


THIS DEED OF AGREEMENT is made the 28 day of April
One thousand nine hundred and eighty one (1981)
BETWEEN THE ROMAN CATHOLIC ARCHBISHOP OF THE ARCHDIOCESE
OF WELLINGTON 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
St. Bernadette's School, NAENAE
(hereinafter referred to as "the School")
- B The School is a Roman Catholic Primary School for boys
from new entrants to standard four and for girls from
new entrants to form two offering Education with a
Special Character.
- C The School was established in 1952 and up to the effective
date of integration was in part staffed by members of the
Roman Catholic Religious Order of Women, known as the Sisters
of the Presentation of the Blessed Virgin Mary. 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

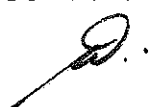
- PROVIDED THAT -

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- (i) At the request of the Proprietor, the School Committee 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 School Committee shall not unreasonably or arbitrarily withhold its consent. The School Committee may require the Proprietor or other person or persons to pay a reasonable fee to the School Committee as a condition of such use.
- (ii) With the consent of the Proprietor, the School Committee 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 School Committee may require any such person or persons to pay a reasonable fee to the School Committee 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 all the improvements which may reasonably be required by the Minister in terms of Section 40 (2) (c) of the Private Schools Conditional Integration Act 1975, 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 as at the effective date of this Deed of Agreement.

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The Minister's requirements shall be listed in a Building Schedule which shall be deemed to form part of this Deed of Agreement and which the Minister will issue to the Proprietor. All the work listed in the Schedule is to be completed to the satisfaction of the Minister within five years of the effective date of this Deed of Agreement.

The Proprietor shall carry out normal maintenance of the School premises and associated facilities until the time the Building Schedule is issued by the Minister to the Proprietor.

- (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.

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- (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 his servants or agents any remuneration additional to that provided 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.
- (i) The Proprietor shall upon completion of any improvements to electrical services to be described in the Building Schedule arrange for the local Electrical Supply Authority to inspect the School premises in terms of Regulation 45 of the Electrical Supply Regulations 1976.

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

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5. THE Special Character of the School is that it is a Roman Catholic School for boys and girls established by the Roman Catholic Archbishop of the Archdiocese of Wellington, New Zealand, for the Roman Catholic community of the Archdiocese of Wellington 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 Archbishop of the Archdiocese of Wellington.

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;

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- (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.

7. (a) THE Controlling Authority of the School shall be the Education Board of the Wellington Education District as constituted pursuant to Section 15 of the Education Act 1964.

- (b) The School shall be managed by a School Committee constituted pursuant to the provisions of Section 26 of the Private Schools Conditional Integration Act 1975. The School Committee shall consist of:

- (i) One (1) member to be appointed by the Proprietor of the School;
- (ii) Six (6) members to be elected by the parents of children attending the School PROVIDED HOWEVER that in the event of the School roll altering at any time then the number of such members shall be fixed by ascertaining the number of members that a State School Committee would have, based on the current School roll in accordance with the provi-

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sions of the School Committees Administration Regulations 1965 and subtracting one from that number.

- (c) Any election conducted pursuant to Section 26 of the Private Schools Conditional Integration Act 1975 shall be conducted as nearly as possible in the manner prescribed by the School Committees Administration Regulations 1965 and any regulations made in amendment thereof or in substitution therefor and the provisions of those regulations shall, with any necessary modifications, be applied accordingly.
- (d) 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 one hundred and twenty two (122) pupils as at the 30th September 1980 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 one hundred and twenty five (125) pupils.

9. THE Proprietor agrees that pursuant to Paragraph (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.

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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 Controlling Authority otherwise agree and subject to places being available, the number of pupils whose parents do not have a 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 six (6) pupils out of the total roll of the School and the Controlling Authority 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

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the School in terms of Section 54 of the Private Schools Conditional Integration Act 1975, it may be referred to the Controlling Authority of the School pursuant to the provisions of the said section.

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, Religious observances and Religious instruction in accordance with the determination made from time to time by the Roman Catholic Archbishop of the Archdiocese of Wellington 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 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 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 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 PROVIDED HOWEVER that in the event of the staffing entitlement of the School altering at any time during the currency of this Deed of Agreement then the position of Director of Religious Studies shall be determined in accordance with the then current staffing entitlement of the School under the Education Act 1964 and Regulations made thereunder and as is more particularly described in the Fourth Schedule hereto.

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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. IN the event of the staffing entitlement of the School altering at any time during the currency of this Deed of Agreement, whereby the School becomes entitled to a position of Senior Teacher Junior Classes, it is agreed pursuant to Section 65 (1)(d) of the Private Schools Conditional Integration Act 1975 that the Controlling Authority of the School in advertising the position of Senior Teacher Junior Classes 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 person so appointed to the position of Senior Teacher Junior Classes shall accept these requirements as a condition of appointment.

18. THERE shall be one (1) other teaching position at the School which in accordance with Section 65 (1) (c) of the Private Schools Conditional Integration Act 1975, shall be a position of importance carrying a responsibility for Religious instruction and an advertisement for the position 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 person so appointed to this position shall accept these requirements as a condition of appointment PROVIDED HOWEVER that 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

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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 determined in accordance with the then current staffing entitlement of the School under the Education Act 1964 and Regulations made thereunder and as is more particularly described in the Fourth Schedule hereto.

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

20. THE Proprietor may with the consent of the Controlling Authority 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.

21. 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

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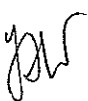
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the Proprietor may employ any person as a Chaplain or otherwise, for the purposes of Religious observances or instruction and the provisions of Section 69 (2) and (3) of the Private Schools Conditional Integration Act 1975 shall apply.

22. 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.

23. THE School is a Primary School for boys from new entrants to Standard four and for girls from new entrants to form two and shall remain so until such time as an agreement to a change in this organisation of the School 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 School Committee and/or the Controlling Authority 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 are used in common for the purposes 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 Naenae Road, shaded in blue on the said plan, the water supply, 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.

27. THE Proprietor shall reimburse the Minister for the payment of salary, wages and proportion of 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.

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28. AFTER the issue of the Building Schedule the Minister shall subject to Clause 3 (d) (e) and (i) of this Deed of Agreement maintain the School premises and the associated facilities in a state of repair order and condition as for a comparable State School under the same Controlling Authority 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 Controlling Authority supplies from time to time to comparable State Schools.

29. THE effective date of this Deed of Agreement shall be the 25th day of May 1981

30. 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.

31. THE Proprietor shall prior to the effective date of integration complete the following work :-

- a. Install a manual "Fail Safe" type fire alarm system audible in all parts of the School, with manual call points situated at exit ways;
- b. Provide locks to all secondary egress doors; the locks to be of a type that can be opened from the inside without the use of keys.

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

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[Signature]

SIGNED by THOMAS STAFFORD WILLIAMS
THE ROMAN CATHOLIC ARCHBISHOP OF
THE ARCHDIOCESE OF WELLINGTON and
Sealed with his Seal of Office in
the presence of:

+ *Thomas S. Williams*

Patricia O'Connor
Canon
Wellington

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

M. J. Ylker
Private Secretary
12 Hahira Road
Hataitai
Wellington, 3

Mervyn Langlois

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, Church, Residence, Halls, School buildings and other improvements owned by the Roman Catholic Archbishop of the Archdiocese of Wellington situate at Naenae Road, Naenae, New Zealand, being known as St. Bernadette's Church, Presbytery, Hall, Scout Hall and School, Naenae, and being more particularly described as follows:

FIRSTLY

All that freehold parcel of land containing 1.2343 ha more or less situate in the City of Lower Hutt being part Subdivisions 3C, 3E, 3D1, 3D2, 3D3, 3D4, 2A, 2B, 2C and 2D2B of Section 42 Hutt District and being also Lot 1 on Deposited Plan 14102 and being all the land in Certificate of Title Volume 8B Folio 571 (Wellington Registry)

SECONDLY

All that freehold parcel of land containing 58m² more or less situate in the City of Lower Hutt being part of Subdivisions 2A of Section 42 Hutt District and being also Lot 1 on Deposited Plan 23459 and being all the land in Certificate of Title Volume A2 Folio 419 (Wellington Registry)

SUBJECT TO Section 59 of the Land Act 1948 (C.T. A2/419)

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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 together with a reservation in favour of the non-integrating areas more particularly delineated in green on the annexed plan of full rights of access inter se and of ingress and egress to and from those excepted portions over the access thereto shaded blue on the annexed plan from and to Naenae Road, Naenae.

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Fourth Schedule

Schedule of Staffing Appointments to St. Bernadette's School, NAENAE under Sections 65 (1) and 66 of the Private Schools Conditional Integration Act 1975 being special positions relating to the Special Character of the School

Total Staff Entitlement of School	Principal to be Appointed under S.65 (1) (a) Private Schools Conditional Integration Act 1975	Number of Staff to be so Appointed	Director of Religious Studies to be Appointed under S.65 (1) (b) Private Schools Conditional Integration Act 1975 Scale A or B1 or Higher	Senior Teacher Junior Classes to be Appointed under S.65 (1) (d) Private Schools Conditional Integration Act 1975	Number of Staff to be so Appointed	Religious Instruction Positions of Importance Number of other teachers to be Appointed under S.65 (1) (c) of Private Schools Conditional Integration Act 1975	Deputy Principal to be Appointed under S.66 Private Schools Conditional Integration Act 1975 Number of Staff to be so Appointed
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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
1	1	-	-	-	-
2	1	-	-	1	-
3	1	-	-	1	-
4	1	-	-	2	-
5	1	-	-	1	-
6	1	1	-	2	1
7	1	1	1	1	1
8	1	1	1	2	1
9	1	1	1	2	1
10	1	1	1	2	1
11	1	1	1	3	1
12	1	1	1	3	1
13	1	1	1	4	1
14	1	1	1	4	1
15	1	1	1	5	1
16	1	1	1	6	1
17	1	1	1	7	1
18	1	1	1	7	1
19	1	1	1	8	1
20	1	1	1	8	1
21	1	1	1	9	1
22	1	1	1	9	1
23	1	1	1	9	1
24	1	1	1	10	1
25	1	1	1	10	1
26	1	1	1	11	1
27	1	1	1	11	1
28	1	1	1	12	1
29	1	1	1	12	1
30	1	1	1	13	1

NOTES:

1. The above Schedule has been prepared for use when the staffing entitlement of the School alters at any time during the currency of this Deed of Agreement to enable the parties hereto by reference to the total staffing entitlement of the School in Column (1) hereof to determine the number of teaching positions at the School which in terms of Section 65 (1) (a), (b), (c) and (d) of the Private Schools Conditional Integration Act 1975 and Clauses 14, 15, 17 and 18 of this Deed carry a responsibility for Religious instruction and require a willingness and ability to take part in Religious instruction or in terms of Section 66 of the Private Schools Conditional Integration Act 1975 require a particular capability in the teacher as described in Clause 19 of the Deed of Agreement. The Schedule to be read across from left to right.

2. Column (5). Section 65 (1) (c) must apply to the number of other positions indicated in the Column and may be made up of teachers appointed under the Initial Appointments Scheme and or other permanent appointments. It is recommended that where the School has a total staffing entitlement of up to eleven there should be at least one appointed as a permanent Scale A Teacher and in schools with a total staffing entitlement of between twelve and fifteen there should be two appointed as permanent Scale A Teachers and in schools with a total staffing entitlement of between fifteen and twenty-one there should be at least three appointed as permanent Scale A Teachers.

3. The School as at the effective date hereof has a staffing entitlement of Five (5) teachers.

ST BERNADETTE'S SCHOOL, NAENAE
WORKS TO BE CARRIED OUT BY THE PROPRIETOR IN RELATION
TO THE INTEGRATED SCHOOL

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.

In those cases where the words "half cost to be met by Education Board" appear in relation to particular works, the building supervisor of the Wellington Education Board shall draw up the specifications for such particular works and the proprietor shall obtain his approval to the contractor and to the price before commencing such works. All work is to be carried out by competent tradesmen or in a workmanlike manner to the Wellington Education Board standards.

16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
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Boundaries

Bring all fences up to the WE Board standard in line with the Fencing Act 1978
Naenae Road frontage fence: hedge maintenance proprietor's responsibility

Grounds

Upgrade grassed areas to WE Board standard

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X

SITE

Sumps

Clean out all sumps and check for non-obstruction of all outlets and repair damage to gratings and surrounds

Hard Areas

Prior to re-sealing or patching work spray weeds with approved weedkiller

Fill depressions and repair asphalt parking and entrance driveway to Wellington Education Board standards

Fill all depressions, holes and make good other damaged areas of court, east of Block A

Fill holes and depressions and resal area west of Block A to south line of Block A2

Fill holes and depressions and resal, south and west perimeter paving Block A2 and provide kerb edging

Fill depressions to an even surface and resal paving north of Block A1

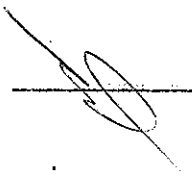
Concrete

East of Block A2 rake out all joints and remove all loose plaster, clean these areas and replaster to match existing

Provide pathway 1.2m wide from adjacent paving by Block A2 incinerator area

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16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
	X	X			
		X			
		X			
	X				
	X				
	X				
	X				



3 AGREED PHASING OF WORK TO BE COMPLETED BY

Concrete (continued)

Drainage

Noxious and Other Weeds

Rubbish Disposal Area

Gratias

BLOCK A

Exterior

Replace all split, rotten or otherwise damaged weatherboards

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AGREED PHASING OF WORK TO BE COMPLETED BY

BLOCK A (continued)
Interior (continued)
 Repair interior door lockset
 Replace ply panels to exterior doors
 Redecorate
 Area 25
 Repair damaged wall linings and paint
 Redecorate
 Area 24
 Ease door
 Redecorate
 Area 26
 Exterior double door rehang doors
 Exterior double door adjust repair lockset
 Ease and adjust all hopper windows
 Repair/reinstate three cupboard doors
 Repair/replace curtain track
 Replace window curtains
 Replace cover plate to power point
 Redecorate
 Area 27
 Sarked roof cut off protruding ends
 Reinstate three vents to west wall
 Repair and secure fixed seating
 Resecure washbasin
 Replace towel rail
 Replace drinking fountain
 Repair damaged wall
 Adjust gate latch to door
 Area 28
 Replace borer infested door
 East and adjust all four cubicle doors
 Secure washbasin and repair waste leak
 Replace all toilet roll holders
 Remove all old Jeyes Toilet R holders
 Replace borer infested window facings

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ST BERNADETTE' SCHOOL, NAENAE

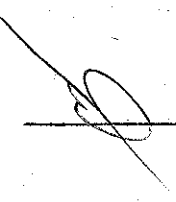
AGREED PHASING OF WORK TO BE COMPLETED BY

BLOCK A (continued)

Interior (continued)

<u>Area 33</u>					
Repair linings to south wall and ceiling (damaged)					
Refix ceiling batten		x			
Replace borer infested door		x			
<u>Area 35</u>					
Replace coat hooks (broken)		x			
<u>Area 27-35</u>					
Redecorate					
<u>Area 18</u>					
Replace borer infested interior door		x		x	
Adjust gate latch south exterior door		x		x	
Adjust lockset main exterior door		x		x	
Redecorate dado and window joinery				x	
<u>Electrical</u>					
Review light flexes throughout block					
Replace broken electrical fittings throughout block	x	x			
Carry out insulation-of-cable test		x			
<u>Fire Protection</u>					
<u>Egress</u>					
Remove equipment clear of primary egress door between area 32 and 33	x				
<u>Fire Equipment</u>					
Provide a hose reel with 25m of 12mm hose in the corridor outside area 19		x			

JMS



Interior (continued)

Replace valve to cistern

Replace broken electrical fittings throughout block

Carry out insulation-of-cable test

Remove portable heating and provide ceiling or

wall mounted heating

Exterior

Replace all missing or damaged foundation vents

Repair downpipes as necessary

Replace all split rotten or otherwise damaged weather-

board

Replace all door hinges where rusted.

replace all lower plain glazed doors with georgian

wired glass or timber of 2 hour fire rating

Replace all entrance door hoods

penjace broken Louvre windows
 repair all newling over glass Louvre windows

Denjace window frames
 replace broken blades to areas 2 and 3

Repair cover battens & debris net
over window frames & rolled up areas 4, 7 & 8

and cover the double width of the area

standard of proof provided in the

Provide an expansion joint at mid section of concrete slab areas 1 and 3

West area 9

[illegible]

Interior (continued)

Area 3

Area 2

waste

Replace Louvre

Provide floor waste

Redecorate

Area 1

Replace Louvre blades

Replace towel rail

Clip exposed water pipe

Replace foundation vent,

fountains

16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
	X X X	X X			
	X X X X X X X X X				
	X X X	X			
			X		
	X X X X X X X X X				

BLOCK A₂ (continued)Electrical

Review light flexes throughout block
 Replace broken electrical fittings throughout block
 Carry out insulation-of-cable tests
 Provide additional wall socket outlet to area 7

GENERAL

Electrical

Replace rotten power pole on boundary

BUILDING RECOMMENDATIONS

Provide the following by 2nd remodelling:
 Resource/workroom of 14m²
 Principal's Office of 11m²
 1 sanitary towel disposal unit
 for the female staff toilet

2/15

16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
x	x x x	x			
	x				
	x				