

BUILDING CONDITION SUMMARY

Village Creek Primary School

| | | |
|--|-------------------------|-----------------------------|
| Location: Block 1, Section 443, Kambah | Construction Date: 1979 | Gross Floor Area: 3,498 SQM |
|--|-------------------------|-----------------------------|

| | Score | 5 year Maintenance | Major Works |
|------------------------------|-------|--------------------|------------------------------------|
| Building | 2.8 | \$43,000 | |
| Trees | 2.0 | \$8,500 | |
| Grounds | 3.1 | \$3,500 | |
| Plumbing and Drainage | 2.0 | \$36,000 | |
| Mechanical | 2.8 | \$2,500 | |
| Fire Protection | 2.7 | \$7,500 | |
| Electrical | 2.1 | \$20,000 | |
| Hazardous Materials | 3.3 | | |
| | | \$121,000 | \$27,500 (Plumbing, Carpet) |

STANDARD RATING DEFINITIONS FOR THE ACTUAL FACILITY CONDITIONS

| Condition Rating | Physical Condition | Functionality | Compliance |
|--------------------|--|---|---|
| 5 Excellent | As new or highest quality achievable | All elements must function correctly at all intended times of use. Fully meets designed function | Complies with current Australian Standards for the age of the building. All legal responsibilities must be met. |
| 4 Good | Minor signs of deterioration when viewed closely may be acceptable. No deterioration when viewed from normal distance. Some deterioration may be acceptable. | Generally the building meets the existing function and all elements function as intended with low probability of failure. | Complies with current Australian Standards for the age of the building. all legal responsibilities should be met. |
| 3 Normal | In this category physical appearance is not the major consideration when viewed from normal distances are acceptable. | All required elements should function as intended and the building adequately meet the purpose for which it was built. Minor features, excluding those which bring a threat to safety or security, may be acceptable. | All requirements with respect to Health, Safety and Standards for the age of the building must be met. |
| 2 Poor | Significant material damage. Significant mechanical deterioration. | Barely meets current function. | Does not comply with Australian Standards. |
| 1 Run Down | Extreme material damage or decay. Extreme mechanical deterioration or decay. | No longer meets designed function. | Does not comply with Australian Standards. |

Fire Services

- Inspection 2004
- Services are of high standard
- Appropriate for risk (school use), however, are ageing.

Trees

- Inspection 2004
- No trees require urgent attention
- A number of trees had deadwood and / or Cockatoo damage that required removal.

Asbestos

- Inspection 2006
- Bonded forms of asbestos present (fire doors, eaves sheeting, wall panels in Performing Arts Building & plant room pipes).

