

Property Assessment-Northern Region

Overview

This policy outlines our approach to assessing the status of properties in our Northern Region only.

Scope

This policy applies to all properties managed by St George Community Housing and its subsidiaries (**we, our and us**) on behalf of the Land and Housing Corporation (LAHC) in the Northern Region only.

Policy statement

We assess the current status of all our properties every 3 years to identify the nature and priority of maintenance tasks.

We assess the condition of our properties using the Property Assessment Survey (PAS) method developed by LAHC.

Asset Performance Standards

We use PAS to assess the status of the properties in this region, which then informs our annual plan and longer-term plans. The PAS assesses property condition, component failure and identifies defects for ten components:

- Fencing
- Internal paint
- External paint
- Floor finishes
- Kitchen cupboards
- Kitchen overall
- Bathroom overall
- Roof
- Windows
- BES system components

We assess the status of each component and rate its condition on a scale of 1 to 10 using two grading tools, initially deterioration (Table 1), then mapped against the age of the component (Table 2). We prioritise repair or replacement of all components ranked 1 or 2.

Table 1--Deterioration assessment guide

Functional Deterioration Rating Guide		Deterioration Rating										
		The tiredness of the entire component excluding the percentage of repair										
		10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	
Repair rating	The percentage of repair required	10%	10	9	8	6	5	4	3	2	1	1
	20%	9	8	8	6	5	4	3	2	1	1	
	30%	7	7	7	6	5	3	3	2	1	1	
	40%	5	5	5	5	4	3	3	2	1	1	
	50%	4	4	4	4	4	3	3	2	1	1	
	60%	3	3	3	3	3	3	2	2	1	1	
	70%	3	3	3	3	3	2	2	1	1	1	
	80%	2	2	2	2	2	2	1	1	1	1	
	90%	1	1	1	1	1	1	1	1	1	1	
	100%	1	1	1	1	1	1	1	1	1	1	

Table 2--Overall rating guide

Overall rating		Age										
		Age of the component (years)										
		1-2	3-5	6-8	9-11	12-14	15-17	18-20	21-25	26-30	31+	
Repair rating	The percentage of repair required	10	10	9	8	7	6	5	4	4	4	3
		9	9	8	7	7	6	5	4	4	3	3
		8	7	6	6	6	5	4	4	3	3	3
		7	5	5	5	5	5	4	4	3	3	3
		6	4	4	4	4	4	4	3	3	2	2
		5	3	3	3	3	3	3	3	2	2	2
		4	2	2	2	2	2	2	2	2	2	1
		3	2	2	2	2	2	2	2	2	1	1
		2	1	1	1	1	1	1	1	1	1	1
		1	1	1	1	1	1	1	1	1	1	1

We assess deterioration in three domains: function, safety or appearance.

- Function—the extent to which the component is performing as designed
- Safety—whether the component could cause an injury. Where a component is found to be unsafe, it will be made safe and further maintenance made a priority (repair or replacement).
- Appearance—the overall appearance of the component and whether this has any impact on the amenity.

We also generate an overall portfolio score (average score of all properties), with the aim of improving this score year on year.

Relevant laws, regulations or standards

- [Residential Tenancies Act 2010 \(NSW\)](#)
- [Disability Discrimination Act 1992 \(Cth\) \(Disability Discrimination Act\)](#)
- [Community Housing Provider \(Adoption of National Law\) Act 2012 \(NSW\) \(CHP Act\)](#)
- [National Regulatory System for Community Housing \(NRSCH\)](#)
- [National Construction Code \(NCC\)](#)
- [Environmental Protection and Biodiversity Control Act 1999 \(Cth\) \(EPBC Act\)](#)
- [Heritage Act 1977 \(Heritage Act\)](#)
- [Environmental Planning and Assessment Act 1979 \(NSW\) \(EPA Act\)](#)
- [Swimming Pools Act 1992 \(NSW\) \(Swimming Pools Act\)](#)
- [Strata Schemes Management Act 2015 \(NSW\) \(Strata Schemes Act\)](#)
- [Work Health and Safety Act 2011 \(NSW\) \(WHS Act\)](#)
- [Work Health and Safety Regulations 2011 \(NSW\) \(WHS Regulations\)](#)
- [Dividing Fences Act 1991 \(NSW\)](#)
- [Housing Act 2001 \(NSW\)](#)
- [Home Building Act 1989 \(NSW\)](#)

Related documents/resources

Policies

- Delegations
- Asset Maintenance
- [Alterations](#)
- [Disposal of real property](#)
- [Modifications](#)
- Planned Maintenance – General
- Planned Maintenance – Cyclical
- Planned Maintenance – Special Projects
- Property Assessment
- Property Assessment – Northern Region
- Quality Assurance

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- [Tenant Charges](#)

Policy Information

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Responsible team/position:	General Manager, Development & Property Services