

BUILDING CONDITION SUMMARY

Flynn Primary School

Site: Block 7, Section 18, Flynn	Construction Date: 1974	Gross Floor Area: 3,223 SQM
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(Inspection 2006)	Score	5 year Maintenance	Major Works
Building	3.1	\$26,000	\$14,000
Plumbing and Drainage	2.2	\$45,000	\$20,000
Mechanical	2.7	\$210,000	\$205,000
Fire Protection	2.7	\$30,000	\$30,000
Electrical	2.7	\$21,000	-
Hazardous Materials	3.8	-	-
Trees	1.3	\$3,000	-
Grounds	3.4	\$5,000	\$5,000
		\$340,000	\$274,000

Major works include: replace boilers, pumps & controls; install fire warning system & smoke detectors; install mixing valves; replace heating mains; replace floor and wall coverings

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 2006
- Services are of high standard
- Appropriate for risk (school use).

Trees

- Inspection 2004
- Some trees (cnr Bingle & Hedland Sts) in poor condition
- A number of trees had deadwood and / or Cockatoo damage that required removal.

Asbestos

- Inspection 2006
- Bonded forms of asbestos present (exterior perimeter, eaves sheeting, upper facades, kitchen store, plant room).

