

BUILDING CONDITION SUMMARY

Hall Primary School

Site: Block 3, Section 6, Hall	Construction Date: 1911	Gross Floor Area: 3,375 SQM
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(Inspection 2005)	Score	5 year Maintenance	Major Works
Building	2.4	\$40,000	
Plumbing and Drainage	2.3	\$64,000	
Mechanical	2.5	\$8,000	
Fire Protection	3.0		
Electrical	2.3	\$10,000	
Hazardous Materials			
Trees		\$22,000	
Grounds	2.7	\$1,000	
		\$145,000	\$0

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).

Trees

- Inspection 2004
- Some trees required removal
- Approval granted in 2004 for this work.

Asbestos

- Inspection 2006
- Bonded stable forms of asbestos present (enclosed porch, some ceilings, some walls, eaves sheeting).

