

THIS DEED OF AGREEMENT is made the // day of *October*

One thousand nine hundred and eighty-one (1981)

BETWEEN THE ROMAN CATHOLIC BISHOP OF THE DIOCESE OF AUCKLAND

a "Corporation Sole" (hereinafter with his successors referred to as "the Proprietor") of the first part AND HER MAJESTY THE QUEEN acting by and through the Minister of Education (hereinafter referred to as "the Minister") of the second part


WHEREAS

- A The Proprietor is the owner of Rosmini College Takapuna (hereinafter referred to as "the School")
- B The School is a Roman Catholic School for boys only, from Form One (I) to Form Seven (VII) offering Education with a Special Character
- C The School was established in 1962 and up to the effective date of integration was staffed in part by members of the Roman Catholic Religious Order of Men known as The Rosminian Institute of Charity. The said Order will continue after the effective date of integration to offer teaching staff to the School, so long as it has members available for that purpose.
- D The Minister and the Proprietor have agreed to enter into this Deed of Agreement pursuant to the Private Schools Conditional Integration Act 1975, whereby the School is to be established as an integrated school.

NOW THIS DEED OF AGREEMENT WITNESSETH THAT IT IS HEREBY COVENANTED AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THAT the Minister and Proprietor HEREBY AGREE that the School is to become an integrated School pursuant to the Private Schools Conditional Integration Act 1975.

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2. THE School's Special Character as is hereinafter described, shall incorporate the Education with a Special Character as provided in the School AND IT IS HEREBY AGREED AND DECLARED that the School shall at all times in the future be conducted and operated so as to maintain and preserve the School's Special Character and these presents shall be interpreted so as to maintain and preserve the Special Character of the School.

3. ON behalf of the Proprietor it is hereby agreed that:-

- (a) The Proprietor is the owner of all the land and improvements more particularly described in the First Schedule hereto (hereinafter referred to as "the Proprietor's land") and of which for the purposes of this Deed of Agreement, the School premises form part only. The School premises for the purposes of this Deed of Agreement being the land and improvements more particularly described in the Second Schedule hereto (hereinafter referred to as "the School premises").
- (b) The Proprietor shall set apart and appropriate as owner all the School premises and all the chattels and other assets of the Proprietor associated with the School exclusively for the purposes of the School as an integrated School, so that the Controlling Authority of the School shall have the exclusive right to the possession and use of the School premises and chattels -

PROVIDED THAT -

- (i) At the request of the Proprietor, the Board of Governors may grant the use of the School premises and chattels to the Proprietor or other person or persons at any time when the School premises and chattels are not required for School purposes and the Board of Governors shall not unreasonably or arbitrarily withhold its consent. The Board of Governors may require


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the Proprietor or other person or persons to pay a reasonable fee to the Board of Governors as a condition of such use.

(ii) With the consent of the Proprietor, the Board of Governors may grant the use of the School premises and chattels to other person or persons at any time when the School premises and chattels are not required for School purposes and the Proprietor shall not unreasonably or arbitrarily withhold his consent. The Board of Governors may require any such person or persons to pay a reasonable fee to such Board of Governors as a condition of such use.

- (c) The Proprietor shall accept and meet the liability for all mortgages, liens and other charges upon the land and buildings comprising the School premises.
- (d) The Proprietor shall plan, pay for, and execute the improvements described in the Third Schedule hereto, to the School premises, so as to bring the School buildings and associated facilities forming part of the School premises up to the minimum standard for comparable State Schools prevailing at the effective date of this Deed of Agreement. Such improvements to be carried out in accordance with the dates specified against such improvements in the Third Schedule hereto. The Proprietor shall upon completion of any improvements to electrical services described in the Third Schedule hereto arrange for the local Electrical Supply Authority to inspect the School premises in terms
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of Regulation 45 of the Electrical Supply Regulations 1976.

- (e) The Proprietor shall plan, execute and pay for such capital works and associated facilities at the School as may be approved or required, from time to time, by the Minister pursuant to Section 40 (2) (d) of the Private Schools Conditional Integration Act 1975.
- (f) The Proprietor may own or hold upon trust, and control and maintain, any land, buildings and associated facilities that, although not part of the integrated School premises in terms of this Deed of Agreement are regarded by the Proprietor as appropriate to maintain the Special Character of the School.
- (g) The Proprietor shall insure all the buildings forming part of the School premises and the Proprietor's chattels (if any) owned or held upon trust for the purposes of the School and the other assets owned by the Proprietor for the purposes of the School against risks normally insured against, in some responsible insurance office in New Zealand, and further acknowledges the obligation on him created by section 40 (2) (h) of the Private Schools Conditional Integration Act 1975
- (h) No person employed at the School and paid for his services in whole or in part out of moneys appropriated by Parliament, shall be paid by the Proprietor or its servants or agents any remuneration additional to that provided for by the Private Schools Conditional Integration Act 1975 or shall be granted or permitted any condition of service more favourable than that permitted in the case of a person employed in a comparable position in a State School PROVIDED HOWEVER that a teacher to whom the provisions of Section 71 of the Private Schools Conditional Integration Act 1975 apply, shall continue to be paid no less than the same salary, and be accorded the same status, as he received or was accorded on the day before the effective date of the integration of the School.

4. THE land and buildings constituting the School premises are subject to the mortgages, debts, liens, encumbrances, easements,

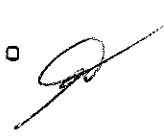

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licences, restrictions and other matters which affect the title to or enjoyment of the land and have the appurtenances or benefits attaching to the land more particularly described in the First Schedule hereto.

5. THE Special Character of the School is that it is a Roman Catholic School for boys only established by the Roman Catholic Bishop of the Diocese of Auckland for the Roman Catholic community of the Diocese of Auckland, which promotes and supports the School and of which the School is part, to provide and to continue to provide Education with a Special Character, that is to say:-

The School is a Roman Catholic School in which the whole School community through the general School programme and in its Religious instructions and observances, exercises the right to live and teach the values of Jesus Christ. These values are as expressed in the Scriptures and in the practices, worship and doctrine of the Roman Catholic Church, as determined from time to time by the Roman Catholic Bishop of the Diocese of Auckland.

6. THE Proprietor of the School subject to the provisions of this Deed of Agreement:-

- (a) Shall continue to have the responsibility to supervise the maintenance and preservation of the Education with a Special Character provided by the School;
 - (b) Shall continue to have the right to determine from time to time what is necessary to preserve and safeguard the Special Character of the Education provided by the School and described in this Deed of Agreement.
 - (c) May invoke the powers conferred upon him by the Private Schools Conditional Integration Act 1975, if in the opinion of the Proprietor the Special Character of the School as defined and described in this Deed of Agreement has been or is likely to be jeopardised or the Education with a Special Character provided by the School as defined and described in this Deed of Agreement is no longer preserved and safeguarded.
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7. (a) THE Controlling Authority of the School shall be a Board of Governors as constituted pursuant to the provisions of Section 51 of the Education Act 1964 and Regulations made thereunder. Such Board of Governors shall consist of eleven (11) members, such eleven (11) members being:-

- (i) One (1) member appointed by the Education Board of the Auckland Education District.
- (ii) One (1) member elected by the teachers of the School PROVIDED HOWEVER that no member so elected may be appointed as Chairman or Deputy Chairman of the Board.
- (iii) Five (5) members elected by the parents of the pupils attending the School.
- (iv) Four (4) members who shall be representatives of the Proprietor and appointed by him.

(b) Any election conducted pursuant to Section 8 (5) of the Private Schools Conditional Integration Act 1975 shall be conducted as nearly as possible in the manner prescribed by the Secondary School Boards Administration and Employment Regulations 1965 and any regulations made in amendment thereof or substitution therefor, and the provisions of those Regulations shall, with any necessary modification, be applied accordingly.

(c) The control and management of the School shall be exercised subject to the provisions of Section 25 (6) of the Private Schools Conditional Integration Act 1975.

8. THE School had a roll of four hundred and sixty-one (461) pupils in Forms III to VII and two hundred and twenty (220) pupils in Forms I and II as at the 1st day of March 1981 being the year when the roll figures were last compiled. It is agreed by and between the parties hereto that the maximum roll of the School shall be four hundred and sixty-five (465) pupils in Forms III to VII and two hundred and twenty-one (221) pupils in Forms I and II.



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9. THE Proprietor agrees that pursuant to Paragraphs (d) and (e) of Clause 3 of this Deed of Agreement he will bring the School up to the minimum standard of accommodation laid down from time to time by the Director-General for a comparable State School.

10. (a) PREFERENCE of enrolment at the School under Section 29 (1) of the Private Schools Conditional Integration Act 1975 shall be given only to those children whose parents have established a particular or general religious connection with the Special Character of the School and the Controlling Authority shall not give preference of enrolment to the parents of any child unless the Proprietor has stated that those parents have established such a particular or general religious connection with the Special Character of the School.

(b) In accordance with Section 7 (6) (h) of the Private Schools Conditional Integration Act 1975 unless the Proprietor and the Regional Superintendent of Education otherwise agree and subject to places being available, the number of pupils whose parents do not have preference of enrolment at the School in accordance with the provisions of Section 29 (1) of the Private Schools Conditional Integration Act 1975 shall be limited at all times to twenty (20) pupils out of the total roll of the School and the Board of Governors shall not enrol more than that number PROVIDED THAT to maintain and preserve the Special Character of the School the Controlling Authority in classifying such pupils so enrolled shall endeavour to reasonably distribute them through the range of classes offered by the School.

(c) Wherever any difficulty arises related to enrolment at the School in terms of the Private Schools Conditional Integration Act 1975, it may be referred to the appropriate Secondary Enrolment Review Committee.

11. IT is agreed by and between the parties hereto that as Religious observances and Religious instruction form part of the Education with a Special Character provided by the School,

Two handwritten signatures are present at the bottom right of the page. The first signature is a stylized, cursive 'J' or 'G' followed by a flourish. The second signature is a more complex cursive signature, possibly 'J.M.' or 'J.M.', with a large 'M' and a flourish.

Religious observances and Religious instruction in accordance with the determination made from time to time by the Roman Catholic Bishop of the diocese of Auckland shall continue to form part of the School programme in accordance with Sections 31 and 32 of the Private Schools Conditional Integration Act 1975.

12. THE Proprietor, together with his servants, agents and licensees, shall, subject to the proviso to Section 40 (2) (i) of the Private Schools Conditional Integration Act 1975, have at all reasonable times access to the School to ensure that the Special Character of the School is being maintained.

13. THE Proprietor, together with his servants, agents and licensees shall have at all reasonable times access to the land and buildings of the School constituting the School premises sufficient to enable him to exercise the powers and carry out the responsibilities vested in him and imposed on him by the Private Schools Conditional Integration Act 1975 and by this Deed of Agreement.

14. AN advertisement for the position of Principal of the School shall in accordance with Section 65 (1) (a) of the Private Schools Conditional Integration Act 1975 state that a willingness and ability to take part in Religious instruction appropriate to the Special Character of the School shall be a condition of appointment. Any person so appointed to the position of Principal shall accept these requirements as a condition of appointment. The Principal so appointed shall accept and recognise a responsibility to maintain and preserve the Special Character of the School.

15. THERE shall be a position at the School to be designated Director of Religious Studies in accordance with Section 65 (1) (b) of the Private Schools Conditional Integration Act 1975, which position shall be a position of responsibility and part of the normal staffing entitlement of the School as established by Regulations made under the Education Act 1964 and an advertisement for that position shall state that a willingness and ability to

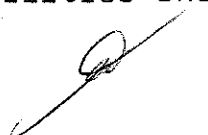
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take part in Religious instruction appropriate to the Special Character of the School shall be a condition of appointment. Any person appointed to the position of Director of Religious Studies shall accept these requirements as a condition of appointment. The Director of Religious Studies shall give guidance and provide effective leadership in Religious instruction and observances throughout the School.

16. A person appointed as aforesaid to the position of Director of Religious Studies at the School, shall undertake such teaching duties, if any, as may be required by the Principal of the School.

17. THE staffing entitlement of the School as at the 1st day of March One thousand nine hundred and eighty-one (1981) was thirty-one decimal eight zero (31.80) positions (excluding the Principal and the Director of Religious Studies) of which there shall be thirteen (13) teaching positions at the School which in accordance with Section 65 (1) (c) of the Private Schools Conditional Integration Act 1975 shall be positions of importance carrying a responsibility for Religious instruction and an advertisement for those positions shall state that a willingness and ability to take part in Religious instruction appropriate to the Special Character of the School shall be a condition of appointment. Any persons to appointed to these positions shall accept these requirements as a condition of appointment. In the event of the staffing entitlement of the School altering at any time during the currency of this Deed of Agreement, then the number of teaching positions designated under Section 65 (1) (c) of the Private Schools Conditional Integration Act 1975 as positions of importance carrying a responsibility for Religious instruction shall be the same proportion to the nearest whole number of other teaching positions as thirteen (13) is to thirty-one decimal eight zero (31.80) as hereinbefore provided.

18. THE position of Deputy Principal at the School is agreed pursuant to Section 66 of the Private Schools Conditional Integration Act 1975 to be a special position that requires particular capabilities in the teacher appointed, namely to assist in planning and organising the courses and programmes at the School to ensure that they reflect the Special Character of the School and an advertisement for the position of Deputy Principal shall state that possession of these capabilities shall



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be a condition of appointment. Any person so appointed to the position of Deputy Principal shall accept these requirements as a condition of appointment.

19. THE Proprietor may with the consent of the Board of Governors in accordance with Section 69 (1) of the Private Schools Conditional Integration Act 1975 arrange for any retired teacher to undertake voluntary tasks to assist in the School with the teaching of Religious observances and Religious instruction appropriate to the Special Character of the School.

20. IT is agreed by and between the parties hereto that as Religious observances and Religious instruction form part of the Education with a Special Character provided by the School the Proprietor may employ any person as a Chaplain or otherwise, for the purposes of Religious observances or instruction and the provisions of Section 69 (2) and (3) of the Private Schools Conditional Integration Act 1975 shall apply.

21. THE Proprietor of the School shall have the right to enter into an Agreement with the parents or other persons accepting responsibility for the education of a child providing that, as a condition of enrolment and attendance of that child at the School, the parents or other persons shall pay attendance dues established in respect of the School or group of Integrated Schools owned by the Proprietor or Proprietors of other Roman Catholic Integrated Schools at such rates and subject to such conditions as may be approved from time to time by the Minister, by notice in the New Zealand Gazette in accordance with Section 36 of the Private Schools Conditional Integration Act 1975.

22. THE Proprietor will make a house property available for a School Caretaker's Residence as and when it may reasonably be required by the Board of Governors and at that stage the Board of Governors shall assume responsibility for the maintenance of such a house property and shall be entitled to receive the rent therefrom.



23. THE School is a School for boys only from Form One (I) to Form Seven (VII) and shall remain so until such time as an agreement is reached between the Proprietor and the Minister and the parties hereto enter into a supplementary Deed of Agreement to give effect thereto.

24. WHERE any of the costs associated with the conduct of the Proprietor's land and buildings that are not part of the School premises cannot be separated from the costs associated with the operation of the School premises, the Proprietor and the Board of Governors shall contribute to such costs according to their respective use of the services and facilities.

25. IT is acknowledged by and between the parties hereto pursuant to Clause 24 hereof that certain of the services and facilities on or serving the Proprietor's land and buildings and other improvements thereon are used in common for the purpose of the School premises and as is more particularly delineated on the plan forming part of the Second Schedule hereto. In particular, the access from Dominion Street, the water supply, the power supply and the sewerage and drainage systems are all used in common and the costs of maintaining such services and facilities shall be apportioned as provided in Clause 24 hereof. If practicable the power supply to the School premises shall be separately metered at the expense of the Proprietor. Where such services or facilities are wholly or partly situated outside the School premises the Proprietor will continue to make such services or facilities available to the School premises.

26. THE Proprietor shall not engage any teachers between the date of execution of this Deed of Agreement and the effective date of integration other than those whose names have already been notified by the Proprietor to the Director-General of Education without first obtaining the consent of the Director-General.



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27. THE Minister shall be responsible only for the normal maintenance costs of the retaining walls on the School premises and all other expenditure in respect of the retaining walls on the School premises shall be the responsibility of the Proprietor.

28. THE Proprietor shall reimburse the Minister for the payment of salary, wages and the proportion of School holiday pay due and paid by the Minister in respect of the 1981 school year to any person employed at the School up to the effective date of integration.

29. THE Minister shall subject to Clause 3 (d) and (e) of this Deed of Agreement after the effective date hereof maintain the School premises and the associated facilities in a state of repair order and condition as for a comparable state school and provide for the maintenance of the chattels as though the School were a state school. The School shall be entitled to such furniture and equipment as the Minister supplies from time to time to comparable state schools.

30. THE effective date of this Deed of Agreement shall be the fourteenth day of October 1981.

31. ON and after the effective date specified in this Deed of Agreement the School shall be an integrated school in terms of the Private Schools Conditional Integration Act 1975.

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IN WITNESS WHEREOF these presents have been executed the
day and year first hereinbefore written

SIGNED by JOHN MACKEY THE ROMAN CATHOLIC
BISHOP OF THE DIOCESE OF AUCKLAND a Corporation Sole,
and sealed with the Seal of Office
of the Diocese of Auckland
in the presence of:

+ John Mackey
P.H. Catechista
Ministry of Religion
36-42 Rellie St
Wellington.

SIGNED FOR AND ON BEHALF OF
HER MAJESTY THE QUEEN by
MERVYN LANGLOIS WELLINGTON
Minister of Education
in the presence of:

Mervyn Langlois
Minister of Education
P.O. General

FIRST SCHEDULE

Description of total land buildings and other improvements comprising the Proprietor's land of which the School premises form part

THE PROPRIETOR'S LAND All that land, School Buildings and other improvements owned by the Roman Catholic Bishop of the Diocese of Auckland situate at Dominion Street, Takapuna, Auckland, New Zealand, delineated in green on the annexed plan, being known as Rosmini College, Takapuna, and being more particularly described as follows:-

FIRST: All that Freehold parcel of land containing .0809 hectares more or less situated in the Borough of Takapuna being Lot seven (7) on a plan deposited in the Land Registry Office at Auckland as No. 20015 and being portion of Allotment 76 of the Parish of Takapuna, and being all the land in Certificate of Title Volume 615 folio 226 (Auckland Registry).

SUBJECT TO

Agreement as to fencing in Transfer No. 15663.

SECONDLY: All that Freehold parcel of land containing .5401 hectares more or less Lots 3 and 4 Deposited Plan 20015 and part Lot 6 Deposited Plan 4553 and being all the land in Certificate of Title Volume 1114 folio 232 (Auckland Registry).

SUBJECT TO

Agreement as to fencing contained in Transfer 95958 affecting the part Lot 6 Plan 4553 herein and Transfer 156634 affecting Lots 3 and 4 Plan 20015.

THIRDLY: All that Freehold parcel of land containing 6.4218 hectares more or less being the South Western part of Allotment 77 Parish of Takapuna and being all the land in Certificate of Title Volume 2A folio 1407 (North Auckland Registry).

SUBJECT TO

- (1) A256162 Certifying the line of a trunk sewer.
- (2) Transfer being a surrender of riparian rights, The Roman Catholic Bishop of the Diocese of Auckland to the Auckland Harbour Board.

There is a debt owing to the Diocesan Development Fund of the Roman Catholic Diocese of Auckland.

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SECOND SCHEDULE

Description of land buildings and other improvements
comprising the School premises

THE SCHOOL PREMISES

All that part of the Proprietor's land as described in the First Schedule hereto, delineated in red on the annexed plan of the Proprietor's land, which plan forms part of this Schedule TOGETHER WITH all the School buildings and other improvements thereon SAVE AND EXCEPT Blocks C, G, J and K and the land immediately surrounding the same more particularly delineated in blue on the annexed plan together with a reservation in favour of those excepted portions of full rights of access inter se and of ingress and egress to and from those excepted portions over the shaded access thereto on the annexed plan from and to Dominion Street, Takapuna, Auckland.

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ROSMINI COLLEGE, TAKAPUNA.

WORKS TO BE CARRIED OUT BY THE PROPRIETOR IN RELATION TO THE INTEGRATED SCHOOL

THIRD SCHEDULE

These works are to be planned, executed and paid for by the proprietor subject to the provisions of this schedule in relation to the buildings and associated facilities to bring them up to the minimum standard for a comparable state school. All work is to be carried out by competent tradesmen or in a workmanlike manner to the Department of Education standards.

AGREED PHASING OF WORK TO BE COMPLETED BY

	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<u>SITE</u>						
<u>Fencing</u>						
Repair broken sections of west boundary						
Provide fencing to east and south boundaries				x x		
<u>Grounds</u>						
Reconstruct tennis courts						
Repair tennis court fencing						
Reseal hard playing area in front of Block A			x x			
Reseal entrance driveway adjacent to front pillars						
<u>BLOCK A</u>						
<u>Exterior</u>						
Finish off exterior painting						
Check and repair as necessary all down pipes, rain heads and internal spouting		x				
Check and repair south east corner for water ingress through exterior sheathing		x				
Replace four sheets of fibrolite on south linkway to Area 21		x				
<u>Area 11</u>						
Line the exposed under floor joists and re-route pipes						
Replace broken vents to rear wall on south side outside Area 45						
Clean debris off aluminium roof over Areas 22 and 45		x x		x		

BLOCK A (continued) Interior - Level 1	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Area 20		x x				
Fit door furniture to exterior door east side						
Finish off repaint of room						
Area 61		x x x x x		x		
Repair water leak in north-east corner						
Repair flooring on dais						
Repair entrance door						
Repair broken window sash						
Repaint room						
Area 60A		x				
Finish off lining to partitions and paint						
Area 63		x				
Repair entrance door						
Level 2						
Area 9		x				
Revarnish ply linings						
Area 21		x x x x x				
Refix ceiling panels and repaint						
Reglaze bottom door panel						
Repair stile and fit door closer						
Finish off repaint of room						
Area 22				x x		
Install floor coverings to wooden floor						
Repaint room including side benches						
Area 26		x x x				
Repair display board						
Repair ply wall lining						
Finish off repaint of room						
Area 27		x x x x x				
Repair floor coverings						
Repair ceiling tiles						
Repair ply wall linings						
Repair door						
Finish off repaint of room						
Area 28		x				
Finish off repaint of room						

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BLOCK A - Interior - Level 2 (continued)		14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Area 29	Finish off repaint of room		x				
Area 30	Repair hole in panel behind door		x				
Area 31	Fit lever type door handles		x				
Area 32	Fit lever type door handles		x				
Area 33	Install floor coverings to wooden floor		x		x		
	Finish off repaint to room						
Area 34a	Finish off joinery glazing and painting		x				
	Repair ceiling		x				
Area 35	Repaint area				x		
Area 36	Paint copper piping		x				
Area 37	Finish off repaint to room		x				
Area 38	Paint copper piping		x				
Area 39	Finish off repaint of room		x				
Area 40	Install floor coverings to wooden floor				x		
Area 41	Repaint room				x		
Area 42	Repair all damaged locker doors		x		x		
	Repaint area						
Area 43	Repaint room						
	Repair damaged locker doors		x		x		

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BLOCK A - Interior - Level 2 (continued)	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Area 44 Repaint room				x		31.3.86
Area 45 Install floor coverings to wooden floor Repairs to ply covering over services Repairs to ceiling around spray canopy Finish off repaint of room		x x x		x		
Area 46 Install floor coverings to wooden floor Repair beading to fix desk tops front row Finish off repaint of room including seating Replace door furniture		x x x		x		
Area 53 Repair hardboard wall panels Repair blocked drain to showers Replace escutcheon plate in fourth shower around shower rose		x x x				
Area 57 Install floor coverings to wooden floor Repaint room				x x		
Area 58 Repair entrance door and fit lever type door handles Repaint room		x		x		
Area 59 Repaint room				x		
BLOCK A - Level 3 Interior Area 1 Finish off repaint of room		x				
Area 2 Install floor covering to wooden floor Repaint room				x x		
Area 3 Install floor coverings to wooden floor Repair door Repaint room		x		x x		

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	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
BLOCK A - Interior Level 3 (continued)						
Area 4						
Install floor coverings to wooden floor						
Repair ply panelling		x		x		
Repair louvre fittings		x				
Repaint room						
Repair strip of floor covering outside room		x		x		
Area 5						
Install floor coverings to wooden floor						
Repair louvre fittings		x		x		
Refix and repair ceiling tiles		x				
Replace catches to cupboard door		x				
Repair cupboard doors		x				
Repair cupboard catches		x				
Repaint room				x		
Area 6						
Repaint walls						
Repairs to wall linings		x		x		
Repair strip of floor coverings outside room		x				
Area 7						
Touch up painting to block walls						
Repair door		x				
Area 8						
Finish off repaint of room		x				
Area 9a						
Touch up painting		x				
Area 9						
Repaint ceiling and ply linings				x		
Area 10						
Repaint					x	
Area 11						
Install floor coverings to wooden floor						
Replace six damaged swan neck taps		x				
Repair damaged window catches		x				
Finish off repaint of room		x				
Repair water lead in SE corner		x				

[Signature]

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[Signature]

	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
BLOCK A - Interior Level 3 (continued)						
Area 11a						
Finish off repaint of room		x				
Install floor coverings to wooden floor		x		x		
Replace service dust covers						
Area 12						
Repair ceiling and then repaint		x				
Repair floor coverings		x				
Area 13						
Touch up painting		x				
Area 14						
Install floor coverings to wooden floors						
Repaint				x		
Repair door		x		x		
Repair sash catches		x				
Area 15						
Install floor coverings to wooden floor				x		
Refix window winding gear		x				
Replace window catch		x				
Repair door		x				
Repair split sash rail		x				
Repaint room				x		
Area 16						
Install floor coverings to wooden floor						
Repair door						
Repair louvre fittings		x				
Repair window catches		x				
Repair cupboard catches		x				
Area 17						
Install floor coverings to wooden floor						
Repaint room						
Repair display boards						
Repair ply linings						
Repair louvre fittings		x		x		
Reglaze cracked pane south side		x				
Repair door		x				

BLOCK A - Interior Level 3 (continued)	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<p>Area 18</p> <p>Touch up painting</p> <p>Repair louvre fittings</p> <p>Area 19</p> <p>Repair water leak in south east corner</p> <p>Touch up painting of block wall</p> <p>Area 21</p> <p>Replace water damaged ply panelling</p> <p>Repair smoke stop door</p> <p>Refix ceiling tiles and repaint ceiling</p>		<p>x x</p> <p>x x</p> <p>x x x</p>				
<p>BLOCK A</p> <p>Structural</p> <p>Carry out strengthening to the Ministry of Works and Development standards</p> <p>Mechanical</p> <p>Areas 1, 10, 30, 58, 59, 61 and 63</p> <p>Upgrade heating to state school standards</p> <p>Mechanical - General</p> <p>Relocate control switch to area 28 to ensure each room has individual control</p> <p>Upgrade rating of circuits from distribution boards to heaters</p> <p>Overcome bunching of subcircuits and submains along corridors</p> <p>Provide protection for subcircuits above new switchboard</p> <p>Upgrade wiring on new main switchboard to local authority standards</p>		<p>x</p> <p>x</p> <p>x x</p> <p>x</p>	<p>x</p> <p>x</p>			
<p>Electrical - Level 1</p> <p>Area 61</p> <p>Fix cover over submain cable in corner of room</p> <p>Level 2</p> <p>Areas 9, 22, 31, 32, 36, 38, 41, 42, 58 and 59</p> <p>Upgrade lighting to state school standards and adjust blackboard light fittings</p>		<p>x</p>				<p>x</p>

14.10.81

BLOCK A (continued) Electrical - Level 2 (continued)	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Area 22 Adjust and fix reflector on blackboard fitting Repair damaged socket outlets, earth flush outlet boxes or fit all insulated boxes Relocate any outlets within 200mm of any gas outlet		x x x				
Area 33 and 40 Upgrade lighting to state school standards Install two socket outlets in each room Fit polycarbonate protected pattern sockets adjacent to or over reagent benches		x x	x x			
Areas 36 and 38 Upgrade lighting to state school standards			x			
Areas 26 and 27 Repair broken light fittings		x				
Area 28 and 29 Upgrade lighting to state school standards Install socket outlet in area 29		x	x			
Area 34 Fit permanent labels to ELV cable junction box, bell timer equipment, covering terminals inside and control switches outside		x				
Area 41 Refix chart holder and fit new chart Replace broken door catch Mount all MCB's in distribution cabinet - enclose all TPS cables below and to side of cabinet		x x x x				
Level 3 Areas 2-7, 9, 14-19 Upgrade lighting to state school standards Adjust and fix blackboard fitting in area 4		x	x			
Area 11a Upgrade blackboard lighting with special angle reflectors Cover all TPS wiring under benches to sockets with battens or securely clip out of reach		x	x			

BLOCK A (continued)		14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<u>Electrical - Level 3 (continued)</u>							
Area 12							
Provide additional outlet adjacent to doors to area 9 and repair broken fittings			x				
Area 14							
Install three additional socket outlets			x				
Replace TPS cable to single pole sockets, clipped in place or remove existing single pole sockets and wiring			x				
<u>Distribution boards -</u>							
Replace labels with permanent engraved screw fixed type							
Fit labels to boards to identify and circuit charts to identify all circuits - replace all fuses with HRC links or fit MCB's			x				
<u>Fire Protection</u>							
Install a low voltage fail safe alarm system with nine call points and 11 sounders			x				
<u>Means of Egress - Level 2</u>							
Provide alternative egress from areas 22 and 45 by installing an exterior door in each room		x					
Provide alternative egress from area 46 by installing an exterior door		x					
Provide alternative egress from areas 26-29 by means of communicating doors		x					
Install an exterior steel fire escape stairway and platform to the flat roof adjacent to areas 1 and 11a		x					
Provide alternative egress from area 14 by installing a door back into the corridor remote from the entry door		x					
Install communicating doors in the partition walls between areas 2-5, 15-17 and repair damaged door lock in area 11		x					
Install a solid core door and self closer on the entry door to area 1		x					
Replace the louvre vents and glass panels above the doorway to area 10 with wired glass panels		x					
Remove the cabin hooks used to hold open smoke stop doors		x					

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	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<u>BLOCK A - Fire Protection (continued)</u>						
<u>Means of Egress</u>						
<u>Level 3</u>						
Enclose area 44 with a 1/2 hour FRR partition and a self closing door	x					
Repair the lock set on the exit doors at area 20	x					
Remove the cabin hooks which hold open the smoke stop doors	x					
<u>Fire Equipment</u>						
Install four additional hose reels to complete coverage of block		x x				
Install a 3.5kg CO ² extinguisher on areas 11a and 14						
<u>Linings</u>						
Reline the ground floor ceiling and first floor (areas 34, 36, 37, 38, 39 and 41) combination of level 2 with a half hour FRR material		x				
Storage cupboards under stairs require upgrading with half hour FRR material or removed completely		x				
Reline ceiling of areas 11, 11a, 14, 23, 24, 24a, 25, 25a and 46 with plasterboard			x			
<u>Fire Protection General</u>						
All portable electric heaters should be removed and fixed heating installed	x					
Provide a partition between areas 1 and 11a			x			
<u>BLOCK B</u>						
<u>Exterior</u>						
Repair down pipe on west side						
Replace broken louvre blades on west side		x				
Replace broken fibrolite sheathing on east side		x				
Reglaze georgian wire panel		x				
<u>Interior</u>						
Sand and reseal floor and wall linings with polyurethane						
<u>Structural</u>						
Carry out strengthening to Ministry of Works and Development standards				x		

	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<p>BLOCK B (continued)</p> <p><u>Electrical</u> Upgrade lighting to state school standards Label distribution board and fit circuit chart</p> <p><u>Fire Protection</u> <u>Fire Equipment</u> Replace dry powder extinguishers with two 10 litre water CO₂ extinguishers</p> <p><u>Fire Alarm</u> Install a low voltage fail safe alarm system with 2 call points and 3 sounders</p>		x	x			
<p>BLOCK D</p> <p><u>Exterior</u> Repaint exterior Paint roof and spouting Repair spouting on east side</p> <p><u>Structural</u> Provide roof bracing fixings</p> <p><u>Fire Protection</u> Install a 5kg dry powder extinguisher</p> <p><u>Fire Protection - General</u></p>	x	x x	x	x		
<p>Reduce the present amount of stored petrol to comply with the Dangerous Goods Act 1974</p>	x					
<p>BLOCK E</p> <p><u>Exterior</u> Repair fibrolite sheathing Repair down pipe on north side Repair base sheathing east side Repaint exterior of block Trim branches of willow tree clear of buildings</p> <p><u>Interior</u> Reglaze bottom pane at entrance door Install door closer at south east corner and at south west corner Repaint room</p>		x x x x		x		x

BLOCK E (continued)	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Structural						
Provide subfloor bracing						
Mechanical						
Area 69						
Upgrade heating to state school standards						
Fire Protection						
Install a 10 litre water CO ² extinguisher		x				
BLOCK F						
Exterior						
Reblock foundation blocks and wire jack studs to blocks and install base board						
Install flashings to north west corner gable						
Repair windows east side						
Replace timber decking completely						
Replace both drum doors on east side with exterior doors						
Existing doors are interior doors and are deteriorating						
Repair windows on east side			x			
Repair windows on south side						
Install metal flashing to gable and south west corner						
Repair glazed frame on south side						
Remove temporary linings on south west corner and install permanent linings						
Repair highlite windows west wall						
Install new door and frame northwest corner						
Replace rotting timber with new where appropriate						
Repaint exterior completely						
Interior						
Area 71						
Repair floor and replace floor coverings						
Install RHS column to roof beam						
Reinstate top rack to flexifold door						
Repair roof sarking and line ceiling						
Areas 72 and 73						
Install a ventilating lobby						

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BLOCK F - Interior (continued)

Area 75

Install new floor coverings
Repair sarking and line ceiling
Finish off repaint of room

Structural

Provide adequate knee brace connections

Mechanical

Area 75

Upgrade heating to state school standards

Electrical

Areas 73-75

Upgrade lighting to state school standards

Area 71

Replace switchboard with modular metal clad cabinet
with heating controls for fixed heaters

Fire Protection

Install a 10 litre water CO² extinguisher

FURNITURE AND EQUIPMENT

Provide furniture and equipment to state school standards in the following areas:

Principals Office (Area 23)
Deputy Principals Office (Area 30)
HOD rooms

School Office (Area 24)

Duplicating room (Area 24)

Sick room (Area 34A)

Music room (Area 61)

Library

Library workroom (Area 70)

Classrooms

BUILDING REQUIREMENTS

Remodelling or new construction to provide:

Music resource room of 23m²

AV store of 14m²

1 classroom of 66m²

Drama room of 77m²

14.10.81

31.3.82

31.3.83

31.3.84

31.3.85

31.3.86

x

x

x

x

x

x

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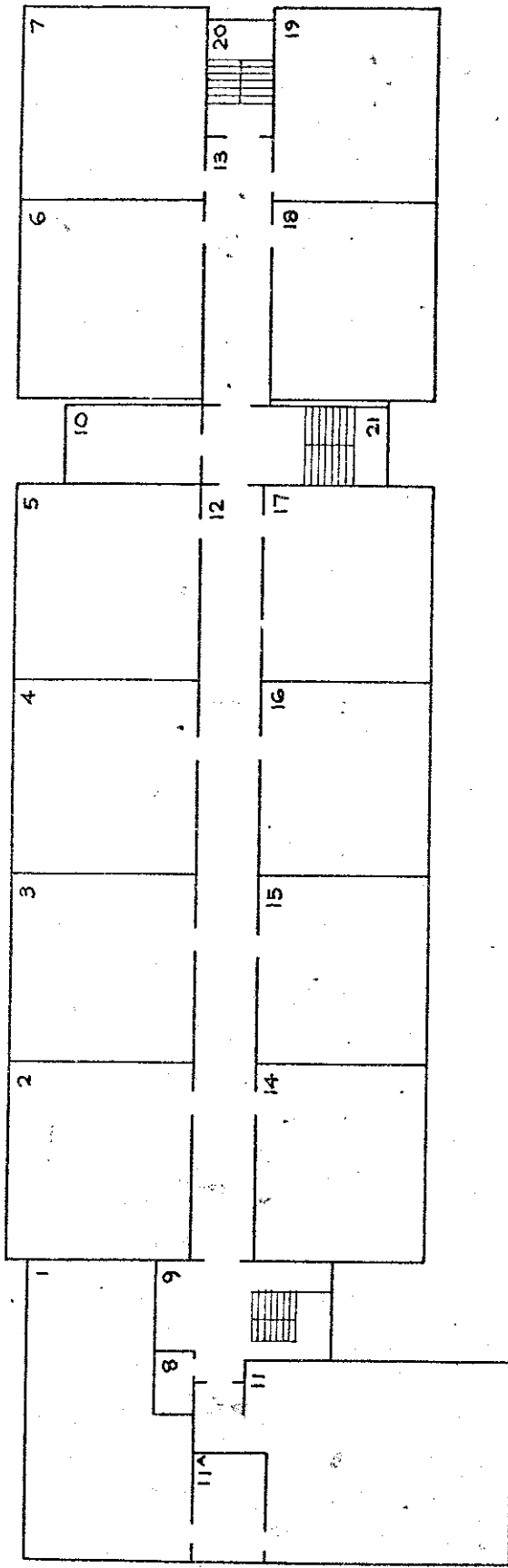
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BUILDING REQUIREMENTS (continued)	14.10.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Drama store of 19m ²						
Principals Office of 19m ²						
Deputy Principals Office of 11m ²						
Senior Masters Office of 11m ²						
HOD/PR offices 5 of 7.5m ² each						
Staff rest room of 4.5m ²						
Office of 19m ²						
Duplicating room of 9.5m ²						
Casualty room of 9.0m ²						
Caretakers room of 7m ²						
Maths workroom of 14m ²						
Language store of 9.5m ²						
PE store of 19m ²						
Outside PE store of 19m ²						
Maintenance staffroom of 19m ²						
Woodwork room of 158m ²						
Woodwork project store of 19m ²						
Timber store of 28m ²						
Polishing room of 14m ²						
Office, shower and toilet for PE instructor						
2 wc's and 1 WHB for boys toilets						
1 sanitary towel disposal facility in female staff toilets						
1 shower for female staff						

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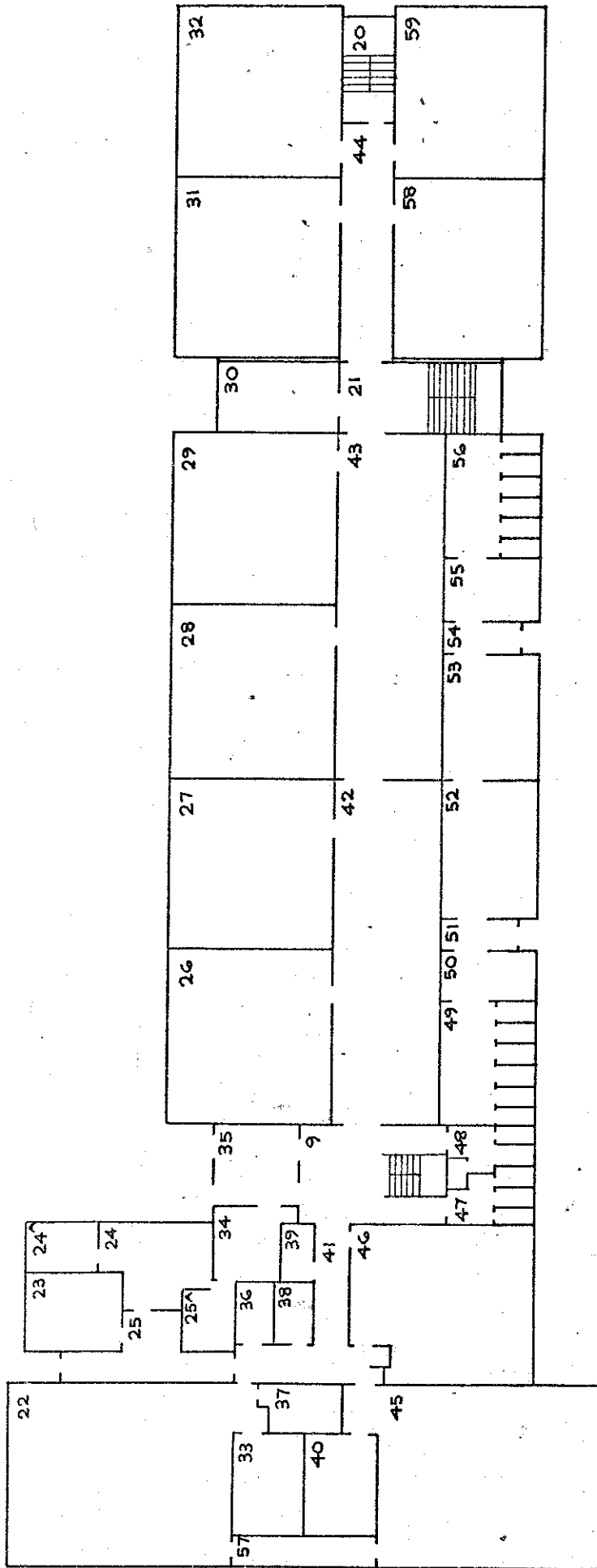


BLOCK A LEVEL 3		AREA	
ROOM	ROOM	AREA	AREA
1 STAFFROOM	11A STOREROOM	96.2 m ²	59.3 m ²
2 CLASSROOM	12 CORRIDOR	59.3 m ²	59.3 m ²
3 CLASSROOM	13 CORRIDOR	59.3 m ²	59.3 m ²
4 CLASSROOM	14 BIOLOGY LAB	59.3 m ²	59.3 m ²
5 CLASSROOM	15 CLASSROOM	59.3 m ²	59.3 m ²
6 CLASSROOM	16 CLASSROOM	59.3 m ²	59.3 m ²
7 CLASSROOM	17 CLASSROOM	57.9 m ²	57.9 m ²
8 CLASSROOM	18 CLASSROOM	57.9 m ²	57.9 m ²
9 STAIRS	19 CLASSROOM	20.1 m ²	57.9 m ²
10 RESOURCE	20 STAIRS	98 m ²	
11 LABORATORY	21 STAIRS		

TOTAL AREA = 1190.8 m²

DEPARTMENT OF EDUCATION
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Revision	25 JUNE 1981	Drawn:	8228



BLOCK A LEVEL 2			
ROOM	AREA	ROOM	AREA
22 PHYSICS LAB.	92.3 m ²	34 RECEPTION	9 m ²
23 PRINCIPAL	12 m ²	35 ENTRANCE LOBBY	
24 OFFICE	35.4 m ²	36	5.8 m ²
24A BURSAR	6 m ²	37 WORKROOM	
25 LOBBY		38	5.8 m ²
25A SICK BAY	6 m ²	39	
26 CLASSROOM	59.3 m ²	40 CHEMISTRY PREP.	12.9 m ²
27 CLASSROOM	59.3 m ²	41 CORRIDOR	
28 CLASSROOM	59.3 m ²	42 CLOAKROOM	
29 CLASSROOM	59.3 m ²	43 CLOAKROOM	
30 RESOURCE	20.1 m ²	44 CORRIDOR	
31 CLASSROOM	57.9 m ²	45 CHEMISTRY LAB.	92.3 m ²
32 CLASSROOM	57.9 m ²	46 DEMONSTRATION	59 m ²
33 PHYSICS. PREP.	12.9 m ²	47 FEMALE TOILETS	

TOTAL AREA : 1469.4 m²

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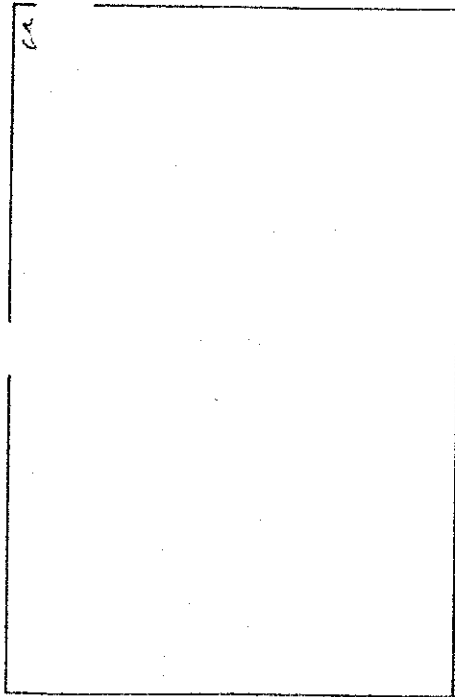
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SHEET 3 OF
4 SHEETS

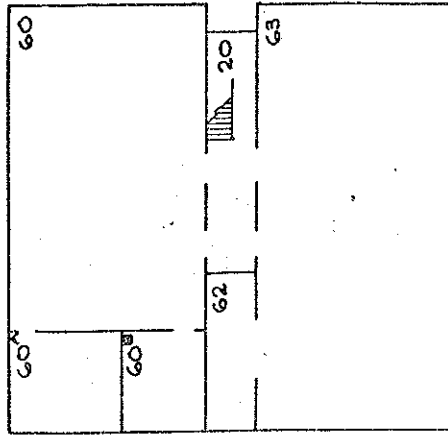
Revision

25 JUNE 1981

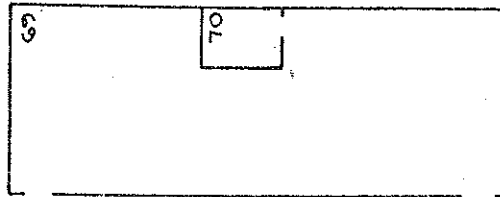
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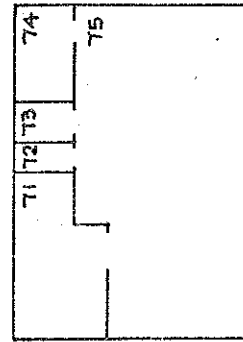
BLOCK B
ROOM G4 GYMNASIUM AREA 447.1m²



BLOCK A LEVEL 1
ROOM G0 MUSIC AREA 90m²
ROOM G0A MUSIC PRACTICE AREA 16m²
ROOM G0B MUSIC STORE AREA 13m²
ROOM G2 PROJECT STORE AREA 12.8m²
ROOM G3 ART ROOM AREA 119.9m²
TOTAL AREA = 276.5m²



BLOCK E
ROOM G9 LIBRARY AREA 131.6m²
TO 7.4m²
TOTAL AREA = 145m²



BLOCK F
ROOM T1 AREA 11.8m²
ROOM T2 AREA 7.2m²
ROOM T3 AREA 7.2m²
ROOM T4 AREA 7.2m²
ROOM T5 AREA 7.2m²
TOTAL AREA = 124.1m²

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