BUILDING CONDITION SUMMARY

Weston Creek Primary School

Site: Block 1, Section 21, Weston	Construction Date: 1971	Gross Floor Area: 3,661 SQM

(Inspection 2006)	Score	5 year Maintenance	Major Works
Building	3.5	$27,000	$25,000
Plumbing and Drainage	2.8	$65,000	$25,000
Mechanical	3.1	$270,000	$265,000
Fire Protection	2.8	$30,000	$30,000
Electrical	2.3	$20,000	
Hazardous Materials	3.8	$500	
Trees	1.6	$12,000	
Grounds	3.0	$3,000	
		$430,000	

Major Works include: replacement of boilers, pumps, gas services, heating system; replacement of radiators and valves, installation of fire warning system,

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 (snow gums) nearing end of life required removal
- Trees with retaining walls and seats installed next to trunk may have affected health of trees.
- Most of the work required involved removing dead wood and branches damaged by cockatoos.