

BUILDING CONDITION SUMMARY

Mount Neighbour Primary School

Site: Block 1, Section 174, Kambah		Construction Date: 1975	Gross Floor Area: 3,509 SQM
(Inspection 2006)	Score	5 year Maintenance	Major Works
Building	3.0	\$25,000	\$13,000
Plumbing and Drainage	2.3	\$34,000	\$9,000
Mechanical	2.8	\$444,000	\$444,000
Fire Protection	2.7	\$12,000	
Electrical	2.2	\$24,000	
Hazardous Materials	3.6	\$0	
Trees	2.0	\$6,000	
Grounds	3.3	\$3,500	
		\$550,00	\$465,000

Major works include: upgrade of heating and cooling equipment, replacement of floor & 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
- 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, external vertical sheeting, jointing)

