower standard	Maintain to a minimum standard for statutory compliance
<b>Path</b>	Sound structure. Wear and tear less than 20%. Prevent from deterioration into Condition grade 2. Replacement likely in 48 years	Functionally sound structure. Prevent from deterioration into Condition grade 3. Replacement likely in 25 years	Adequate structure, some evidence of minor cracking. Prevent from deterioration into Condition grade 3. Replacement likely in 25 years	Pathway functioning but with problems due to deterioration or significant cracking. Prevent from deterioration into Condition grade 5. Replacement likely in 10 years	Replace at condition grade 5 where pathway has serious problems and concerns are held for safety or access
<b>Patio / Decking</b>	Provide a generous outdoor living space As new, maintain to a high standard	Provide a generous outdoor living space Maintain to a good standard	Maintain to an average standard	Maintain to an acceptable lower standard	Maintain to a minimum standard for statutory compliance
<b>Patio / Decking</b>	Sound structure. Wear and tear less than 20%. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years	Functionally sound structure. Prevent from deterioration into Condition grade 3. Replacement likely in 8 years	Adequate structure, some evidence of minor cracking. Prevent from deterioration into Condition grade 3. Replacement likely in 5 years	Patio / decking functioning but with problems due to deterioration or significant cracking. Prevent from deterioration into Condition grade 5. Replacement likely in 3 years	Replace at condition grade 5 where Patio / decking has serious problems and concerns are held for safety or access
<b>Trees and Hedges</b>	Promote privacy to outdoor living space Tenant maintain hedges to a high standard Trees kept clear of building, and security view points	Promote privacy to outdoor living space Tenant maintain hedges to a reasonable standard Trees kept clear of building, and security view points	Tenant maintain hedges Trees kept clear of building, and security view points	Tenant maintain hedges Trees kept clear of building, and security view points	Tenant maintain hedges Maintain to a minimum standard for statutory compliance
<b>Lawns</b>	Tenant maintain to a good standard Tenant maintains front berm by road	Tenant maintain to a good standard Tenant maintains front berm by road	Tenant maintain to a good standard Tenant maintains front berm by road	Tenant maintain to a good standard Tenant maintains front berm by road	Tenant maintain to a good standard Tenant maintains front berm by road

	<b>Asset Strategy 1 New Build Property</b>	<b>Asset Strategy 2 Retain Property</b>	<b>Asset Strategy 3 Redevelop 8 + years</b>	<b>Asset Strategy 4 Redevelop 3 – 7 years</b>	<b>Asset Strategy 5 Redevelop 1 – 2 years</b>
<b>House Presentation - Exterior</b>					
<b>Roof</b>	Maintain under warranty. TRC will wash to remove moss and lichens on an as required basis.	Maintain to high standard, and re-roof if required. TRC will wash to remove moss and lichens on an as required basis.	Maintain to good standard with no leaks. Partial re-roof if required. TRC may wash to remove moss and lichens on an as required basis.	Maintain to average standard. Partial re-roof if required. TRC may wash to remove moss and lichens on an as required basis.	Maintain existing to average standard. TRC may wash to remove moss and lichens on an as required basis.
<b>Roof</b>	Roof constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 29 years	Roof constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 29 years	If roof showing minor wear and tear and minor deterioration of surfaces, then prevent from deterioration into Condition grade 3. Replacement likely in 15 years	If roof appearance affected by minor damage, then prevent from deterioration into Condition grade 4. Replacement likely in 9 years	Replace at condition grade 5 where roof badly damaged or weakened, and posing safety threat. Replacement likely in 2 years unless redeveloped earlier
<b>Gutter</b>	Gutters to be checked during annual tenancy inspection and added to routine programme to clean.	Gutters to be checked during annual tenancy inspection and added to routine programme to clean.	Gutters to be checked during annual tenancy inspection and added to routine programme to clean.	Gutters to be checked during annual tenancy inspection and added to routine programme to clean.	Gutters to be checked during annual tenancy inspection and added to routine programme to clean
<b>Gutter</b>	Gutters constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 33 years	Gutters constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 33 years	If gutters showing minor wear and tear and minor deterioration of surfaces, then prevent from deterioration into Condition grade 3. Replacement likely in 18 years	If gutters appearance affected by minor damage, then prevent from deterioration into Condition grade 4. Replacement likely in 11 years	Replace at condition grade 5 where gutters badly damaged or weakened, and posing safety threat. Replacement likely in 2 years
<b>Cladding</b>	Maintain under warranty. TRC will complete an annual house wash	Maintain under warranty. TRC will complete a house wash every two to three years. Paint kept to a high standard	TRC will complete a house wash every three to four years. Possible exterior repaint on a case by case basis	Maintain to safe standard. Avoid repainting whole house	Maintain to safe standard. Exterior paint generally not maintained
<b>Cladding</b>	Cladding constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 48 years	Cladding constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 48 years	If cladding showing minor wear and tear and minor deterioration of surfaces, then prevent from deterioration into Condition grade 3. Replacement likely in 25 years	If cladding appearance affected by minor damage, then prevent from deterioration into Condition grade 4. Replacement likely in 15 years	Replace at condition grade 5 where cladding badly damaged or weakened, and posing safety threat. Replacement likely in 3 years
<b>Windows</b>	Double glazing. Monitor cracks in glass, and replace if cracked. Security latches fixed to all opening windows	Possible retrofit of double glazing. Monitor cracks in glass, and replace if risk of breaking. Security latches fixed to all opening windows	Single glazing. Monitor cracks in glass, and replace if risk of breaking. Security latches fixed to all opening windows	Single Glazing. Monitor cracks in glass, and replace if risk of breaking. Security latches fixed to all opening windows	Single Glazing. Monitor cracks in glass, and replace if risk of breaking. Security latches fixed to all opening windows
<b>Windows</b>	Windows constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 33 years	Cladding constructed with sound materials, true to line and level. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 33 years	If cladding showing minor wear and tear and minor deterioration of surfaces, then prevent from deterioration into Condition grade 3. Replacement likely in 18 years	If cladding appearance affected by minor damage, then prevent from deterioration into Condition grade 4. Replacement likely in 11 years	Replace at condition grade 5 where cladding badly damaged or weakened, and posing safety threat. Replacement likely in 2 years
<b>Doors and Locks</b>	New lock sets, may be changed for security reasons	Lockset maybe upgraded	Generally maintain existing if compliant	Generally maintain existing if compliant	Generally maintain existing if compliant
<b>Doors and Locks</b>	Doors and locks are well secured and operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 48 years	Doors and locks operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 25 years	Doors and locks generally operational. If minor breakage evident, then prevent from deterioration into Condition grade 4. Replacement likely in 15 years	If doors and locks of poor quality and appearance, and inoperable or damaged, then prevent from deterioration into Condition grade 5. Replacement likely in 10 years	Replace at condition grade 5 where inoperable or damaged. Replacement likely in 3 years
<b>Aerials</b>	Body corporate rules may specify allowable aerial installations for complexes.	Tenant installs aerial. Care must be taken not to damage roof or gutters.	Tenant installs aerial. Care must be taken not to damage roof or gutters.	Tenant installs aerial. Care must be taken not to damage roof or gutters.	Tenant installs aerial. Care must be taken not to damage roof or gutters.
<b>Aerials</b>	Tenant to maintain	Tenant to maintain	Tenant to maintain	Tenant to maintain	Tenant to maintain
<b>Exterior Lighting</b>	Outdoor lighting has integrated daylight and motion sensing control	Outdoor lighting has integrated daylight and motion sensing control	Existing lighting maintained and in working order	Existing lighting maintained and in working order	Existing lighting maintained and in working order
<b>Exterior Lighting</b>	Exterior lighting is operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years	Exterior lighting is operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 8 years	Exterior lighting is generally operational. If minor breakage evident, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	If exterior lighting of poor quality and appearance, and inoperable or damaged, then prevent from deterioration into Condition grade 5. Replacement likely in 3 years	Replace at condition grade 5 where inoperable or damaged. Replacement likely in 1 year
<b>Exterior Paint</b>	As new, maintain to a high standard	The house paint will be kept in a good state of presentation to protect the asset and promote pride in the home	The house paint will be kept in a good state of presentation, full house repainting deferred where possible e.g. Painting a single side of the home only	The house paint will be kept in a moderate state of presentation. It might be spot painted rather than the whole wall painted	The house paint will be allowed to flake and peel
<b>Exterior Paint</b>	Exterior paint sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Repainting likely in 10 years	Exterior painting only shows minor wear and tear. Prevent from deterioration into Condition grade 3. Repainting likely in 8 years	Exterior painting only shows minor wear and tear. Prevent from deterioration into Condition grade 3. Repainting likely in 5 years	If exterior painting of poor quality and appearance, then prevent from deterioration into Condition grade 5. Repainting likely in 3 years	No repainting planned

House Interior	Asset Strategy 1 New Build Property	Asset Strategy 2 Retain Property	Asset Strategy 3 Redevelop 8 + years	Asset Strategy 4 Redevelop 3 – 7 years	Asset Strategy 5 Redevelop 1 – 2 years
<b>Key Components - Interior Whole House</b>					
<b>Walls &amp; Ceilings</b>	As new maintain to a high standard, repaint replace if more than 10% defective	Maintain to a good standard of function, repaint if more than 20% defective	Maintain to a good standard of function, repaint if more than 25% defective	Maintain to a average standard of function, repaint if more than 30% defective	Maintain function, statutory requirements must be met, avoid repainting even if more than 30% defective
<b>Walls &amp; Ceilings</b>	Walls and ceilings constructed with sound materials, true to line and level. No evidence of deterioration or discoloration. Prevent from deterioration into Condition grade 2. Replacement likely in 48 years	If walls and ceilings showing minor wear and tear and minor deterioration of surfaces, prevent from deterioration into Condition grade 3. Replacement likely in 25 years	If appearance affected by minor cracking, staining or minor leakages, some dampness or mildew, then prevent from deterioration into Condition grade 4. Replacement likely in 15 years	If walls or ceilings damaged, weakened, displaced or the appearance is affected by cracking, staining, dampness, or leakage then prevent from deterioration into Condition grade 5. Replacement likely in 10 years	If the walls or ceilings are badly damaged or weakened, consider replacement if safety issue at Condition grade 5.
<b>Lighting</b>	LED efficient lighting provided	LED lighting will be progressively installed	LED lighting may be installed if house later in development programme	Existing traditional fixings, use low energy fluorescent bulbs on replacement	Existing traditional fixings, use low energy fluorescent bulbs on replacement
<b>Lighting</b>	Interior lighting is operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years	Interior lighting is operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 8 years	Interior lighting is generally operational. If minor breakage evident, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	If interior lighting of poor quality and appearance, and inoperable or damaged, then prevent from deterioration into Condition grade 5. Replacement likely in 3 years	Replace at condition grade 5 where inoperable or damaged. Replacement likely in 1 year
<b>Insulation</b>	The house will be easy to keep warm with R rating to Homestar 6 Standard: R6 ceiling, R2.6 Walls, R 1.9 Underfloor insulation	The house will be easy to keep warm with improved R rating where possible towards Homestar 6 Standard: R6 ceiling, R2.6 Walls, R 1.9 Underfloor insulation	The house improved R rating to ceiling, and underfloor insulation, no further intention to improve	Improved R rating to ceiling, and underfloor insulation, no further intention to improve	Improved R rating to ceiling, and underfloor insulation, no further intention to improve unless not compliant
<b>Insulation</b>	Insulation meeting R ratings. Prevent from deterioration below ratings. Replacement likely in 48 years	Insulation meeting R ratings. Prevent from deterioration below ratings. Replacement likely in 25 years	If insulation falls below minimum ratings, then replace. Replacement likely in 15 years	If insulation falls below minimum ratings, then replace. Replacement likely in 10 years	If the walls or ceilings are badly damaged or weakened, consider replacement if safety issue at Condition grade 5.
<b>Electrical General</b>	As new maintain to a high standard	Maintain to a good standard of appearance and function	Maintain to a good standard of function	Maintain to a good standard of function	Maintain function, statutory requirements must be met
<b>Electrical General</b>	Electrical fittings are operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years	Electrical fittings are operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 8 years	Electrical fittings are generally operational. If minor breakage evident, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	If electrical fittings of poor quality and appearance, and inoperable or damaged, then prevent from deterioration into Condition grade 5. Replacement likely in 3 years	Replace at condition grade 5 where inoperable or damaged. Replacement likely in 1 year
<b>Key Components - Interior Living Rooms (Hall, Lounge Bedrooms)</b>					
<b>Heating</b>	Heating that meets the Climate Zone 1 standard, and is highly energy efficient (research required to specify type). Decision to be made on panel heaters in each room versus heat pump for whole house. Tenant education required to use efficiently	Heating that meets the Climate Zone 1 standard, and is highly energy efficient (research required to specify type)	If replacement required replace with an efficient new unit that meets area 1 standard.	Older heating units, replace like for like	Older heating units, replace like for like to meet legal requirements only
<b>Heating</b>	All components operable, efficient and well maintained. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years	All components operable and efficient. Prevent from deterioration into Condition grade 3. Replacement likely in 8 years	Occasional outages, breakdowns or blockages. Increased maintenance required. Prevent from deterioration into Condition grade 4. Replacement likely in 5 years	Failures of plumbing, electrical and mechanical components common place. Prevent from deterioration into Condition grade 5. Replacement likely in 3 years	Plumbing, electrical and mechanical components are unsafe or inoperable
<b>Ventilation</b>	House installed with passive window ventilation	House installed with passive window ventilation	House installed with passive window ventilation	House installed with passive window ventilation	House installed with passive window ventilation
<b>Ventilation</b>	Ventilation is operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 17 years	Ventilation is operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 9 years	Ventilation is generally operational. If minor breakage evident, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	If ventilation is of poor quality and appearance, and inoperable or damaged, then prevent from deterioration into Condition grade 5. Replacement likely in 4 years	Replace at condition grade 5 where inoperable or damaged. Replacement likely in 1 year
<b>Smoke Detectors</b>	Sealed unit installed 10 year life	Programmed upgrade to sealed detector 10 year life	Upgrade to sealed detector 10 year life when vacant	Upgrade to sealed detector 10 year life when vacant	Ad hoc upgrade to sealed detector 10 year life
<b>Smoke Detectors</b>	Replace on failure	Replace on failure	Replace on failure	Replace on failure	Replace on failure
<b>Carpets</b>	Provided throughout, as new, maintain to a high standard, replace if more than 10% stained	Generally provided throughout, maintain to a good standard, replace if more than 20% stained	Generally provided throughout, maintain to a good standard, replace if more than 25% stained	Generally provided throughout, maintain to a good standard, replace if more than 30% stained	Generally provided throughout, maintain to a good standard, avoid replacement even if more than 30% stained
<b>Carpets</b>	Carpets show no evidence of deterioration or discoloration. Prevent from deterioration into Condition grade 2. Replacement likely in 10 years	If carpets showing minor wear and tear or staining, prevent from deterioration into Condition grade 3. Replacement likely in 5 years	If appearance affected by staining, dampness or mildew, then prevent from deterioration into Condition grade 4. Replacement likely in 3 years	If carpets damaged, stained, or effected by dampness, or mould, prevent from deterioration into Condition grade 5. Replacement likely in 2 years	No replacement likely
<b>Drapes</b>	Thermal, and curtains for privacy & blind tenure	Thermal, and curtains for privacy & blind tenure	Thermal curtains	Thermal curtains	Thermal curtains
<b>Drapes</b>	Drapes show no evidence of deterioration or discoloration. Prevent from deterioration into Condition grade 2. Replacement likely in 8 years	If drapes showing minor wear and tear or staining, prevent from deterioration into Condition grade 3. Replacement likely in 4 years	If appearance affected by staining, dampness or mildew, then prevent from deterioration into Condition grade 4. Replacement likely in 2 years	If drapes damaged, stained, or effected by dampness, or mould, prevent from deterioration into Condition grade 5. Replacement likely in 2 years	No replacement likely
<b>Key Components - Interior Bathrooms and toilets</b>					
<b>Taps</b>	Trial new types main NZ brands only, As new maintain to a high standard	Maintain existing to a high standard	Maintain existing to a good standard	Maintain existing to an average standard	Maintain existing to an average standard Possible replacement from another development house Must function correctly and not drip
<b>Taps</b>	Taps are operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years	Taps are operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 8 years	Taps are generally operational. If minor leakage evident, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	If taps are of poor quality and appearance, and inoperable or damaged, then prevent from deterioration into Condition grade 5. Replacement likely in 3 years	Replace at condition grade 5 where inoperable or damaged and leaking. Replacement likely in 1 year
<b>Bath</b>	Baths supplied in larger tenancies only. Bath to be maintained to as new working condition	Maintain existing to a high standard	Maintain existing to an average standard. Minor staining tolerated	Maintain existing to an average standard. Minor staining tolerated	Maintain existing to an average standard. Staining tolerated
<b>Bath</b>	Baths are operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 19 years	Baths are operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 10 years	Baths are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 6 years	Baths are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 4 years	Baths are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 1 year
<b>Shower</b>	Water efficient shower heads installed. Shower to be maintained to as new working condition	Maintain existing to a high standard	Maintain existing to an average standard. Minor defects tolerated	Maintain existing to an average standard. Minor defects tolerated	Maintain existing to an average standard. Defects tolerated
<b>Shower</b>	Showers are operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 24 years	Showers are operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 13 years	Showers are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 8 years	Showers are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	Showers are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 1 year
<b>Toilet</b>	Toilets to be maintained to as new working condition	Maintain existing to a high standard	Maintain existing to a good standard	Maintain existing to an average standard. Minor staining tolerated	Maintain existing to an average standard. Staining tolerated
<b>Toilet</b>	Toilets are operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 19 years	Toilets are operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 10 years	Toilets are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 6 years	Toilets are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 4 years	Toilets are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 1 year
<b>Basins</b>	Basins to be maintained to as new working condition	Maintain existing to a high standard	Maintain existing to a good standard	Maintain existing to an average standard. Minor staining tolerated	Maintain existing to an average standard. Staining tolerated
<b>Basins</b>	Basins are operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years	Basins are operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 8 years	Basins are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	Basins are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 3 years	Basins are generally operational. If minor staining evident, then prevent from deterioration into Condition grade 4. Replacement likely in 1 year
<b>Ventilation</b>	Installed with mechanical vent	Installed with mechanical vent	Maintain mechanical vent if installed or consider installation	Maintain mechanical vent if installed or consider installation	Maintain mechanical vent if installed
<b>Ventilation</b>	Ventilation is operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 17 years	Ventilation is operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 9 years	Ventilation is generally operational. If minor breakage evident, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	If ventilation is of poor quality and appearance, and inoperable or damaged, then prevent from deterioration into Condition grade 5. Replacement likely in 4 years	Replace at condition grade 5 where inoperable or damaged. Replacement likely in 1 year
<b>Floor covers</b>	Tiles or vinyl. Provided throughout, as new, maintain to a high standard, replace if more than 10% stained	Vynyl generally provided throughout, maintain to a good standard, replace if more than 20% stained	Vynyl generally provided throughout, maintain to a good standard, replace if more than 25% stained	Vynyl generally provided throughout, maintain to a good standard, replace if more than 30% stained	Vynyl generally provided throughout, maintain to a good standard, avoid replacement even if more than 30% stained
<b>Floor covers</b>	Floor coverings show no evidence of deterioration or discoloration. Prevent from deterioration into Condition grade 2. Replacement likely in 14 years	If floor coverings showing minor wear and tear or staining, prevent from deterioration into Condition grade 3. Replacement likely in 8 years	If appearance affected by staining, dampness or mildew, then prevent from deterioration into Condition grade 4. Replacement likely in 5 years	If floor coverings damaged, stained, or effected by dampness, or mould, prevent from deterioration into Condition grade 5. Replacement likely in 3 years	No replacement likely
<b>Cabinets</b>	Cabinets to be maintained to as new working condition	Maintain existing to a high standard	Maintain existing to a good standard	Maintain existing to an average standard. Minor defects tolerated	Maintain existing to an average standard. Defects tolerated
<b>Cabinets</b>	Cabinets are operational, sound of function and appearance. No evidence of deterioration. Prevent from deterioration into Condition grade 2. Replacement likely in 33 years	Cabinets are operational and functional, minor wear and tear. Prevent from deterioration into Condition grade 3. Replacement likely in 18 years	Cabinets are generally operational. If minor breakage evident, then prevent from deterioration into Condition grade 4. Replacement likely in 11 years	If cabinets are of poor quality and appearance, and inoperable or damaged, then prevent from deterioration into Condition grade 5. Replacement likely in 7 years	Replace at condition grade 5 where inoperable or damaged. Replacement likely in 2 years