

# Costed Heritage Asset Maintenance Plan

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*'Belmont House' St. John of God Hospital,*  
177 Grose Vale Rd, North Richmond, NSW  
November 2021 J3780

**Weir  
Phillips**  
Heritage  
and Planning

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## **1.0 Introduction**

### **Preamble:**

This Costed Heritage Asset Maintenance Plan is cost plan for Cyclical Maintenance work to Belmont Houses located within St. John of God Hospital, 177 Grose Vale Rd, North Richmond, New South Wales. This will ensure the long-term conservation of the building.

The cost plan is set-out as reoccurring three monthly, one yearly, three yearly, five yearly, six yearly, twelve yearly and sixteen yearly expenditure and with an accumulative annual budget amount to accommodate future expenditure. This plan should be updated every five years to facilitate increase maintenance cost and discoveries in deterioration in heritage fabric that was not previously evident.

### **Authorship**

This statement has been prepared by Edward Alder, Building and Remedial Works Specialist, and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.




### **Conservation Work:**




This Costed Heritage Asset Maintenance Plan shall be read in conjunction with the following documents:



- Schedule of Conservation Works, Weir Phillips Heritage and Planning, October 2021.
- Heritage Asset Action Plan, Weir Phillips Heritage and Planning, November 2021.
- Heritage Impact Statement, Weir Phillips Heritage and Planning, December 2020.
- The conditions of consent for any future development application approval.
- The works shall be guided and limited by the Burra Charter.

### **Limitations:**


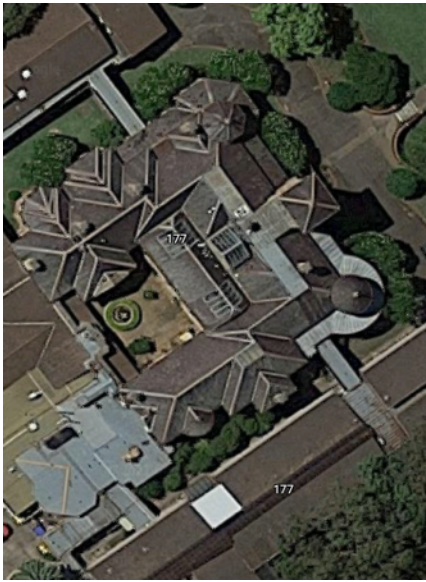
This Costed Heritage Asset Maintenance Plan is a re-occurring schedule of inspections and maintenance. The stated costs do not include any currently known and scheduled maintenance works.



Heritage Asset Maintenance Plan	Description of Work Required Every Three (3) Months	Amount	Annual Budget
	<p><b>1. LOCATION:</b> Roof gutters of Belmont House</p> <p><b>MAINTENANCE REQUIRED:</b> Clear of leaves and debris from all eaves, valley gutters and edge of roof. Collect all leaves and debris and remove from site. Cost is based on two contractors with the required access and safety equipment inclusive of waste disposal of site.</p>	\$1,360.00	\$5,440.00
	<p><b>2. LOCATION:</b> Rain-heads and down-pipes</p> <p><b>MAINTENANCE REQUIRED:</b> Clear of leaves and debris from all rain-heads and down-pipes. Collect all leaves and debris and remove from site. Cost is based on two contractors with the required access and safety equipment inclusive of waste disposal of site.</p>	\$880.00	\$3,520.00
Heritage Asset Maintenance Plan	Description of Work Required Every Year	Amount	Annual Budget
	<p><b>3. LOCATION:</b> Roof gutters, valley gutters, rain-heads and down-pipes</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect roof gutters, valley gutters, rain-heads and down-pipes. Repair as required. This inspection and required repairs is to be executed by qualified roof plumbing contractor with experience and a proven record of satisfactory work to heritage buildings. Cost is based on one roof plumbing contractor with the required access and safety equipment.</p>	\$2,400.00	\$2,400.00
<b>1 - 3.</b>	<b>Items 1-3. Subtotal</b>		<b>\$11,360.00</b>

Heritage Asset Maintenance Plan	Description of Work Required Every Three (3) Years	Amount	Annual Budget
	<p><b>4. LOCATION:</b> Roof slates</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect loose damaged and missing slates and general deterioration to hips, ridges and flashings. Repair as required.</p> <p>This work is to be executed by qualified heritage slate contractor with experience and a proven record of satisfactory work to heritage buildings.</p>	\$4,800.00	\$1,600.00
	<p><b>5. LOCATION:</b> In-ground stormwater</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect and clear as required.</p> <p>This work is to be executed by qualified plumbing contractor with experience and a proven record of satisfactory work to heritage buildings. Cost is based on one roof plumbing contractor with the required access and safety equipment.</p>	\$1,800.00	\$600.00
	<p><b>6. LOCATION:</b> Roof structures</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for deterioration and damage to finials, chimneys, sandstone and embedded flashings. Repair as required.</p> <p>This work is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p>	\$1,200.00	\$400.00
<b>4-6.</b>	<b>Items 4-6. Subtotal</b>		<b>\$2,600.00</b>



Heritage Asset Maintenance Plan	Description of Work Required Every Three (3) Years	Amount	Annual Budget
	<p><b>7. LOCATION:</b> Verandah floors</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for damage, missing or loose floor tiles and damaged floor toppings. Repair as required.</p> <p>This inspection and any required repair work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p>	\$600.00	\$200.00
	<p><b>8. LOCATION:</b> Verandah balustrades</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for damage, wear and general deterioration. Repair as required.</p> <p>This inspection and any required repair work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p>	\$900.00	\$300.00
7-8	Items 7-8. Subtotal		\$500.00







Heritage Asset Maintenance	Description of Work Required Every Five (3) Years	Amount	Annual Budget
	<p><b>9. LOCATION:</b> Verandah ceilings</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for damage, wear and general deterioration. Repair as required.</p> <p>This inspection and any required repair work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p>	\$600.00	\$200.00
	<p><b>10. LOCATION:</b> Verandah roof</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for deterioration. Repair as required.</p> <p>This inspection and any required repair work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings</p>	\$1,200.00	\$400.00
9-10	Items 9-10. Subtotal		\$600.00


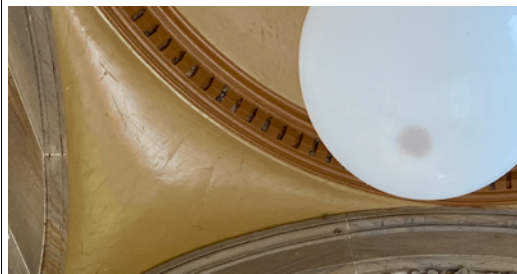

Heritage Asset Maintenance Plan	Description of Work Required Every Six (6) Years	Amount	Annual Budget
	<p><b>11. LOCATION:</b> External Sandstone</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect sandstone for deterioration. Inspect all fixings and embedments for rusting and deterioration, Inspect for eroded mortar. Repair or replace as required</p> <p>All new mortar used in re-pointing is to be the same strength, consistency and colour as the original sandstone mortar. At least four cured samples are to be provided prior to re-pointing to ensure colour match.</p> <p>This inspection and any required repair work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings</p>	\$4,248.00	\$708.00
	<p><b>12. LOCATION:</b> External Sandstone</p> <p><b>MAINTENANCE REQUIRED:</b> Clean down all external sandstone.</p> <p>This cleaning is to be supervised by a by a qualified heritage sandstone contractor and the cleaning is to be executed by experience sandstone cleaning contractor with a proven record of satisfactory work to heritage sandstone</p>	\$4,248.00	\$708.00
<b>11-12.</b>	<b>Items 11-12. Subtotal</b>		<b>\$1,416.00</b>



Heritage Asset Maintenance Plan	Description of Work Required Every Six (6) Years	Amount	Annual Budget
	<p><b>13. LOCATION:</b> Windows</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for proper function, deterioration of glazing putty, condition of glass or lead-light, condition of paintwork of timber finish. Adjust, repair or schedule for re-painting as required.</p> <p>This inspection and any required work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings</p>	\$2,880.00	\$480.00
	<p><b>14. LOCATION:</b> External doors</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for proper function, condition of lead-light, condition of timber finish. Adjust, repair or schedule for re-finishing as required.</p> <p>This inspection and any required work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings</p>	\$1,524.00	\$127.00
<b>13-14</b>	<b>Items 13-14. Subtotal</b>		<b>\$ 607.00</b>

Heritage Asset Maintenance Plan	Description of Work Required Every Six (6) Years	Amount	Annual Budget
	<p><b>15. LOCATION:</b> External paintwork</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for deterioration of paintwork. Schedule for re-painting as required.</p> <p>This inspection and any required work is to be by a qualified painting contractor with experience and a proven record of satisfactory work to heritage buildings</p>	\$1,360.00	\$227.00
	<p><b>16. LOCATION:</b> Interior floors</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for damage, missing or loose floor tiles. Repair as required.</p> <p>This inspection and any required repair work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p>	\$2,400.00	\$400.00
<b>15-16</b>	<b>Items 15-16. Subtotal</b>		<b>\$ 627.00</b>

Heritage Asset Maintenance Plan	Description of Work Required Every Six (6) Years	Amount	Annual Budget
	<p><b>17. LOCATION:</b> Interior doors</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for proper function, condition of timber finish. Adjust, repair or schedule for re-finishing as required.</p> <p>This inspection and any required work is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage buildings</p>	\$2,720.00	\$454.00
	<p><b>18. LOCATION:</b> Internal paintwork</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for deterioration of paintwork. Schedule for re-painting of any deteriorated area as required.</p> <p>This inspection and any required work is to be by a qualified painting contractor with experience and a proven record of satisfactory work to heritage buildings</p>	\$2,720.00	\$454.00
<b>17-18</b>	<b>Items 17-18. Subtotal</b>		<b>\$ 908.00</b>

Heritage Asset Maintenance Plan	Description of Work Required Every Six (6) Years	Amount	Annual Budget
	<p><b>19. LOCATION:</b> Floor coverings</p> <p><b>MAINTENANCE REQUIRED:</b> Inspect for deterioration. Service as required.</p> <p>This inspection and any required servicing is to be by a qualified contractor with experience and a proven record of satisfactory work to heritage floor coverings.</p>	\$1,000.00	\$167.00
Heritage Asset Maintenance Plan	Description of Work Required Every twenty (20) Years	Amount	Annual Budget
	<p><b>20. LOCATION:</b> External paintwork</p> <p><b>MAINTENANCE REQUIRED:</b> Properly prepare and re-paint or re-finish external surfaces. This work is to be by a qualified painting contractor with experience and a proven record of satisfactory work to heritage buildings.</p>	\$68,000.00	\$3,400.00
Heritage Asset Maintenance Plan	Description of Work Required Every twenty-five (25) Years	Amount	Annual Budget
	<p><b>21. LOCATION:</b> Internal paintwork</p> <p><b>MAINTENANCE REQUIRED:</b> Properly prepare and re-paint or re-finish internal surfaces. This work is to be by a qualified painting contractor with experience and a proven record of satisfactory work to heritage buildings</p>	\$165,000.00	\$6,600.00
<b>19-21</b>	<b>Items 19-21. Subtotal</b>		<b>\$10,167.00</b>



Item	Description	3 monthly	1 year	3 years	6 years	20 years	25 years	Annual
1	Clear gutters of leaves and debris	\$1,360.00						\$5,440.00
2	Roof drainage	\$880.00						\$3,520.00
3	Roof gutters and down-pipes		\$2,400.00					\$1,200.00
4	Roof slate			\$4,800.00				\$1,600.00
5	In-ground stormwater			\$1,800.00				\$600.00
6	Roof structures			\$1,200.00				\$400.00
7	Verandah floors			\$600.00				\$200.00
8	Verandah balustrades			\$900.00				\$300.00
9	Verandah ceilings			\$600.00				\$200.00
10	Verandah roof			\$1,200.00				\$400.00
11	External sandstone				\$4,248.00			\$708.00
12	Sandstone cleaning				\$4,248.00			\$708.00
13	Windows				\$2,880.00			\$708.00
14	External doors				\$1,524.00			\$708.00
15	External paintwork inspection				\$1,360.00			\$708.00
16	Interior floors				\$2,400.00			\$708.00
17	Interior doors				\$2,720.00			\$708.00
18	Internal paintwork inspection				\$2,720.00			\$708.00
19	Floor coverings – inspection				\$1,000.00			\$708.00
20	External painting					\$68,000.00		\$3,400.00
21	Internal painting						\$156,000.00	\$6,240.00
	Maintenance Totals	\$2,240.00	\$2,400.00	\$11,100.00	\$23,100.00	\$68,000.00	\$156,000.00	\$29,872.00