

THIS DEED OF AGREEMENT is made the 21 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. Michael's School, TAITA
(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 1950 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.

for



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 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.



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.



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;



(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) 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 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 three hundred and fourteen (314) 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 three hundred and fifteen (315) 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 sixteen (16) 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 of responsibility 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 three (3) other 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 person so appointed to these positions 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

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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 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 pro-

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viding that, as a condition of enrolment and attendance of that child at the School, the parents of 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 that is 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 and buildings 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 stormwater drainage system is used in common and the costs of maintaining that service and facility shall be apportioned as provided in Clause 24 hereof. If any 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.

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 in areas 7,8, 24, 27 and main corridor eastern end of Block A as shown on the diagram forming the Fifth Schedule hereto; 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
Colon
Wellington

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

M. J. G. G. G.
Private Secretary
12 Hohina 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, School buildings and other improvements owned by the Roman Catholic Archbishop of the Archdiocese of Wellington situate at Cooper Street, Taita, New Zealand, being known as St. Michael's Church, Presentation Convent and St. Michael's School, Taita, and being more particularly described as follows:

- FIRSTLY All that freehold parcel of land containing 2.0135 ha more or less situate in the City of Lower Hutt being part of Section 61 Hutt District and being also part of Lot 1 on Deposited Plan 15766 and Lot 8 on Deposited Plan 19670 and being all the land in Certificate of Title Volume 905 Folio 37 (Wellington Registry)
- SUBJECT TO (1) The reservations and conditions imposed by Section 59 of the Land Act 1948
(2) K. 40840 Pipe Line Certificate under Section 26 of the Housing Act 1955 relating to pipe lines for the passage of Sewage over part Lot 1 Plan 15766 and serving Lots 781 and 782 Plan 15389 (part C. T. 680/21)
- SECONDLY All that freehold parcel of land containing 4680m² more or less situate in the City of Lower Hutt being part of Section 61 of the Hutt District and being also Lot 3 on Deposited Plan 19670 and being all the land in Certificate of Title Volume 870 Folio 65 (Wellington Registry)
- SUBJECT TO (1) The reservations and conditions imposed by Section 59 of the Land Act 1948

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 improvement 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 on the annexed plan from and to Cooper Street Taita.

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Fourth Schedule

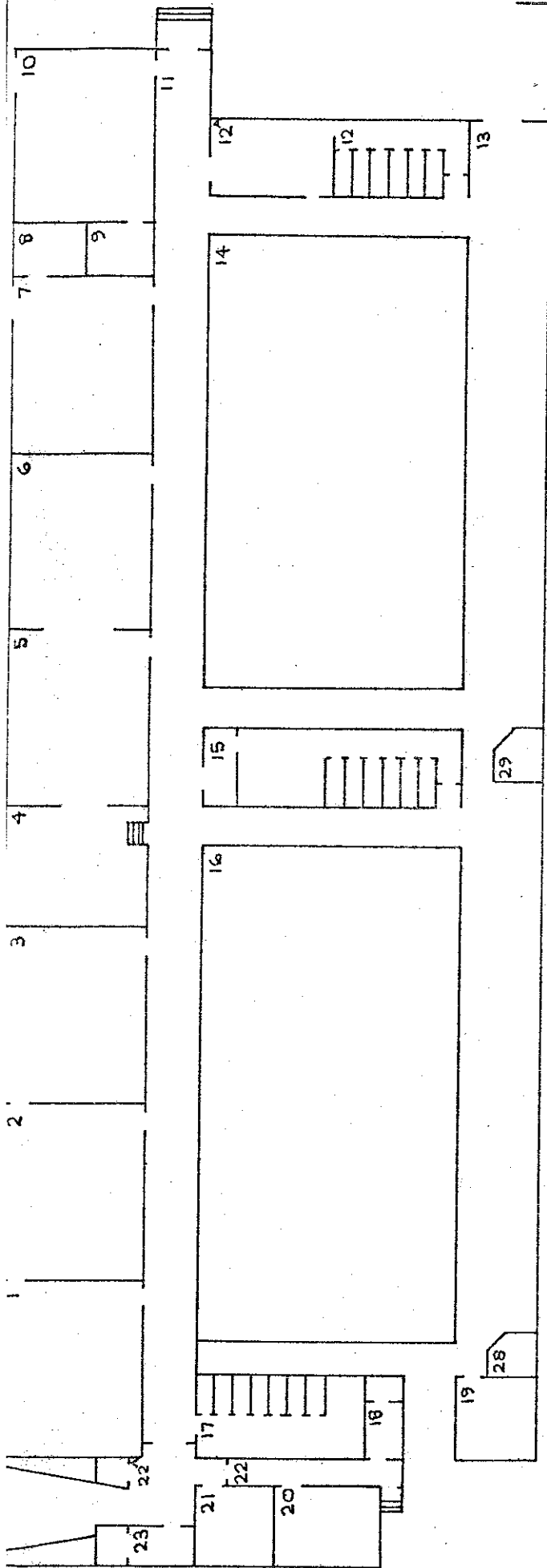
Schedule of Staffing Appointments to St. Michael's School, TAITA under Sections 65 (1) and 66 of the Private Schools Conditional Integration Act 1975 being special positions relating to the Special Character of the School

Principal to be Appointed under S.65 (1) (a) Private Schools Conditional Integration Act 1975	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	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
Column 1	Column 2	Column 3	Column 4	Column 5
1	1	-	-	-
2	1	-	-	1
3	1	-	-	1
4	1	-	-	2
5	1	-	-	1
6	1	1	-	2
7	1	1	1	1
8	1	1	1	1
9	1	1	1	2
10	1	1	1	2
11	1	1	1	3
12	1	1	1	4
13	1	1	1	4
14	1	1	1	5
15	1	1	1	6
16	1	1	1	7
17	1	1	1	7
18	1	1	1	8
19	1	1	1	8
20	1	1	1	9
21	1	1	1	9
22	1	1	1	9
23	1	1	1	10
24	1	1	1	10
25	1	1	1	11
26	1	1	1	11
27	1	1	1	12
28	1	1	1	12
29	1	1	1	13
30	1	1	1	13

NOTES:

- 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.
- 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.
- The School as at the effective date hereof has a staffing entitlement of Eleven (11) teachers.

FIFTH SCHEDULE



BLOCK A	
ROOM	AREA
1 CLASSROOM	58.24m ²
2 CLASSROOM	58.24m ²
3 CLASSROOM	58.24m ²
4 STAFFROOM	40.23m ²
5 CLASSROOM	58.24m ²
6 CLASSROOM	58.24m ²
7 CLASSROOM	58.24m ²
8 STOREROOM	9.95m ²
9 STOREROOM	9.95m ²
10 CLASSROOM	58.24m ²
11 CORRIDOR	
12 GIRLS TOILETS & CLOAKS	
12A STORE	
13 COVERED SHELTER	
14 PAVED AREA	
15 BOYS TOILETS	
16 PAVED AREA	
17 GIRLS TOILETS	
18 STAFF TOILET	
19 SPORTS STORE	14.67m ²
20 OFFICE	19.11m ²
21 BOOKROOM	14.48m ²
22 CORRIDOR	
22A FOYER	
23 OFFICE	6.20m ²
28, 29 TUCKSHOP	
TOTAL AREA = 1268.89m ²	

TOTAL AREA = 1268.89m²

BLOCK E	
ROOM	AREA
24 CLASSROOM	52.90m ²
25 CLOAKROOM	
TOTAL AREA = 68.2m ²	
BLOCK F	
ROOM	AREA
26 CLOAKROOM	
27 CLASSROOM	52.90m ²
TOTAL AREA = 68.2m ²	

DEPARTMENT OF EDUCATION
buildings division: integration of private schools
School: ST MICHAEL'S SCHOOL TAITA

Drawing No:

EIP 137 02

Date:

Scale:

1:300

SHEET 2 OF 2

ST MICHAEL'S SCHOOL, TAITA

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 Wellington Education Board standards.

AGREED PHASING OF WORK TO BE COMPLETED BY


SITE	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<u>Sealed Areas</u>						
Entrance Drive (Cooper Street)						
Provide concrete kerb edgings to the sealed driveway to extend from the entrance to the proposed integration boundary adjacent to the church.		x				
Provide stormwater drainage sumps along driveway and connect to drainage system.		x				
Upgrade surface of driveway with falls to sump and reseal.		x				
<u>Car Park</u>						
Provide concrete kerb edgings and seal area after proper compaction and grading has been carried out.		x				
Reseal paved areas 14 and 16.			x			
Spray for weeds at perimetres of buildings, edgings of paving including cracks and all boundaries.		x				
Regrass or reseal area between blocks E and F.		x				
Provide concrete weed bands to blocks E and F.		x				

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	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<u>Fencing</u> Upgrade fencing on east and west boundaries to education board standards.						
<u>EXTERIOR BLOCK 'A'</u> <u>South Side</u> Fit gully trap grating to G.T. outside tuck shop. Repair spouting at joints and straighten brackets. Repair wire vent at east end. Repair or replace two flood lights. Provide and fit section of galvanised W.I. to bottom section of downpipes. Refix bubble fountain at east end of area 14. Clean out stormwater drain at west end of area 14 and seal stormwater DP to drain. Replace rotten timber posts at each end of area 16. Repair bubble fountain at west end of area 16. Repair match linings on tuck shop at west end of areas 14 and 16. Replace flagpole. Repair downpipes as necessary.		x x x x x x x x x x x x				
<u>North Wall</u> Cut paint at putty line on sashes and remove paint from glass. Repair copper spoutings and provide expansion joints.		x x				
<u>East End</u> Flash facing on top of double doors from area 11.		x				
<u>Roofs</u> Reflash all penetrations through roof over areas 17-21. Refix all "Butynol" flashings into a properly cut groove in stucco wall sheathing on areas 15 and 17 and check all remaining similar flashings and make good as required.		x				
		x				

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EXTERIOR BLOCK 'A' (continued)	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Fit metal downpipes and spreaders over area 18. Clean down and prime galvanised trough section roof and apply two coats high gloss oil base roof paint. Replace remaining malthead roofing with trough section long run galvanised iron fixed and painted.		x x x				
INTERIOR BLOCK 'A' Area 1 Sand and seal floor. Refix loose ceiling tiles, rake out and restop or batten joints. Replace chalkboard. Fit bead to joint on dado under chalkboard. Repair and refix end of cupboard unit. Replace one light shade. Redecorate. Provide additional wall mounted socket outlets to education board requirements.		x x x x x x	x	x	x	
Area 2 Sand and seal floor. Clear access to secondary fire egress doors on east wall also ease and adjust door. Replace chalkboards. Refix magnet strips. Fit batten to dado under chalkboard. Rescrew stops on hopper sash checks. Replace one light shade. Repair ply face on sliding door. Redecorate. Provide additional wall mounted socket outlets to education board requirements.		x x x x x x x	x	x	x	
Area 3 Sand and seal floor. Refix loose ceiling tiles and repaint battened joints. Make good skirting on east wall.		x x		x	x	



INTERIOR BLOCK 'A' (continued)	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Area 3 Sand down chalkboard and resurface. Redecorate. Provide additional wall mounted socket outlets to education board requirements.		x		x		
Area 4 Replace existing display areas with 'Panelweave' or similar complete with jointing and edging moulds. Replace missing and broken cupboard door handles. Replace section of lino on sink bench top. Recase zip water heater. Replace missing light shade. Redecorate.		x x x x x x		x		
Area 5 Sand and seal floor. Rake out and stop joints in ceiling or batten joints. Refix all loose ceiling tiles. Ease and adjust hopper sashes and refix stops on hopper checks. Sand down and resurface chalkboards. Refix beads on display panel. Redecorate complete interior. Provide additional wall mounted socket outlets to education board requirements. Repair or replace door closer. Refix corner and ceiling moulds.		x x x x x x x x		x		
Area 6 Sand and seal floor Rake out and stop joints in ceiling or batten joints. Refix all loose ceiling tiles. Ease and adjust hopper sashes and refix stops on hopper checks. Refix beads on display panel. Redecorate.		x x x x		x		



INTERIOR BLOCK 'A' (continued)	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<p>Area 7 and 8</p> <p>Sand and seal floors.</p> <p>Resurface chalkboards.</p> <p>Replace missing cupboard door handles.</p> <p>Replace double doors.</p> <p>Refix hooper checks.</p> <p>Rake out and stop joints in ceiling or batten joints.</p> <p>Refix loose ceiling tiles.</p> <p>Refix ends of sliding door cupboards.</p> <p>Repair or replace door closers.</p> <p>Fit new striker plate to area 8 door.</p> <p>Provide additional wall mounted socket outlets to education board requirements.</p> <p>Redecorate.</p>		<p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p>			x	
<p>Areas 9 and 10</p> <p>Sand and seal floors.</p> <p>Screwfix stops on hopper checks.</p> <p>Sand and resurface chalkboards.</p> <p>Replace two cupboard door handles.</p> <p>Redecorate.</p> <p>Provide additional wall mounted socket outlets to education board requirements.</p>		<p>x</p> <p>x</p> <p>x</p>		x	x	
<p>Area 11</p> <p>Ease and adjust double doors at east end.</p> <p>Replace five light shades.</p> <p>Check all opening sashes, ease and adjust as necessary.</p> <p>Rake out joints in ceiling and restop.</p> <p>Ease and adjust doors to area 15.</p> <p>Rehang smoke stop door adjacent to area 15.</p> <p>Replace panel in double doors adjacent to area 15.</p> <p>Redecorate.</p>		<p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p>		x		

JMS



INTERIOR BLOCK 'A' (continued)	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
<p>Area 12</p> <p>Repair or replace ceiling batten holder.</p> <p>Ease and adjust cubicle doors and fit indicator/or slide bolts.</p> <p>Replace damaged cubicle wall lining.</p> <p>Repair or replace leaking lead traps.</p> <p>Replace one cistern and six inserta type toilet pans with wide mouth standard 400mm high pans complete with plastic seats.</p> <p>Repair floor and chemically treat.</p> <p>Clean down window frames, sashes and varnished wall linings.</p> <p>Repaint or revarnish.</p>		<p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p>		x		
<p>Area 12a</p> <p>Remove concrete slab, level floor and recover floor with vinyl.</p> <p>Provide and fit doors to opening from corridor.</p>			x			
<p>Area 15</p> <p>Replace five toilet pans with wide mouth standard 400mm high pans complete with plastic seats.</p> <p>Replace two hand basins.</p> <p>Replace cubicle doors and fit indicator or slide bolts.</p> <p>Replace west side entry door.</p> <p>Repair and fit new beads to east side entry door.</p> <p>Replace damaged wall and ceiling linings.</p> <p>Remove or upgrade footbath and partitioning.</p> <p>Chemically clean floors and plaster to falls if necessary.</p> <p>Redecorate.</p> <p>Clean down walls and ceilings.</p>		<p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p> <p>x</p>	x			
<p>Area 17</p> <p>Replace four toilet pans with wide mouth standard 400mm high pans complete with plastic seats.</p> <p>Repair floor and chemically treat.</p> <p>Provide and fit towel rails.</p> <p>Replace two hand basins.</p>		<p>x</p> <p>x</p> <p>x</p>	x			x

INTERIOR BLOCK 'A' (continued)	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
Area 17 Ease and repair cubicle doors and fit indicator or slide bolts. Repair ceiling around vent. Replace exterior door.		x x x				
Area 18 Upgrade floor with sheet vinyl laid over hardboard underlay. Adjust striker plate. Fit plastic seat to WC pan. Redecorate.				x		
Area 20 Adjust striker plate.				x		
Area 21 Ease and adjust sashes. Redecorate.				x		
Area 22 Ease and adjust door. Renail quad mould at north west end. Redecorate.				x		
Area 22a Upgrade floor with sheet vinyl laid on hardboard underlay. Repair section of ceiling in north east corner. Rake out joints in ceiling and restop. Replace door mat. Remove all material stored in switchboard room. Complete all work necessary to an acceptable standard on the partition erected between foyer and office. Redecorate.				x		



	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
INTERIOR BLOCK 'A' (continued)						
Area 23						
Remove and replace borer infested store room jamb.						
Restretch carpet and relay.						
Upgrade cupboard unit.						
Redecorate.						
Electrical						
Areas 1-10						
Replace light flexes.						
Replace broken socket outlet switches.						
Area 13						
Fit weather proof light fittings to conduit under verandah.						
Carry out insulation of cable test.						
Fire Protection						
Remove desks and equipment from around the folding partition doors between areas 5 and 6.						
Reinstate the smoke stop door in area 11.						
Provide self closers to smoke stop doors outside areas 1 and 17.						
Apply plasterboard to both side of partition at roof void fire break.						
EXTERIOR BLOCK 'E'						
Fit wired glass to exit doors.						
Punch and stop nails in all finishing timbers and repaint.						
Refix and reseal plastic jointing moulds on east end.						
INTERIOR BLOCK 'E'						
Areas 24 and 25						
Provide and fit edgings to all display panels.						
Stop and varnish all finishing trim.						
Refit one sash on south side.						
Remove and fit edgings to chalkboards.						
Remove pine from under chalkboards.						

DWS

[illegible]

	16.9.81	31.3.82	31.3.83	31.3.84	31.3.85	31.3.86
BUILDING REQUIREMENTS (Continued)						
1 WC, 1 WHB and 1 STDU for Staff toilets						
41m of external seating				x		
20 cycle stands						
4 drinking fountains						
JMS						