

MAINTENANCE



The Pines Tennis Club - Maintenance Plan – V1.0 2023

Court Surface		Frequency	Projected Maintenance Cost
Description (Surface Type)	4 Synthetic Grass Courts	Courts 1&2 resurfaced in 2013 Courts 3&4 resurfaced in 2010	Next resurface due 2027 Next resurface due 2026
	2 Non cushioned acrylic Hot Shot Courts and refurbished Hitting Wall "Kids Zone"	Commissioned in 2019	Court 1 is starting to be affected by Tree Roots – Maintenance required in 2023 Cost to be determined (provisionally \$10,000)

Court Surrounds		Frequency	Projected Maintenance Cost
Description	Pergola with outdoor tables, chairs and covered BBQ. Courtside seating	Pergola built in 2011 Outdoor BBQ replaced in 2011 New courtside seating installed in 2018	
	LED Lights on 4 courts	LED lights installed 2015	Maintenance should not be required for 15 years
	LED Lights on Hot Shot Courts	LED lights installed 2021	Maintenance should not be required for 15 years
	Nets / Posts	Posts in good condition	Ongoing cycle of replacement. Plan to replace one net each year

Grounds		Frequency	Projected Maintenance Cost
Description	Gardens & Lawns	Landscaping installed in 2019 Further landscaping in 2020/21 Lawn mowing fortnightly during summer Working bees by committee and club members 3 times per year.	
	Car park	Car park lines painted in 2018	

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Building		Frequency	Projected Maintenance Cost
Description	Clubhouse / Pavilion	Built in 1986, the clubhouse is in reasonable condition.	The club house was repainted inside in 2019 and notice boards were replaced/upgraded.
		<p>New oven and fridge in 2014 TV and new microwave in 2017 New Split System Air Conditioner in 2017 Verandah awning replaced in 2022 Clubhouse security system installed 2023</p> <p>The clubhouse is cleaned weekly by a professional cleaner.</p> <p>Rubbish removal</p>	<p>The next priority for the clubhouse is to redo the flooring.</p> <p>Annual cleaning cost \$4,300</p> <p>Annual rubbish removal cost \$750</p> <p>General repair and maintenance cost approx. \$3,500 annually</p>

Other Facilities		Frequency	Projected Maintenance Cost
Description	Book a court system with electronic keyed gate and clubhouse door.	Installed in 2017. Minimal maintenance required	The Hot Shot courts and Hitting Wall "Kids Zone" was integrated with the booking system in 2019.
	Steel mesh fencing	Installed in 1986, currently in poor condition.	Plan to replace fences in 2022 (deferred – due to focus on court expansion) Expected cost of \$80,000
	Practice wall	Practice wall installed in 1990	No maintenance required Refurbished and integrated with the Hot Shot Courts in 2019
	Club roadside entrance sign	Club roadside sign installed in 2018	No maintenance required
	Front gate security lighting	Converted to LED in 2020 \$380 (ex GST)	

TOTAL PROJECTED MAINTENANCE COST

\$