



City of
Melville

T22/3975 - Mount Pleasant Bowling Club Asbestos Removal Cost Estimate

Questions

**Mr Mario Murphy
Manager City Buildings**



City of
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Council resolution arising from item T21/3958 – Mount Pleasant Bowling Club/Melville Cares Refurbishment Works (December 2021 Ordinary Meeting of Council):

That the Council directs the Chief Executive Officer:

- 2. to investigate the cost of Asbestos removal from the Mt Pleasant Bowling Club and report back to Council on the matter***



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Cost Estimates:

	Asbestos Removal Cost	Full Project Cost
In areas of refurb works only	\$162,000	\$677,193
Full asbestos removal	\$427,000	\$929,823

City's Asbestos Removal Approach

- National Strategic Plan for Asbestos Awareness and Management 2019-2023 (NSP)
- *'the management of low to medium risk ACMs in-situ is permitted and removal is not mandated. Where practicable, removal should be planned during opportunities for remedial works, such as refurbishment or upgrade works'.*
- The City has followed the above approach for a number of years
- Additional Asbestos Removal Programme:
 - \$850k over 5 years
 - Aims to clear as much asbestos as is practicable
 - 65 buildings containing asbestos
 - 16 being cleared this year for a cost of \$160k
 - Approx 15 buildings with very high volume of asbestos – consideration needed as to the practicality and cost effectiveness of full removal

Funding:

Current Council- approved funding: \$614,109

Additional Funding Required:

- Asbestos removal in refurb areas \$63,084
- full asbestos removal \$315,714

Should Council mandate full asbestos removal from the building portfolio additional funds of at least \$2m would be required above the current Asbestos Removal Programme of \$850k



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OFFICER RECOMMENDATION

That the Council include in the 2022-2023 draft budget additional funding of \$63,084 required to allow for removal and make good of asbestos in areas of the Mount Pleasant Bowling Club facility affected by the refurbishment works. This will result in the total approved funding for the project to \$677,193 inclusive of all contingencies, professional fees and overheads.