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ATTACHED

Letters of Support

Annual Report 2006/2007

CD - *“Just Like a Family Home”*



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EXECUTIVE SUMMARY

Ross House is a 5 storey office building situated at 247-251 Flinders Lane Melbourne. It houses small not for profit community and self-help groups. It is owned by the ANZ Executors and Trustees and managed by Ross House Association, an incorporated community group.

The building is heritage listed in Victoria and with the National Trust. It was originally a warehouse and later was surrounded by the Melbourne 'rag trade'.

The area is now a very cosmopolitan part of Melbourne. Ross House is a self-managed building, the only known one of its kind in Australia. It has been used as a community space for the last 20 years and Ross House has housed approximately 300 groups since it first opened. Tenants are members of the Ross House Association and share a commitment to social justice and working towards an environmentally sustainable society.

The many diverse groups housed at Ross House have assisted countless thousands of people in the community. Ross House also provides resources and supports community groups to grow and network with one another. It is in essence an 'incubator' for small groups.

Ross House has become a part of the fabric of Melbourne. It has been very successful and sustained itself. Its success has prompted the creation of similar projects in Melbourne, such as the 60L Green Building in Carlton and the City Village in Bourke Street.

The building is now 109 years old and in urgent need of repair.

A comprehensive report has been prepared that includes all of the works required and the estimates for these. The Association needs \$2,538,748 to carry out these works and replace outdated furniture and equipment.



NATIONAL LIBRARY OF AUSTRALIA

SIR FREDERICK THOMAS SARGOOD

“ON A SCORCHING DAY IN MELBOURNE THOUSANDS WATCHED HIS FUNERAL PROCESSION, WHICH INCLUDED EIGHT MASSED BANDS, 1200 CADETS AND A FIRING-PARTY OF 300.”¹

ROSS HOUSE YESTERDAY

T WALKER,

SPIRITS

—B
TEA
M

EVANSON ST

J&E

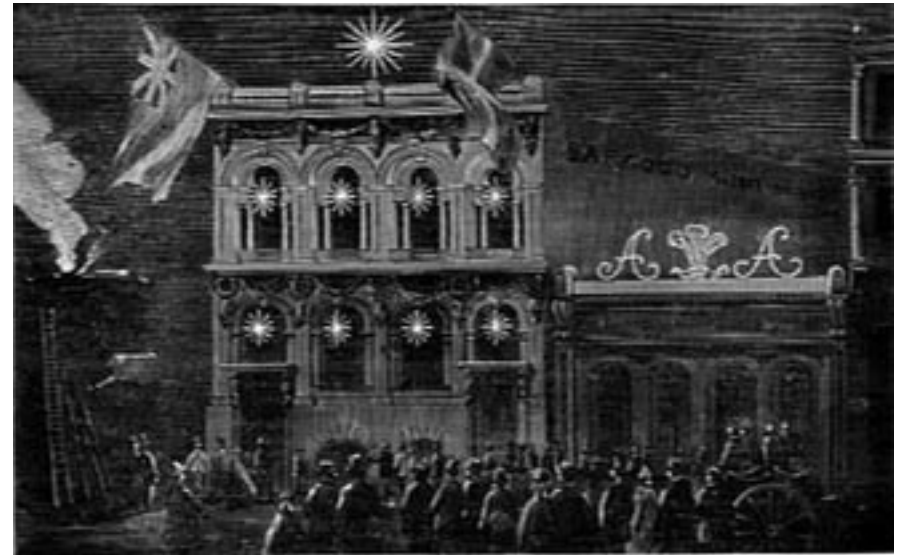


THE BUILDING

Ross House started life in 1898 as a grand warehouse built for importers Sargood, Butler, Nichol and Ewen, to replace a building that was destroyed by fire. Sir Frederick Thomas Sargood, a merchant and politician, was a leader in setting up the system that formed the basis of industrial relations in Victoria. *“The best known monument to his success is his house, Ripponlea, in Elsternwick... (The Flinders Lane building) was built at a time when a warehouse was not simply a place to store goods, but it could reflect its owner’s status.”*² It was the first building in Victoria fitted with an automatic sprinkler system.

The building is heritage listed in Victoria and with the National Trust and is a *“highly unusual design incorporating ideas from the American Romanesque style developed by HH Richardson in America.”*³

The birth date of the building is in the same period of time as some of Melbourne’s best known and most iconic buildings including St. Patrick’s and St. Paul’s Cathedrals and the Block Arcade.



LA TROBE PICTURE COLLECTION, STATE LIBRARY OF VICTORIA



top of page SAMUEL CALVERT’S WOODCARVING “MESSRS. SARGOOD KING AND SARGOOD’S WAREHOUSE FLINDERS ST EAST”, 1863

above left DRAWING OF BUILDING AFTER REFURBISHMENT

above right FASHIONISTA IN THE MID-1970S CARRYING HIS LATEST RANGE DOWN FLINDERS LANE, SUSAN MAJID



ROYSTON HOUSE, 1977
JOHN COLLINS

LA TROBE PICTURE COLLECTION, STATE LIBRARY OF VICTORIA

“The Melbourne Electric Supply Company (the SEC), purchased the building in 1929... The Flinders Street half of the building was demolished... the Flinders Lane section was retained.”⁴ It was called Royston House. At this time Royston House was situated in what became the “epicentre of Australia’s clothing manufacturing”⁵ the rag trade, where fashion houses and manufacturers produced and sold their wares.

“The Lane, with its cavalcade of characters, many of whom had come to make their fortune in fashion, was always a fascinating centre of activity.”⁶

The building remained in use by the SEC until “finally, on 1st April 1985, the (Victorian Community) Foundation completed the purchase of Royston House”⁷ for use as a resource building for community groups. At this time it was named Ross House, after the main benefactor, R.E. Ross.

Now Ross House sits next to the City Library and among eclectic mix of eateries, offices and retail stores. Flinders Lane and the adjoining Degraves Place are considered to be a part of cosmopolitan Melbourne - one of *the* places to eat and shop.

⁴ Gilding, *opposite citation*, p. 6.

⁵ Rosenthal, L, 2005, *Schmattes: Stories of Fabulous Frocks, Funky Fashion and Flinders Lane*, p. 122, Rosenthal, L, Melbourne.

⁶ Rosenthal, *opposite citation*, p. 58.

⁷ Victorian Community Foundation, *Annual Report*, 1985, p. 8.

THE MOVEMENT

In July 1980, a seminar for self help groups led to the formation of the Collective of Self Help Groups (COSHG).

The seminar, organised by Jenny Florence, then working for the Victorian Council of Social Service (VCOSS), drew attention to the need for shared physical resources, and secure, reasonably priced accommodation for small community groups.

At this time the R. E. Ross Trust approached VCOSS with a major donation for a project to assist small community organisations and the Victorian Community Foundation was set up by the ANZ Executors and Trustees as a vehicle for these funds. The two ideas merged into the Ross House project; to purchase a building to provide the resources needed for these groups.

During the 1980's there was a lengthy process to find a suitable building and determine how it would operate. This led to a great deal of consultation, anger, angst and joy for the various parties and individuals involved. The building was purchased in 1985 by the foundation. It required extensive restorations which were funded by the Ross Trust, State Government and grants from philanthropic trusts and some corporate bodies. It was subsequently opened in 1987.

Initially the building was managed by the ANZ Trustees. From the early 1990's until 2004 the Brotherhood of St Laurence acted as the Head Tenant. In 2004 the Ross House Association took over management of the building signing an agreement with the Trustees, who remain the owners of the building. However since 1993 Ross House has been managed by a voluntary Committee of Management elected directly by the membership.



top of page ROY EVERARD ROSS

above JOHN CAIN AT THE OPENING
OF ROSS HOUSE

Although many individuals and groups played a part in the inception of Ross House *“it has grown beyond the interests of those who founded it and ceased a long time ago to be the project of any particular person or group - it has become a strong entity in its own right.”*⁸

THE SARGOOD, BUTLER,
NICHOL & EWEN BUILDING



⁸ Higginson, J, 1998, *Building for a Community: The Story of Ross House*, p. 116.

ROSS HOUSE TODAY



ROSS HOUSE
ASSOCIATION INC

247-251

51





AFDO PREPARES FOR THE
2007 FEDERAL ELECTION

ROSS HOUSE AND MARVELLOUS MELBOURNE

Ross House has been a part of the fabric of Melbourne since 1987. The building has housed approximately 300 groups since it opened.

Who could say how many thousands of people have passed through its doors or how many thousands of people have been assisted by the community groups within it?

Ross House has a reputation as housing some of the most diverse community groups and providing a space for radical thinkers to come together and map the development of services that have helped to change the face of the community over the last two decades.

We currently have approximately 60 tenant groups, ranging from one desk operations to those with multi operations. The groups include self-help

groups, advocacy organisations, environment and conservation groups, ethnic associations, social change oriented groups and independent media and publishing groups (for a full list, see page 18).

Ross House has provided much more than accommodation. RHA and its members are joined through a shared commitment to social justice and working towards an environmentally sustainable society. The Association exists to support small organisations by providing a place for diverse groups to grow, connect and work together. It builds community by encouraging interaction, shared information, skills and support.

“One of the noticeable aspects of Ross House is the high rates of participation of people with disabilities in a wide range of activities.”⁹

This is in part due to fact that the building is accessible for people with disabilities and also due to the nature of the work of groups.

20 YEARS LATER

*"Unique in Australia, and with the international models which helped shape it - Poland Street in London and Meringhof in Berlin - having long since ceased to exist, Ross House is probably the longest-standing example of shared community resources of this nature."*¹⁰

Ross House is, in effect, the pioneer of self-managed community space in Melbourne.



Other community spaces such as the 60L Green Building in Carlton and the recently opened City Village in Bourke Street have developed after the success of Ross House as a self-sustaining project. Although the history of Ross House tells a story of change, in essence what it set out to do and continues to do today is the same. Small community groups, some from emerging communities are provided with a space to set up an office, network with other groups and have the benefit of a whole range of shared resources.

Ross House exists, in effect, as an incubator.

Rents for groups are set on a sliding scale based on the income of each group so that those with the least capacity to pay are charged a very low rate. Many stories can be told (one is included on page 20) of groups that have started from one desk or small operations and have become large well known community organisations. Equally important is the survival of small groups who provide vital

links and support for a whole range of disadvantaged people.

*"Ross House's function as a survival mechanism for small groups was primary in the minds of all of its founders. Bill Ramsay (R.E Ross Trust) had articulated that the primary aim of Ross House was to provide groups with space from which to operate.... It is possibly in sustaining groups that might otherwise be preoccupied with a precarious survival, that Ross House has been most successful."*¹¹

A unique aspect of Ross House is the fact that it is self-managed. Members of the committee of management are elected directly from the membership. *"It's the only place where the people who are there have a say in running it for themselves, where there's no-one else to make decisions that should be done by the people on the ground."*¹² This management over time has proven to be very successful both in terms of having a management agreement negotiated with the ANZ Trustees and ensuring the survival of the Association.

opposite MELBOURNE TIMES ARTICLE 14
NOVEMBER 2007, PAGE 5

left SUE HEALY, EVA MEREDITH, HAYDEN
RAYSMITH AND VALERIE ELLIOTT

¹⁰ Raysmith, H, Burke, J, 2006 'The Ross House Legacy: Time for VCOSS to Revisit Self Help?', Just Policy Journal VCOSS, No. 42, December, p.10.

¹¹ Higginson, *opposite citation*, p. 99.

¹² S. Healy quoted in Higginson, *opposite citation*, p. 108.

candidate Adam Bandt is party's pitch to home challenging his Labor Lindsay Tanner – also the low finance spokesman – on fiscal responsibility.

interest rates.

“Let’s have a debate at a time and place of your choosing about Labor’s plan to agree with the Liberals on doling out \$31 billion of tax cuts instead of spending it on services

and other future-focused policies.

Mr Tanner said the move was normal campaigning but was also adapting to the changing ways in which young people used the media.

“The changing patterns of media

invitation “on its merits”.

Melbourne is a safe Labor seat, but Mr Bandt has an outside chance of winning if Mr Tanner’s vote drops and the Greens vote increases from the 2004 election.

Council depot found to be harmful toxins

DA HALL
ON KIDD

Groundwater tests at Yarra former council depot site in have confirmed it contains cocktail of heavy metals, tar

Environment Protection has now ordered an environmental audit of which was contaminated at

by HLA Envirosciences several test sites contained over the level for “eco-rejection” and for “human ne, on the southern end found lead levels seven ecosystem protection level three times the human

PA had issued clean-up the Metropolitan Fire (FB), which has land to the depot, and to CitiPower, land to the west.

has not compelled Yarra the depot site, which is other two.

Yarra CEO Justin Hanney said the council was committed to protecting the community and the local environment.

“The contamination that’s on our site is certainly nowhere near as significant as people believe it to be,” he said.

Yarra’s asset management director, Bryan Lancaster, said the council had known about the contamination of the MFB site since 2005.

Asked why Yarra had not investigated its site earlier, he said it had been in discussion with the MFB, but neither the MFB nor the EPA had shown the council environmental reports indicating the level of contamination at the site. Nor, he admitted, had the council asked for them.

But Mr Hanney said while “some” tar was recorded, “no residual tar was found in the shallow soil and fill in the test pits”.

The land around the depot has at different times been used as a municipal incinerator, abattoir and tar distillery.



STEPHEN MOULLENZIE

Celebrating community

Ross House member Sue Healy cut the cake last week at the building’s 20th anniversary celebrations. The Flinders Lane property is home to more than 60 self-help and community groups whose members have a shared commitment of social justice and environmental sustainability. Ross House is the only self-managed, multi-tenanted community building in Australia. It began offering low-cost office space in 1987 after the RE Ross Trust came forward with a major donation for a project to assist small community organisations. Since then the building has housed more than 300 groups. Current tenants include the Fair Trade Association of Australia and New Zealand, the Aboriginal Literacy Foundation and Housing for the Aged Action Group. Visit www.rosshouse.org.au for more information.

Making cuts that count

Yarra Council Council hopes a new program to help licensed venues cut their energy bills will significantly reduce local greenhouse emissions. The new program, targeted at small to medium-sized businesses, follows a pilot program in Port Fairy launched last year, which slashed \$130,000 from the annual energy bills of the 17 businesses involved. More than 300 tonnes of greenhouse emissions were also cut. Yarra Council says the Energise Business program will involve businesses undergoing energy audits and following strict recommendations. Businesses that spend more than \$5000 are eligible for the program, which will be launched next Tuesday at Palookaville in Brunswick Street, at 2pm. To RSVP, call 9205 5055.

Turning a new leaf

Northcote Library will be temporarily closed for maintenance from 8pm on Friday, November 16, to Monday morning, December 10. Borrowers will be able to return books to the site during the closure. Darebin’s other libraries – in Preston, Fairfield and Reservoir – will remain open.

Hands-on experience

St John Ambulance volunteers and the Metropolitan Fire Brigade (MFB) banded together last Saturday to test their response time. The St John volunteers responded to an injured worker on the roof of the southern scoreboard at the MCG with the help of the MFB. The event was the first time the two groups had performed this type of simulated rescue at the MCG. The event was also part of a recruiting drive intended to show St John volunteers the sort of situations they might encounter.

ABRISA Brazilian Association promotes Brazilian culture and provides information about Australia for newly arrived immigrants **Able Link** provides computer access and internet training for people with deaf blindness **Aboriginal Literacy Foundation** aims to improve aboriginal literacy through tuition, research and lobbying governments **Active Inc** supports the sufferers of Attention Deficit Hyperactivity Disorder **AMIDA** is action for more independence and dignity in housing for people with disabilities **Apple Users Society of Melbourne (AUSOM)** offers help and support for Apple Computer users **Asbestos Information and Support Service** provides information and support services to asbestos victims, carers and the wider community **Australia China Friendship Society** fosters friendship between Australian and Chinese people **Australian Federation of Disability Organisations** champions the rights of people with a disability in Australia **Australian Federation of International Students** aims to bridge the gap between International students & members of the Australian community **Aust. Institute of Welfare & Community Workers** is a professional body for Welfare and Community Workers and represents its members in Australia **Brain Injury Matters (Formally Bear in Mind)** is a self advocacy group for people with Acquired Brain Injury **Carbon Balance Consulting** helps organisations and individuals to become carbon neutral by reducing or off-setting carbon emissions **Casal Catala** promotes the customs and language of Catalonia **Community Music Victoria** develops, facilitates and services music making among Victorian communities **Delta Pet Project** temperament tests volunteers' pet dogs and trains volunteers to become Pet Partner teams **Disability Discrimination Legal Service** works to eliminate discrimination against people with disabilities and assists to empower them **Express Media** creates quality literary arts and media opportunities for young and emerging artists **Fair Trade Association of Australia & New Zealand** raises awareness about fair trade and provides support to the participants of the fair trade labelling system **Federation of Spanish Speaking Seniors** offers friendship and support to members who represent 21 Spanish speaking countries **Financial and Consumer Rights Council** works to ensure that all people have access to fair treatment as consumers in the marketplace **First Nations Foundation** works collaboratively with indigenous consumers to provide culturally appropriate financial literacy programs **Grit Media** provides media with, for and by people with disabilities, including a weekly television program 'No Limits' **Handknitters Guild Inc** utilises the art and craft of hand knitting to promote community involvement, advocacy and self help **Housing for the Aged Action Group (HAAG)** is an organisation that works towards the alleviation of housing related poverty for older Australians **Indo China Ethnic Chinese Association (ICECA)** assists members with advice and referral for a range of issues associated with settlement in Australia **International Women's Development Agency** works against poverty and oppression through partnerships with women from around the world **Islamic Girls Women's Group** formed to meet the communication challenges that confront Australian Muslim women growing up in a multicultural environment **Live and Learn Environmental Education** promotes environmental and development education in schools and communities through training forums on computer systems and programs **LICAUSED (Vic) Inc** promotes and builds a cohesive Liberian community by reducing cultural and social isolation of its members **Mac Advice** provides consultancy advice, information and training on computer systems and programs **National Association for the Prevention of Child Abuse and Neglect (NAPCAN)** aims

to promote what individuals, neighbourhoods and communities can do to keep children safe, and empowering children to have a voice **Nutrition Australia (Victoria)** works to advise and educate the public, food producers, regulators & policy developers about healthy eating **Organisation Mondiale pour l'Education Prescolaire (OMEP)** supports activities that improve all aspects of care and education for children, promote optimum conditions for health and raise awareness about harmful behaviours **Public Transport Users Association** is a recognised consumer organisation representing passengers on all forms of public transport **Reconciliation Victoria** fosters and promotes reconciliation between indigenous and non indigenous Victorians **Reinforce** is a self help group educating people about the rights and needs of people with an intellectual disability **Retina Australia (Vic) Inc** provides assistance for people who need to come to terms with the personal and social impact of gradually becoming blind **Spina Bifida Foundation** aims to improve the life chances of people with Spina Bifida through practical programs and activities **Seniors Information Centre** offers information, help and advice about issues concerning elderly citizens **South Sudan Development Agency** aims to break down barriers that cause marginalisation of newly arrived South Sudanese refugees **STAR- Victorian Action on Intellectual Disability** advocates for the rights of people with an intellectual disability and their families **Studio Alto** is a design consultancy providing creative communication solutions with an ethical and sustainable philosophy **The Victorian Drama League** helps its members comprising community theatre groups, play reading groups, theatre societies and amateur actors **Timorese Association** aims to preserve Timorese cultural identity and develop social and cultural activities in Australia **Tree Project** grows, plants and cares for trees in the city, bushland and on farms **University of the Third Age (U3A) City of Melbourne** brings together a community of older people who create and participate in learning activities utilising the principles of self-determination and self-help **Union of Australian Women (UAW)** networks with women's groups, community and union organisations on issues concerning women **Victorian Homicide Victims Support Group** provides information, referral, support and advocacy for loved ones who are victims of homicide **Village Well** promotes business success through social responsibility **Viola Eco-Graphic Design/Design by Nature** strives to create the greatest visual impact with the least environmental impact

Australian Karen Youth Project aims to raise awareness for Karen young people in support of human rights for the Karen and democracy in Burma **Australian Wildlife Protection Council** is dedicated to the protection and preservation of Australian Wildlife **Eco-Shout** increases participation and awareness through information and networking for environmental groups and individuals **Older Women's Network of Victoria (OWN)** is a self help organisation committed to the rights, dignity and well being of older women **Society of Women Writers Australia** supports women in the profession, encourages aspiring writers and strengthens ties with overseas writers **Wildlife Victoria** provides expert care and rehabilitation for sick, injured or orphaned native wildlife throughout Victoria



Grit Media aims to promote access and participation and improve the visibility of people with disabilities in the media.

When first being set up Grit Media held its meetings at Ross House. The large meeting room on the ground floor was ideal for those with mobility problems and all the large wheel chairs could easily fit through the double doors. Contact with other Ross House members was also very beneficial with many people from Ross House groups contributing ideas for programs.

Initially Grit Media became an occasional tenant of Ross House. This meant that although they did not have funds for an actual office they still had an address, phone number and storage for their files.

Grit Media produces a range of media, most well known is No Limits, a half hour television program broadcast in Melbourne, Sydney, Adelaide, Perth and Brisbane. This is an interview based program that is produced and edited by people with disabilities while others are trained to cast and crew the program.

Since December 2003 Grit Media have been a tenant of Ross House. Their editing suite is on the first floor located between National Association for the Prevention of Child Abuse and Neglect (NAPCAN) and the Financial and Consumer Rights Council. They have contributed to Ross House activities and been featured at an end of year celebration.

During this time NO LIMITS has won a spate of awards. This has included the Best Living and Learning Program and the Best Program That Promotes Harmony, Diversity and Diversity at The Antennas. These are national awards that commend excellence in community television. The next step for the group is in producing radio.

As Grit Media continued to produce outstanding television it grew in independence and negotiated for greater funding. Recently this amazing group of



The program is broadcast over channel 31 every Monday night at 7.30.

people have become independently incorporated and received substantial funding from the Victorian Government. They now plan to branch out into radio and other media forms. Presenters who were once pitied are now minor celebrities.

We suspect that in the not too distant future, Grit Media will soon spread its wings and leave Ross House. This has been the history of a number of previous tenants such as WIRE, Channel 31, Disability Employment Action Centre and the Victorian Local Governance Association to name just a few.



ROSS HOUSE TOMORROW

R. E. ROSS HOUSE





CORNER OF
FLINDERS LANE AND
DEGRAVES STREET

LOOKING FORWARD

Ross House is now in urgent need of upgrade and repair. The last major upgrade was in preparation for community groups to move in ...in the late 1980's.

Most of the plant and equipment in the building is now systematically breaking down. The façade is in urgent need of repair and the essential services require upgrading.

The Committee of Management of the Association, after taking over the lease from the Brotherhood of St. Laurence in 2004, commissioned a comprehensive report on the building. This long term building plan covers a 20 year period and recommends the replacement and upgrade to the fabric of the building as well as the internal works needed to bring the building up to a suitable standard.

The report includes estimates of the replacement costs of the works. Since commissioning the report the Committee and staff at the Association have worked hard to devolve this into an operational document that looks at a yearly break-up of necessary works and the associated expenditure.

The overall estimated cost of the works for the next 20 years is in excess of 3 million dollars. A full budget is outlined on page 26. The Association will generate funds for the internal works and therefore requires 2.5 million dollars for the capital works. This work will not upgrade the building to a corporate standard. It will simply repair the façade, replace aging plant, upgrade essential services and replace furniture. It will be a basic upgrade but a much needed one.

The Association is about to commence a sustainability audit on the building that is being funded by the City of Melbourne through its Building Improvement Partnership Program. It plans to ensure that

any future building works are undertaken within a sustainability framework. This should be completed in early 2008 and we will then be in a position to begin the upgrade works.

These works will ensure that the building can function into the future and continue the work of the groups within it.

The vision of Ross House as one of its founders recently expressed *“provides a voice for other people in the community, especially for people who are struggling as well as those who have made contributions and been involved in the past.”*¹³ It is this vision that the urgent works will make into a reality.

LIST OF WORKS & BUDGET

\$2,538,748

EXTERNAL WORK

	SPECIFIC WORK REQUIRED	PRICE (\$)
External Heritage Work	Repair cracked brick work and repoint damaged mortar on north east corner	7,649
	Repair cracking and clean large scale window arches on northern façade	5,245
	Provide drip notch to the cornice element to prevent further water damage on northern façade	1,639
	Install capping system to cornice element to provide water runoff to new downpipes on northern façade	1,639
	Carry out repairs to decorative detail with soft sand/ cement/lime render to match existing on sandstone pediment and façade elements to northern façade	13,659
	Periodically clean and maintain sandstone pediment on northern façade	5,450
	Periodically clean and maintain granite columned loggia to 4 th floor north and east façades	7,671
	Periodically clean and maintain granite facing panels to Flinders Lane façade below shop front windows	1,090
	Repair and maintain box gutter and flashings to top of oriel windows on front façade	545

Repair and dress timber sills, frames and opening sashes; copper cladding over decorative features on levels 1 & 2	25,133
Repair as necessary and paint north façade ground floor shopfront and display windows including timber frame and opening sashes	8,720
Carry out repairs to sandstone pediment and façade elements on north façade with render to match existing (2013)	7,500
Maintain, clean and repair solid face brick with large scale window arches (2017/18)	6,960
Periodically clean and maintain sandstone pediment and façade elements to north façade (2017/18)	7,250
Periodically clean and maintain granite columned loggia to forth floor north and east façade (2017/18)	10,150
Periodically clean and maintain granite facing panels to Flinders Lane façade below shopfront windows (2017/18)	1,450
Periodically clean and maintain sandstone pediment and façade elements to north façade (2020/21)	8,700
Maintain, clean and repair solid face brick with large scale window arches (2026)	10,500

Roof and Rainwater Drainage

Replace box gutters and flashings to provide more runoff to rear of building	11,887
Replace parapet flashings	8,904
Replace existing internal downpipes with larger capacity downpipes	8,400
Replace main roof including new R3 insulation blanket (2015)	42,650

INTERNAL WORK

	SPECIFIC WORK REQUIRED	PRICE (\$)
Heating, Ventilation & Air Conditioning	Install new outside fresh air supply	6,556
	Provide after hours operating switches	8,125
	Replace non ducted split air conditioning systems (2009)	16,350
	Provide 2 zones to ground floor air conditioning systems (2 air conditioning units with duct work modification – 2009)	21,800
	Replace package air conditioning units in plant rooms (2010/11)	126,675
	Improve ventilation to toilets ie energy efficient control upgrading (2012/2013)	6,250
	Provide new AC systems for north facing meeting rooms (2020/21)	130,000
	Replacement of air conditioning systems to mezzanine and shop	10,900
Disability Access	Provide visual emergency alarms	1,500
	Provide audible emergency alarms /PA system	10,000
	Replace mezzanine disability access lift with larger lift including new lift shaft, lift car and control system (2100/2011)	49,050
	Provide designated wheelchair access, unisex toilet on each floor to comply with Australian Standards	20,165

Main Lift	Upgrade of lift car interior on main lift (2009/2010)	3,625
	Replace existing passenger lift installation (2026+)	330,000
Internal Walls	Repair damaged rendered masonry walls at basement level	6,900
	Clean areas damaged by damp; damp proof areas at basement level	1,554
	Create Smoke isolated lobby and door at basement level	3698
Electrical/Lighting	Provide localised lighting switching to suit each tenancy	26,160
	Replace existing light fittings with single lamp batten, electronic low loss ballast, integrated specular reflector and triphosphor lamp	52,000
Fire Services & Equipment	Reposition sprinkler heads with respect to distances from walls, ductwork, etc (2015/16)	14,500
	Replace fire alarm panel (2020/21)	14,500
Flooring	Carpet to be replaced floor by floor (2008/09)	157,888
	Replace linoleum to ground floor foyer (2008/09)	1,907
	Replace vinyl tiles to wet areas (2012/13)	9,100
	Carpet to be replaced floor by floor (2016/17)	181,064
	Replace linoleum to ground floor foyer (2020/21)	2,537
	Replace vinyl tiles to wet areas (2022/23)	10,556
	Carpet to be replaced floor by floor (2023/24)	210,034

	SPECIFIC WORK REQUIRED	PRICE (\$)
Power	Replace main distribution boards (2018/19)	58,000
	Replace main switchboard (2026)	135,000
Plumbing	Replace 5 hot water services (2011)	8,800
	Replace 5 hot water services (2025/26)	10,200
	Replace hydraulics including water supply and soil and waste piping	450,000
Ceiling Finishes	Cut back and respray sections of vermiculite ceilings in areas affected by water staining. <i>Note: done after repairs to roof gutters and down pipes</i>	23,848
Joinery/ Fittings	Replace joinery units on floors 1-4 of teapoint kitchenettes (reuse sinks, taps and existing hot water services)	17,485
	Repair and maintain kitchen on ground floor (2012/13)	7,997
Windows & Window Furnishings	Replace blinds to north windows floors 1-4 (2016/2017)	10,000
	Repair as necessary timber frames and opening sashes to ground floor and upper levels of east façade	39,240
	Repair timber frames and opening sashes to windows on east façade (2018/19)	29,000
Furniture and Equipment	Upgrade computers, replace chairs, resources, TV's, office equipment, etc.	102,993

ROSS HOUSE

YESTERDAY, TODAY & TOMORROW