

THIS DEED OF AGREEMENT is made the 8 day of October
One thousand nine hundred and eighty (1980)
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. Joseph's
School, Waitara, (hereinafter referred to as "the
School").
- B The School is a Roman Catholic Primary School for BOYS
and GIRLS from NEW ENTRANTS to FORM TWO offering Education
with a Special Character.
- C The School was established in 1912 and up to the
effective date of integration was conducted and staffed
by members of the Roman Catholic Religious Order of
Women, known as The Institute de Notre Dame des Missions
(usually known as The Sisters of Our Lady of the Missions).
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 the 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 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

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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 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 of Regulation 45 of the Electrical Supply Regulations 1976.

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- (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 his 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.

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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.

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 that part of the Archdiocese which is now the Diocese of Palmerston North 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 Palmerston North.

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 Taranaki 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) Eight (8) 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 provisions 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 Condition 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

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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 eighty-two (182) pupils as at the 30th September 1979 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 Two hundred and ten (210) pupils.

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 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

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provisions of Section 29 (1) of the Private Schools Conditional Integration Act 1975 shall be limited at all times to ten (10) 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 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 Bishop of the Diocese of Palmerston North 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.

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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.

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. THERE shall be a position at the School to be designated as Senior Teacher Junior Classes in accordance with Section 65 (1) (d) of the Private Schools Conditional Integration Act 1975 and 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 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 Senior Teacher Junior Classes 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.

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 this 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 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

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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 School Committee 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 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 and 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.

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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 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 Nelson Street, the water 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. 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 the proportion of School holiday pay due and paid by the Minister in respect of the 1980 School year to any person employed at the School up to the effective date of integration.

28. 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 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 3rd day of November 1980.

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.

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

SIGNED by THOMAS STAFFORD WILLIAMS the
Roman Catholic Archbishop of the Archdiocese
of Wellington and sealed with the Seal
of Office of the Archdiocese of
Wellington in the presence of:

+ Thomas S. Williams

*Robert
Clement
Wellington*

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

Mervyn Langlois

O. Mason
Private Secretary
137 Swanson Street
Wellington

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, School buildings and other improvements owned by the Roman Catholic Archbishop of the Archdiocese of Wellington situate at Nelson Street, Waitara, New Zealand, being known as St. Joseph's Church, Presbytery and School, Waitara, and being more particularly described as follows:

FIRSTLY All that freehold parcel of land containing 4 acres 3 roods 25.3 perches more or less situate in the Borough of Waitara being Lots 2 and 3 Deposited Plan No. 6931 and being part Section 28 Waitara West District (Block III Paritutu District) and being all the land in Certificate of Title Volume 169 Folio 79 (Taranaki Registry).
Subject to Mortgage No. 249183 as varied to the Housing Corporation of New Zealand.

SECONDLY All that freehold parcel of land containing 3 roods 0.3 perch more or less situate in the Borough of Waitara being Lot 2 Deposited Plan 10316 and being part Section 28 Waitara West District and being all the land in Certificate of Title Volume CI Folio 820 (Taranaki Registry).

There is a debt owing by the Proprietor to the Archdiocesan Development Fund of the Roman Catholic Archdiocese of Wellington.

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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 the residence, church and land immediately adjacent to the same more particularly delineated in green on the annexed plan together with a reservation in favour of those excepted portions of full rights of access inter se & of ingress & egress to and from those excepted portions over the access thereto shaded blue on the annexed plan from and to Nelson Street, Waitara.

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ST JOSEPH'S SCHOOL, WAITARA

THIRD SCHEDULE

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 buildings supervisor of the Taranaki 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.

AGREED PHASING OF WORK TO BE COMPLETED BY:

| SITE | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
|---|---------|---------|---------|---------|---------|---------|
| Repair corner of concrete drive at church path south of Block A | | x | | | | |
| Patch holes in path in front of Block A | | x | | | | |
| Plaster rough area in front of steps at south end of Block A | | x | | | | |
| Provide sump and patch concrete to prevent water ponding on north east side of Block A in front of Area 4 | | | x | | | |
| Patch steps at northern end of Block A | | x | | | | |
| Replace broken section of path to boys toilet at north end, Block A | | | | | | |
| Replace two sections of path at Nelson Street end | | x | | | | |
| Provide concrete path from path to boys toilets to entrance of swimming pool | | x | | | | |
| Provide concrete edging strip along edge of garden at northern side of Block B | | | x | | | |
| Spray weeds and replace cracked and broken section of concrete at north east corner of netball court | | x | | | | |

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| SITE (continued) | | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
|---|--|---------|---------|---------|---------|---------|---------|
| Apply weedkiller to concrete slabs on netball courts and repair as necessary | | | | | | | |
| Replace bottom wire on netting, provide additional backing wire 1 metre above ground along eastern side of netball court | | | | | | | |
| Provide a 7 wire post and batten fence on playing field side of open drain and repair and extend as necessary the remaining existing side boundary fences | | | x | | | | |
| Restraining and straighten fence from front boundary to pool | | | x | | | | |
| Restraining and provide battens to fence on north boundary from swimming pool to western boundary | | | x | | | | |
| Provide front boundary fence with gates to drive and front entrance path | | | x | | | | |
| Replace top backing wire and provide a middle backing wire along south boundary of pool | | | x | | | | |
| Provide toby cover and relay turf for water toby at pool entrance. | | | x | | | | |
| Remove heap of rubbish from south west corner of playing field, level and sow grass seed | | | x | | | | |
| Spray thistle and flat weed on playing field | | | x | | | | |
| Provide 5m of topsoil in centre of playing field and level out | | | x | | | | |
| Fill hole on main playing field between netball courts | | | x | | | | |
| Remove rubbish, topdress with topsoil and resow north side Block B | | | x | | | | |
| Level ground and resow north end of Block A | | | x | | | | |
| Provide padding on goal posts in rugby field | | | x | | | | |
| Clean out drain on western boundary of playing field | | | x | | | | |
| Repair collar on stormwater drain, north end of Block A | | | x | | | | |
| Repair collar on stormwater drain, north side of boys toilet | | | x | | | | |
| Clean out all stormwater and drainage sumps | | | x | | | | |
| Connect stormwater from roof of changing sheds to stormwater drains | | | x | | | | |
| Replace incinerator | | | x | | | | |
| | | | | x | | | |

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| BLOCK A | | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
|---|--|---------|---------|---------|---------|---------|---------|
| Exterior | | | | | | | |
| Repair fascia at front entrance porch | | | | | | | |
| Interior | | | | | | | |
| Area 1 | | | | | | | |
| Redecorate (half cost to be met by education board) | | | | | | | |
| Provide window pulls and catches where necessary | | | | | | | |
| Resurface chalkboard | | | | | | | |
| Adjust door lock | | | | | | | |
| Punch nails, sand and seal floor | | | | | | | |
| Area 2 | | | | | | | |
| Ease windows where necessary | | | | | | | |
| Resurface chalkboard | | | | | | | |
| Area 3 | | | | | | | |
| Resurface chalkboard | | | | | | | |
| Area 4 | | | | | | | |
| Replace two ceiling panels and repaint | | | | | | | |
| Carry out minor repairs to beadings on walls | | | | | | | |
| Ease panic bolt on secondary egress door | | | | | | | |
| Resurface chalkboard | | | | | | | |
| Area 5 | | | | | | | |
| Punch nails, sand and seal floor | | | | | | | |
| Provide door stop | | | | | | | |
| Repaint bottom panels | | | | | | | |

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ST JOSEPH'S SCHOOL, WAITARA

AGREED PHASING OF WORK TO BE COMPLETED BY:

| | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
|---|---------|------------------|---------|---------|---------|---------|
| BLOCK A - Area 5 continued Replace broken coat hooks | | x | | | | |
| Area 6 Punch nails, sand and seal floor Patch hole in end wall; provide door stop Replace 37 coat hooks Paint new sash | | x x x x | x | | | |
| Area 7 Punch nails, sand and seal floor Replace and paint water damaged ceiling panels Repaint existing paintwork on walls | | x | x | x | | |
| Area 8 Ease windows | | x | | | | |
| Area 9 Adjust lock on entrance door | | x | | | | |
| Area 11 Replace wooden sink top with plastic laminated top | | | | | | |
| Area 12 Rectify water penetration at window sills | | x | | x | | |
| Area 15 Adjust lock on double doors at entrance | | x | | | | |

| | | | | | | |
|---|---------|---------|---------|---------|---------|---------|
| BLOCK A (continued) | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
| | | x | | | | |
| Area 16 | | x | | | | |
| Regule edges of carpet tiles where required | | | | | | |
| Upgrading is required as follows: | | | | | | |
| Lift roofing iron, replace purlins with 100 x 50 members, provide | | | | | | |
| netting and building paper, replace iron and fix flashing to | | | | | | |
| Block A | | | | | | |
| Provide spouting | | | | | | |
| Provide additional studs in walls and line interior | | | | | | |
| Provide metal flashings on particle board edges in both doorways | | | | | | |
| Clean floor and paint | | | | | | |
| Line soffits to prevent entry by birds | | | | | | |
| Provide handrails at steps | | | | | | |
| Provide baseboards | | | | | | |
| Remove soil from around steel stanchions and encase in concrete | | | | | | |
| to 150mm above ground level. Slope top of concrete to shed | | | | | | |
| rainwater | | | | | | |
| Provide intermediate piles around perimeter | | | | | | |
| Complete interior and exterior painting | | | | | | |
| Provide electric lighting | | | | | | |
| Area 17 | | | | | | |
| Revarnish and paint walls | | | | | | |
| Mechanical | | | | | | |
| Upgrade heating to state school standards in areas 1-4 and 7-11 | | | | | | |
| Electrical | | | | | | |
| Upgrade lighting in areas 1, 2, 3, 4 and 8 to state school | | | | | | |
| standards | | | | | | |

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| | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
|---|---------|---------|---------|---------|---------|---------|
| <u>BLOCK A - Electrical (continued)</u> | | | | | | |
| Provide fluorescent luminaires to blackboards in areas 1-4 | | | | | | |
| Remove suspended socket outlets and install additional wall socket outlets in areas 1-4 | | X | | | | |
| <u>Fire Protection</u> | | X | | | | |
| Provide 1/2 hour fire resistant partition situated centrally from the floor to the underside of the roofing tiles in this block | | | | | | |
| Install a 30m x 12mm hose reel in a central position adjacent to Area 9 | | X | | | | |
| <u>BLOCK B</u> | | | | | | |
| <u>Exterior</u> | | | | | | |
| Repaint walls and roof | | | X | | | |
| <u>Interior</u> | | | | | | |
| <u>Area 1</u> | | | | | | |
| Repaint top half of walls | | | | X | | |
| <u>Area 2</u> | | | | | | |
| Adjust sliding door | | | | | | |
| <u>Mechanical</u> | | X | | | | |
| Relocate 1 heater from Area 1 to Area 2 and place all heaters under the control of time switch and thermostats | | | X | | | |

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ST JOSEPH'S SCHOOL, WAITARA

AGREED PHASING OF WORK TO BE COMPLETED BY:

| BLOCK B (continued) | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
|--|---------|-----------------------|---------|---------|---------|---------|
| <u>Fire Protection</u> Install steps or ramp from the secondary egress door to ground level | x | | | | | |
| <u>BLOCKS C and D</u> Upgrade block to achieve a satisfactory standard of hygiene | | x | | | | |
| <u>BLOCK E</u> Paint corrugated iron fencing around pool Investigate and repair cracks in walls | | x x | | | | |
| <u>BLOCK F</u> Complete upgrading required. Line ceilings, improve hygiene in toilet and shower areas | | x | | | | |
| <u>BLOCK G</u> Repair seats. Replace rotten timbers Paint interior Replace roof spouting and downpipes Repaint exterior roof and walls Replace gulley trap, east end. Clean out drain | | x x x x x | | | | x x |
| <u>CYCLE SHED</u> Increase pitch of roof and provide flashing to roof and spouting Provide supports to beams off posts Paint | | x x x | | | | |

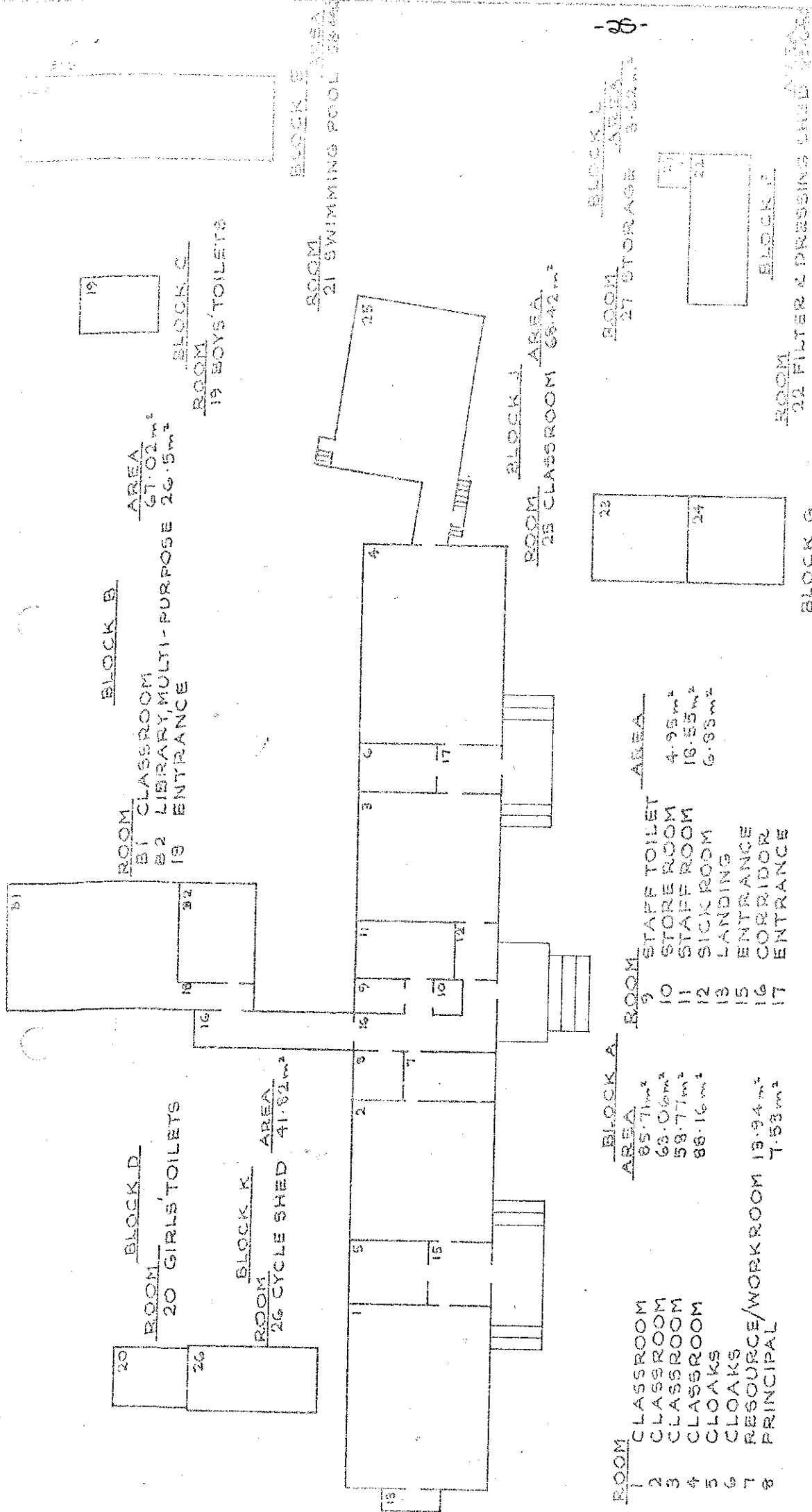
22



| | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
|---|---------|---------|---------|---------|---------|---------|
| <u>BLOCK J</u> | | | | | | |
| <u>Structural</u> | | | | | | |
| Install additional bracing to resist horizontal loads | | | | | | |
| <u>Mechanical</u> | | | | | | |
| Fit time switch and thermostatic control to electric heaters | | x | | | | |
| <u>Fire Protection</u> | | | | | | |
| Fit handrails to exit doors | | x | | | | |
| Provide a 10 litre water type extinguisher and install near the egress door between Blocks A and J | | x | | | | |
| <u>Fire Protection General</u> | | | | | | |
| Install a low voltage 'fail safe' manual fire alarm system with call points in Areas 15, 16, 17, 18 and entrance to Block J | x | | | | | |
| <u>Building Requirements</u> | | | | | | |
| Provide the following deficiencies in accommodation by remodelling existing accommodation or by new construction: | | | | | | |
| Teaching space totalling 455m ² | | | | | | |
| Library/multipurpose room of 56m ² | | | | | | |
| Principal's office of 11m ² | | | | | | |
| School office of 8m ² | | | | | | |
| Casualty/sickroom of 9m ² | | | | | | |
| Staffroom of 18.5m ² | | | | | | |
| Staff kitchen of 4.5m ² | | | | | | |
| <u>Pupil Toilets</u> | | | | | | |
| Provide 3 additional WCs, 2 WHBs and 1 STDU for girls in Block D | | | | | | |

| | | | | | | |
|---|---------|---------|---------|---------|---------|---------|
| | 3.11.80 | 31.3.82 | 31.3.83 | 31.3.84 | 31.3.85 | 31.3.86 |
| <u>Pupil Toilets (continued)</u> Provide either 2 additional WCs / or urinal, 2 WHB's for boys in Block C. <u>Staff Toilets</u> Provide 1 WC and 1 WHB for each sex plus sanitary towel disposal unit in female staff toilet. <u>Furniture and Equipment</u> Upgrade furniture in classrooms and administration areas where necessary to state school standards. | | x | | | | |

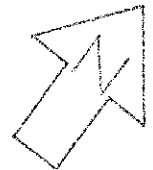




DEPARTMENT OF EDUCATION
 buildings division: integration of private schools
 School: ST JOSEPH'S SCHOOL, WAITARA

Drawing No: EIP 026 02
 Scale: 1:300
 Date: 27 JUNE 1978
 Revision: 1
 Drawn: JFW
 16 APRIL 1980

SHEET 1 OF 2



JFW