

# BUILDING CONDITION SUMMARY

## Melrose Primary School

Site: Block 10, Section 7, CHIFLEY	Construction Date: 1967	Gross Floor Area: 3,866 SQM
------------------------------------	-------------------------	-----------------------------

	Score	5 year Maintenance	Major Works
<b>Building</b>	3.2	\$70,000	\$15,000
<b>Plumbing and Drainage</b>	2.0	\$67,000	
<b>Mechanical</b>	2.3	\$200,000	\$190,000
<b>Fire Protection</b>	3.0	-	
<b>Electrical</b>	2.0	\$26,000	
<b>Hazardous Materials</b>			
<b>Trees</b>		\$4,000	
<b>Grounds</b>	3.1	\$2,000	
		<b>\$370,000</b>	<b>\$205,000</b>

Major works include: upgrading of heating system and kitchen

STANDARD RATING DEFINITIONS FOR THE ACTUAL FACILITY CONDITIONS			
Condition Rating	Physical Condition	Functionality	Compliance
<b>5 Excellent</b>	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.
<b>4 Good</b>	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.
<b>3 Normal</b>	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.
<b>2 Poor</b>	Significant material damage. Significant mechanical deterioration.	Barely meets current function.	Does not comply with Australian Standards.
<b>1 Run Down</b>	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 in poor condition due to drought
- A number of trees had deadwood that required removal.

### Asbestos

- Inspection 2005
- Bonded forms of asbestos present (perimeter eaves sheeting, jointing material to boiler).

