

Expected Lifespan Guidelines

Operational Guide

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1. Introduction

Purpose of the operational guide

The following table contains the Estimated Useful Life (EUL) of items within a public housing dwelling owned by the CEO Housing. The table is provided as a guide only.

2. Effective Life Calculations

CEO Housing) has considered the likely EUL of the fixtures and fittings based on historical data of similar or like products being used in other dwellings. These calculations are based on whole of life cycles leading to the cessation of function. The process is similar to depreciation schedules provided by the Australian Tax Office. Life cycle functions are not inclusive of deliberate misuse, purposeful damage, or neglect.

2.1. Overcrowding

It is recognised that fixtures and fittings that are exposed to additional use will reduce the EUL of the items.

The Department recognise that a reduced EUL will occur in overcrowded dwellings as defined by the Entitlement Policy.

3. Expected Lifespan Guidelines (Default)

Electrical Hardware	
Air-conditioners (AC)	7 - 10 years
Evaporative Air-conditioning (EVAC)	7 - 10 years
Electrical Meters	20 - 25 years
Fans	7 - 10 years
Fan switches	7 - 10 years
Light Fittings	10 - 15 years
Light Switches	10 - 15 years
Power Points	10 - 15 years
Residual Current Devices (RCD)	20 - 25 years
Smoke Alarms (Hardwired)	15 years
Smoke Alarms (Not hardwired)	10 years
Stove / Oven/ Exhaust fan	10 - 12 years
Solar Hot Water System	20 - 25 years
Solar panels	20 - 25 years

Fences, Gates	
Chain link fences/Gates	20 – 30 years
Timber Fencing	10 – 15 years
Colorbond sheeting	15 – 20 years
Floors	
Hardwood	20 – 25 years
Ceramic tiles	35 – 40 years
Vinyl sheeting	20 – 25 years
Vinyl tiles	15 – 20 years
General	
Fly Screens (Doors and windows)	5 - 7 years
Locking mechanisms/Privacy sets	10 – 12 years
Ventilation covers	20 – 25 years
Security screens (doors and windows)	20 years
Kitchen Benches/tables	20 years
Painting	
Internal surfaces	10 years
External surfaces	7 years
Plumbing Hardware	
Toilet Cisterns	7 – 10 years
Ceramic Sinks	15 – 20 years
Ceramic accessories, i.e. soap holders, towel rail ends	15 years
Septic tanks	15 years
Timberwork – Frames Doors etc.	
Cupboards	15 – 20 years
External doors	15 – 20 years
Internal doors	15 – 20 years
Walls and Ceilings	
Plasterboard, ceramic tiles	15 – 20 years
Ceilings – plasterboard	25 – 30 years

Face brickwork, Render	40 – 50 years
Windows	
Frames – wooden excluding painting	15-20 years
Frames – metal	15-20 years

4. Enquiries

For queries regarding this Guideline please contact Policy on Housing.Policy@nt.gov.au.