

THIS DEED OF AGREEMENT is made on the 21 day of December
One thousand nine hundred and eighty-one (1981) BETWEEN
THE ROMAN CATHOLIC BISHOP OF THE DIOCESE OF DUNEDIN 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 Saint Peter's College
Gore (hereinafter referred to as "the School")
- B The School is a Roman Catholic Form I - VII School for
boys and girls with a boarding establishment for boys
only offering Education with a Special Character.
- C The School was established in 1968 and up to the
effective date of integration was conducted and
staffed in part by members of the Roman Catholic
Religious Order of Men known as the Rosminian
Institute of Charity and the Roman Catholic Religious
Order of Women known as the Sisters of Mercy. The
said Orders will continue after the effective date
of integration to offer teaching staff to the
School, so long as they have 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 except the boarding hostel 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) The School premises and all the chattels and other assets associated with the School premises shall be available for use by the boarders (boarders are those pupils who attend the Proprietor's boarding hostel which is not part of the integrated School) for preparatory study and research or other similar use and recreational purposes during non-school time PROVIDED THAT the Proprietor shall contribute to the lighting and heating costs according to such use.

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

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

(c) The Proprietor shall accept and meet the liability for all mortgages, liens and other charges upon the land and buildings comprising the School premises.

for

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- (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 are 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 the 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.
- (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 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
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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.

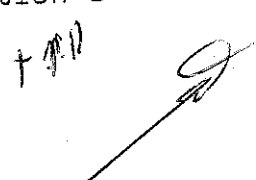
- (i) The Proprietor's adjoining hostel is not being integrated and accordingly the Proprietor shall be entitled to pay to persons employed at the School who accept secondary employment with the Proprietor fair and reasonable remuneration for hostel duties and/or work in respect of the hostel. In the case of the Principal the Proprietor shall also be entitled to pay fair and reasonable remuneration for the general supervision of the whole of the hostel.

4. THE land and buildings constituting the School premises are subject to 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 Bishop of the Diocese of Dunedin for the Roman Catholic community of the Diocese of Dunedin 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 Dunedin.

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;
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- (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 a Board of Governors as constituted pursuant to the provision of Section 51 of the Education Act 1964 and Regulations made thereunder. Such Board of Governors shall consist of eleven (11) members, such eleven (11) members being :-

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

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

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

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8. THE School had a roll of four hundred and ninety-seven (497) pupils made up of one hundred and eight (108) boarders, two hundred and eighty-nine (289) day pupils in forms III - VII and one hundred (100) day pupils in forms I - II, at the 1st day of March 1981 being the year when the roll figures were last compiled. It is agreed by and between the parties hereto that the maximum roll of the School shall be five hundred and ten (510) pupils of whom not more than one hundred and thirty (130) shall be boarders, two hundred and seventy-four (274) day pupils in forms III - VII and one hundred and six (106) day pupils in forms I - II.

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

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

(b) In accordance with Section 7 (6) (h) of the Private Schools Conditional Integration Act 1975 unless the Proprietor and the Regional Superintendent of Education otherwise agree and subject to places being available, the number of pupils whose parents do not have 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 twenty-six (26) pupils out of the total roll of the School and the Board of Governors shall not enrol more than that number PROVIDED THAT to maintain and preserve the Special Character of the School the Board of Governors in classifying such pupils so enrolled shall endeavour to reasonably distribute them through the range of classes offered by the School.

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(c) Pupils who attend the Proprietor's hostel shall be entitled to be enrolled at the School PROVIDED THAT a pupil who would not have preference of enrolment by virtue of these presents shall not have preference of enrolment by reason only of his attendance at the Proprietor's hostel.

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

11. IT is agreed by and between the parties hereto that as Religious observances and Religious instruction form part of the Education with a Special Character provided by the School, Religious observances and Religious instruction in accordance with the determination made from time to time by the Roman Catholic Bishop of the Diocese of Dunedin 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 and shall provided the Proprietor and the Controlling Authority agree state that a willingness and ability to assume responsibility to the Proprietor for the daily control and administration of the Proprietor's boarding hostel and for the development and conduct of the boarding pupils shall

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be a condition of appointment and may with the consent of the Controlling Authority state that a willingness and ability to assume responsibility to the Proprietor for the general supervision of the whole of the School property (excluding the integrated School premises for which he is responsible to the Board of Governors and excluding the Monastery) 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. AN advertisement for any teaching position at the integrated school other than that of Principal may state that the appointee will be expected to undertake under the employment of the Proprietor duties including assistance with the control administration and supervision of the hostel at the Proprietor's boarding hostel.

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

17. 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.

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18. THE staffing entitlement of the School as at the 1st day of March One thousand nine hundred and eighty-One (1981) was twenty-three decimal six (23.6) positions (excluding the Principal and the Director of Religious Studies) of which there shall be nine (9) 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. In the event of the staffing entitlement of the School altering at any time during the currency of this Deed of Agreement then the number of teaching positions designated under Section 65 (1) (c) of the Private Schools Conditional Integration Act 1975 as positions of importance carrying a responsibility for Religious instruction shall be the same proportion to the nearest whole number of the other teaching positions as nine (9) is to twenty-three decimal six (23.6) as hereinbefore provided.

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

F.P.V.



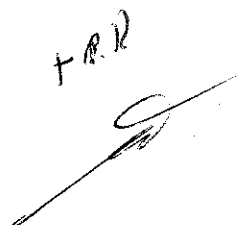
organising the courses and programmes at the School to ensure that they reflect the Special Character of the School and an advertisement for the position of Deputy Principal shall state that possession of these capabilities shall be a condition of appointment. Any person so appointed to the position of Deputy Principal shall accept these requirements as a condition of appointment.

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

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. IT is agreed by and between the parties hereto that the Proprietor shall have the right at his sole discretion to refuse residential enrolment as a boarder to any child and shall have the right to require parents or other persons accepting responsibility for any child to remove that child from the boarding hostels.

23. 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.

F.R.D.


24. THE School is a School for boys and girls from Form One (I) to Form Seven (VII) 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.

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

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

27. THE Proprietor shall continue to make the boiler situated outside the School premises available to the School premises and the Proprietor and the Board of Governors shall contribute to the operating and maintenance costs of the said boiler according to their respective use thereof.

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

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29. 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 without first obtaining the consent of the Director-General.

30. THE Proprietor shall reimburse the Minister for the payment of salary, wages and the proportion of School holiday pay due and paid by the Minister in respect of the 1981 School year to any person employed at the School up to the effective date of integration. PROVIDED THAT the Proprietor shall not be required to reimburse the Minister in respect of any salary, wages and holiday pay which has been paid to teachers up to the date of integration by the Minister in accordance with the terms of the Minister's letter of 4 December 1980 to Archbishop Williams.

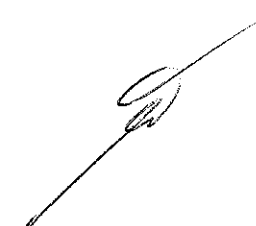
31. THE Minister shall subject to Clause 3 (d) and (e) of this Deed of Agreement after the effective date hereof maintain the School premises and the associated facilities in a state of repair order and condition as for a comparable State School and provide for the maintenance of the chattels as though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

32. THE effective date of this Deed of Agreement shall be the
1st day of February 1982.

33. 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.

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

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SIGNED by JOHN PATRICK KAVANAGH
The Roman Catholic Bishop of the
DIOCESE of DUNEDIN a Corporation
Sole, and Sealed with his Seal of
Office in the presence of :

John Patrick Kavanagh

P. Rhue
277 Railway St
Dunedin
Minister of Religion
(Chancellor of the Diocese)

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

M. J. Yelland
12 Hobson Road,
Wellington
(Private Secretary)

Mervyn Langlois

FIRST SCHEDULE

THE PROPRIETOR'S LAND

All that land, school buildings owned by the Roman Catholic Bishop of the Diocese of Dunedin situated in Kakapo Street and also bounding on Pukaki and Robertson Streets and Coutts Road, Gore being known as St. Peter's College, Gore, and being more particularly described as follows and delineated in green on the plan attached to the Second Schedule of this agreement.

	<u>AREA</u>	<u>DESCRIPTION</u>	<u>TITLE REFERENCE</u>
FIRSTLY	2.5462 ha	Lot 28 D.P. 9224 Lot 2 D.P. 8186 Lot 7 D.P. 408 and being part Section 123 Block LXXI Hokonui District	5B/464 (Southland Registry)
	Subject to	(a) Section 351 D (3) Municipal Corporations Act 1954 (b) Easements in Certificate No 022421.3	
SECONDLY	2034 m ²	Lot 1 D.P. 8186 and being part section 123 Block LXXI Hokonui District	3A/137 (Southland Registry)
THIRDLY	2.0234 ha	Allotment 5 D.P. 408 and being part of Section 123 and 137 Block LXXI Hokonui District	68/84 (Southland Registry)
	Subject to	Memoranda of Mortgage Nos 239991, 273853, 277898, 047700.1 047700.2 047700.3 075041.1 and 075041.3	
FOURTHLY	3.7551 ha	Lot 10 and part Lot 6 D.P. 408 and being part Sections 137 and 123 Block LXXI Hokonui District	5C/1479 (Southland Registry)
	Subject to	Memoranda of Mortgage Nos 239991, 273853, 277898, 047700.1, 047700.2 047700.3, 075041.1 and 075041.3	
FIFTHLY	1.5859 ha	Part Lot 11 D.P. 408 and being also part of Section 123 Block LXXI	100/98 (Southland Registry)
	Subject to	Memoranda of Mortgage Nos 239991, 272853, 277898, 047700.1 047700.2 047700.3 075041.1 and 075041.3	
SIXTHLY	1.4864 ha	Part Lot 11 D.P. 408 and being also part of Section 123 Block LXXI Hokonui District	163/269 (Southland Registry)

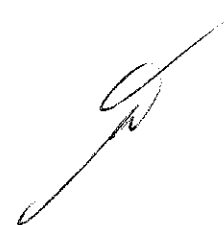
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Subject to Memoranda of Mortgage Nos
239991, 273853, 277898,
047700.1 047700.2
047700.3 075041.1 and
075041.3

SEVENTHLY	1.0961 ha	Part D.P. No 1502 being also part Section 123 Block LXXI Hokonui District	2A/301 (Southland Registry)
EIGHTHLY	6960 m ²	Lot 2 D.P. 8296 and part land on D.P. 1502 and being part Section 123 Block LXXI Hokonui District	3A/508 (Southland Registry)
NINTHLY	602 m ²	Lot 5 D.P. 7762 and being also part Section 123 Block LXXI Hokonui District	2A/299 (Southland Registry)
TENTHLY	1851 m ²	Lot 15 D.P. 750 and being also part Sections 123 & 313 Block LXXI Hokonui District	6B/113 (Southland Registry)
ELEVENTHLY	1851 m ²	Lot 16 D.P. 750 and being also part Sections 123 & 313 Block LXXI Hokonui District	6B/325 (Southland Registry)

There is a debt owing to the Dunedin City Catholic Education Trust
Board Incorporated. (St. Peter's College Gore Land & Building
Account).

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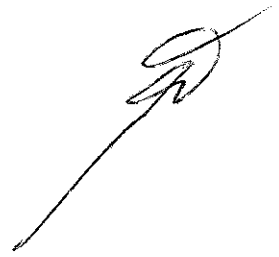
SECOND SCHEDULE

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 which is delineated in red on the annexed plan of the Proprietor's land which forms part of this Schedule, TOGETHER WITH the school buildings and other improvements thereon, SAVE AND EXCEPT the Chapel (Block 11) and Temporary Classroom (Block 9) more particularly delineated in blue on the said plan.

H. P. R.

A large, stylized handwritten signature, possibly reading 'H. P. R.', is written in dark ink. It features a prominent, sweeping flourish that extends downwards and to the left.

THIRD SCHEDULE

ST PETER'S COLLEGE, GORE

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 department" appear in relation to particular works, the property supervisor of the Regional Office of the Department of Education 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 tradesmen or in a workmanlike manner to the Department of Education standards.

AGREED PHASING OF WORK TO BE COMPLETED BY:

	1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87	31.3.88
<u>SITE</u>							
Replace broken and missing bricks from paving at north end of school		x					
Replace narrow strip of sunken paving and around Complete ground works at end of Block 7 and Block 10		x					
<u>BLOCK 5</u>							
Exterior							
Clean down and paint all woodwork and window trim		X					
Recaulk window flashings		X					
<u>Interior</u>							
Area 53							
Replace window catches							
Replace large stay		x					
Area 54							
Secure ceiling tiles		x					

1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
BLOCK 5 (contd)					
Interior					
Area 54 (contd)					
Replace door escutcheon	x				
Refix vinyl wall lining	x				
Repair carpet	x				
Area 55					
Repair carpet	x				
Refix glazing beads	x				
Adjust door	x				
Secure radio panel	x				
Area 58					
Fit escutcheon to door	x				
Areas 60, 70 and 71					
Repair vinyl floor	x				
Repair leak and make good vinyl wall cladding	x				
Replace door glass	x				
Area 62					
Repair autex flooring	x				
Adjust door	x				
Area 65					
Repair demonstration bench and top	x				
Repair vinyl wall cladding	x				
Replace control plate on lab bench	x				
Replace brass joint strips on bench top	x				
Repair vinyl on rear wall	x				
Replace door handles on sliding doors	x				
Area 67					
Repair bench junction	x				
Replace plastic light shades	x				
Area 69					
Repair or replace where required cupboard doors and drawers	x				
Replace brass inserts	x				
Resurface bench tops (island)	x				
Repair vinyl bench top	x				
Repair cupboard catches	x				
Repair pinex tiles	x				

ST PETER'S COLLEGE, GORE

AGREED PHASING OF WORK TO BE COMPLETED BY

1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
BLOCK 5 (contd)					
<u>Interior</u>					
<u>Area 73</u>					
Finish door jambs			x		
Repair window catch			x		
<u>Area 74</u>					
Repair window catch			x		
Make good vinyl by window			x		
Replace sink bench			x		
<u>Area 75</u>					
<u>Repaint</u>					
Repair vinyl wall cladding			x		
Repair cupboards			x		
Remove or strengthen shelves under window			x		
<u>Area 77</u>					
Secure vinyl at bench			x		
Redecorate			x		
<u>Area 78</u>					
Replace window catch			x		
Repair vinyl wall			x		
Clean down walls			x		
<u>Area 79</u>					
Replace cupboard door handles			x		
Repaint walls			x		
<u>Area 80</u>					
Replace broken glass			x		
Repair table and demonstration bench			x		
Restore handles to cupboards			x		
Repair all window catches			x		
Repair swan neck taps			x		
Replace sliding cupboard doors			x		
Replace brass strips to benches			x		
Replace door glass			x		
Adjust door			x		
<u>Area 81</u>					
Replace window catch	x				
Replace broken door glass	x				

x x

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	1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
<p><u>BLOCK 5 (contd)</u></p> <p><u>Electrical</u></p> <p>Upgrade lighting to state school standards in areas 53, 65, 66, 69 & 82</p> <p>Upgrade lighting to state school standards in areas 73, 74, 75, 77, 78 & 79</p>		x				
<p><u>Fire Protection</u></p> <p><u>Egress</u></p> <p><u>Area 71</u></p> <p>Increase the tension on the floor springs of smoke stop doors to make them close more positively</p>	x					
<p><u>Linings</u></p> <p>Line the ceiling of Area 82 with gibraltar board or similar material to provide a half hour FRR</p>		x				
<p><u>Extinguishing Equipment</u></p> <p>Replace with 19mm pipe feeder line to the 19mm hose reel tubing of the hose reel in passage 71</p>		x				
<p><u>Fire Hazards</u></p> <p>Erect metal sleeves around the two fume cupboards where they pass through the pinex softboard ceiling of the lecture area 69, maintaining a 50mm gap between the flue and the sleeve</p> <p>Remove all portable heaters</p>		x x				
<p><u>BLOCK 6</u></p> <p><u>Exterior</u></p> <p>Recaulk window sills</p> <p>Straighten spouting</p> <p>Secure tray roofing above toilets</p> <p>Rebed precast concrete window sills</p> <p>Secure sheathing to exterior doors to the toilets</p> <p>Replace damaged cement asbestos panels, north elevation</p>		x x x x x x				
<p><u>Interior</u></p> <p><u>Area 38</u></p> <p>Repaint cubicles</p> <p>Adjust doors</p>		x x				

ST PETER'S COLLEGE, GORE

AGREED PHASING OF WORK TO BE COMPLETED BY

1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
BLOCK 6 (contd)					
Interior					
Area 38 (contd)					
Replace door stops	x				
Area 44					
Repair hole in door	x				
Replace door furniture	x				
Area 50					
Repaint walls	x				
Mechanical					
Upgrade heating to state school standards in areas 36, 38, 43 and 45	x				
Electrical					
Permanently install sub-main cable between the east and west stage distribution boards and remove surplus cable	x				
Fit new handle on the switch controlling the stage lighting	x				
Disconnect and remove redundant cable in Area 50	x				
Install permanent wiring and socket outlets for stage wiring	x				
Supply and fit a satisfactory 'patch panel' (with stowage for idle flexes and plugs) for light circuit selection	x				
Check and test the dimmer unit and fit permanent labels to it giving information on the maximum capacity of the unit and the maximum capacity of each dimmer circuit on it	x				
Replace all TPS cables used as flexible cords and all twin trip flexible cords with suitable mechanically robust flexible cords and install a core balancing earth leakage circuit breaker in the circuit controlling the stage lighting	x				
Upgrade the lighting in Areas 41 & 42 to state school standards	x				
Upgrade the emergency lighting in Areas 41 & 42 by installing six additional 32 volt 60 watt incandescent emergency lighting fittings and reposition the two existing fittings	x				

ST PETER'S COLLEGE, GORE

AGREED PHASING OF WORK TO BE COMPLETED BY

1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
<u>BLOCK 7</u> <u>Exterior</u> Refit cowl to flue Repaint blockwork at junction of boiler room and main building Repaint blockwork and sills	x				31.3.87
	x				
	x				
	x				
	x				
<u>Interior</u> <u>Area 83</u> Repaint <u>Area 84</u> Redecorate (half cost to be met by department) <u>Area 85</u> Replace ceiling and repaint room <u>Area 86</u> Resurface floor Refix heater brackets	x				
	x				
	x				
	x				
	x				
<u>Mechanical</u> Extend the relief vent pipe from the boiler safety valve so that it discharges within 75mm of ground level	x				
	x				
<u>Electrical</u> Install check meters in main distribution board Replace the plywood cover on the distribution board in Area 83 with a suitable metal cover. Remove the fuses mounted on the panel cover and reinstall within the panel. Reposition the main switch for the panel so that it is adjacent to the panel and accessible from within Area 83 Install in Area 84 a contactor and a number of strategically placed mushroom headed stop buttons wired so that in an emergency power can be quickly disconnected from the machines Supply and fit a cover for the terminals on the forge firing unit in Area 84 Upgrade the lighting in Area 84 to state school standards Upgrade lighting in Areas 86 and 87 to state school standards	x				
	x				
	x				
	x				
	x				
	x				
	x				
	x				
	x				
	x				
	x				

+APR

ST PETER'S COLLEGE, GORE

	1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
ST PETER'S COLLEGE, GORE						
<u>BLOCK 7 (contd)</u>						
<u>Fire Protection</u>						
<u>Linings</u>						
Provide a half hour fire resistance rating ceiling for Area 84		x				
<u>Extinguishing Equipment</u>						
Reposition the dry powder extinguisher in Area 84 to a conspicuous position and indicate this by an approved metal sign		x				
<u>Fire Hazards</u>						
Trim back the pinex softboard ceiling to provide 100mm clearance from the hot bay flue in Area 84		x				
Provide a fire isolating valve on the oil supply line feeding the furnace in Area 84 to automatically shut off fuel supply in case of fire		x				
<u>BLOCK 8</u>						
<u>Exterior</u>						
Treat concrete walls with moss killer and clean down. At panels apply a system to overcome leaks from cracks		x				
<u>Interior</u>						
<u>Area 1</u>						
Replace pinex display panel		x				
Paint hardboard		x				
Repair window catches		x				
Replace broken window pane		x				
<u>Area 2</u>						
Glue hessian to pinex		x				
Repaint walls, sand down cork and revarnish		x				
<u>Area 3</u>						
Refix hessian		x				
Patch plaster		x				

AGREED DATES OF WORK TO BE COMPLETED BY

ST PETER'S COLLEGE, GORE

1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
BLOCK 8 (contd)					
Interior					
Area 5 (contd)					
Fit balcony door furniture					
Fit window lock					
Fix swing board surrounds					
Area 6					
Repair autex tiles	x				
Recover hessian panels	x				
Repair plaster and touch up	x				
Refix window beads	x				
Restore balcony door furniture					
Area 7					
Complete cupboards and paint	x				
Area 8					
Fit trim to display board	x				
Fit lock to outside door	x				
Repair damaged plaster	x				
Replace window catches					
Area 9					
Restore window catches	x				
Refix glazing beads	x				
Replace blackout curtains	x				
Replace carpet	x				
Reglaze window	x				
Area 10					
Refurnish hessian boards	x				
Refix glazing beads	x				
Area 11					
Replace door hinge	x				
Complete fixing of hessian panel	x				
Renovate door locks	x				
Area 12					
Refix glazing beads	x				
Area 14					
Replace glass beading	x				
Replace hessian boards	x				
Adjust door furniture	x				
Replace glazing beads	x				
Restore window catches	x				

ST PETER'S COLLEGE, GORE

AGREED PHASING OF WORK TO BE COMPLETED BY

1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
BLOCK 8 (contd)					
<u>Interior</u>					
<u>Area 15</u>					
Make good floor vinyl	x				
Repair damaged plaster	x				
Straighten bag racks	x				
Adjust doors	x				
Make good stair H & C hook rail					
Areas 20, 28 and 34	x				
Make good stair treads					
<u>Area 21</u>					
Repair autex tiles	x				
Repair subframe pin board	x				
Repaint room	x				
Repair damaged plaster					
<u>Area 22, 29 and 35</u>	x				
Repair step	x				
Repair plaster at landing					
<u>Area 23</u>					
Repair plaster and touch up					
<u>Area 27</u>					
Repair lockers	x				
Repair vinyl skirting	x				
Straighten bag racks	x				
Stain hat and coat rail	x				
<u>Area 30</u>					
Restore toilet	x				
Fit manhole cover	x				
Fit hardware to door	x				
<u>Area 31</u>					
Connect water heater to water supply	x				
<u>Area 33</u>					
Repair vinyl skirting	x				
Fit jointers to cork panel	x				
Repair lockers	x				
<u>Structural</u>					
<u>Strengthen Block to MWD standards by 31 March 1993.</u>					

x

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	1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
BLOCK 8 (contd)						
Mechanical						
Upgrade the heating in each classroom to state school standards		x				
Electrical						
Upgrade lighting to state school standards in areas 1 to 14 and 21		x				
Fire Protection						
Provide a timber or metal balustrade of at least 900mm high in order to close off full height apertures at ends of balconies	x					
BLOCK 10						
Fire Protection						
Extinguishing Equipment						
Provide 1 x 2.3 kg dry powder fire extinguisher		x				
Linings						
Upgrade linings with half hour FRR material (excluding end walls and ceiling)			x			
BUILDING RECOMMENDATIONS - Provide by new construction or remodelling						
Art and crafts room of 100m ²						
Art and crafts store of 2lm ²						
Art and crafts project store of 19m ²						
Music room of 67m ²						
Music store of 9m ²						
Music practice rooms (2) of 7.5m ² each						
Timber store of 28m ²						
Shower sprays (2) for girls						
1 WHB for boys		x				
5 WCs and 2 WHBs for girls		x				

ST PETER'S COLLEGE, GORE

AGREED PASSING OF WORK TO BE COMPLETED BY

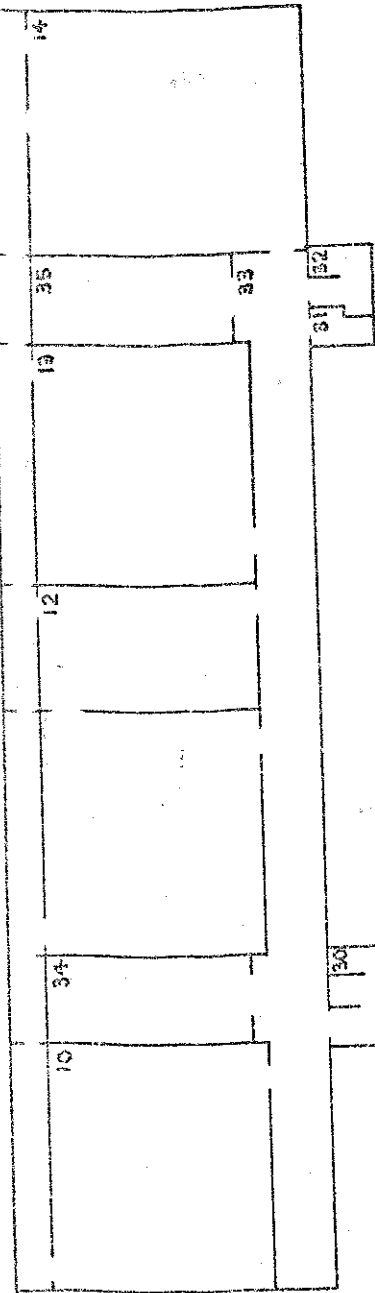
- 28 -

1.2.82	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
<p>BUILDING RECOMMENDATIONS (contd)</p> <p>Staff room of 56m²</p> <p>Staff kitchen of 4.5m²</p> <p>Staff work room of 37m²</p> <p>Staff rest room of 4.5m²</p> <p>Book room of 19m²</p> <p>Duplicating room of 7.5m²</p> <p>Casualty room of 9.5m²</p> <p>Sick room of 9.5m²</p> <p>PR rooms (4) of 9.5m²</p> <p>Provide sanitary towel disposal unit in female staff toilet</p>	x		x		

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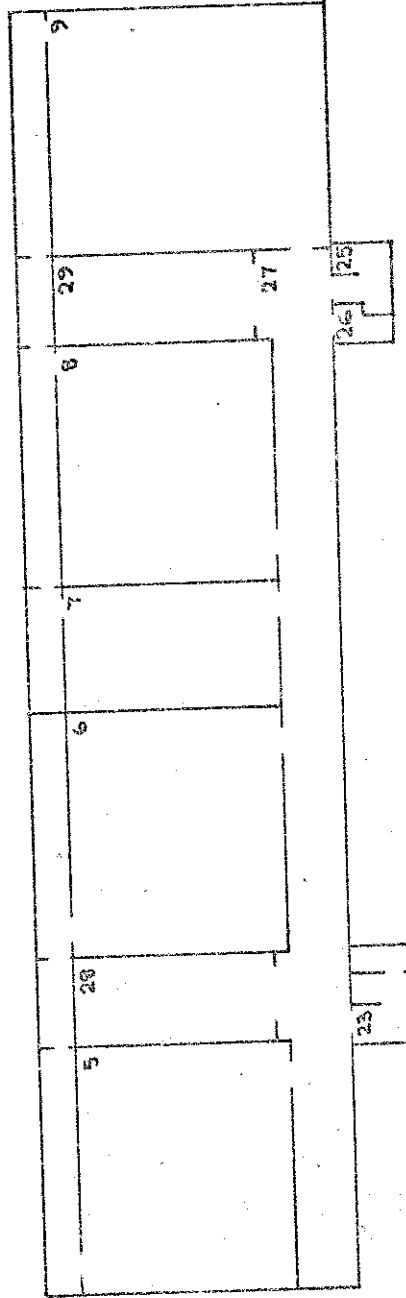
BLOCK 8 SECOND FLOOR

ROOM	AREA
10 CLASSROOM	80.0m ²
11 CLASSROOM	80.0m ²
12 CLASSROOM	37.7m ²
13 CLASSROOM	80.0m ²
14 CLASSROOM	98.3m ²
30 MALE TOILETS	
31 CLEANER'S STORE	
32 FEMALE TOILETS	
33 CORRIDOR	
34 STAIRS	
35 STAIRS	
TOTAL AREA = 563.2m ²	



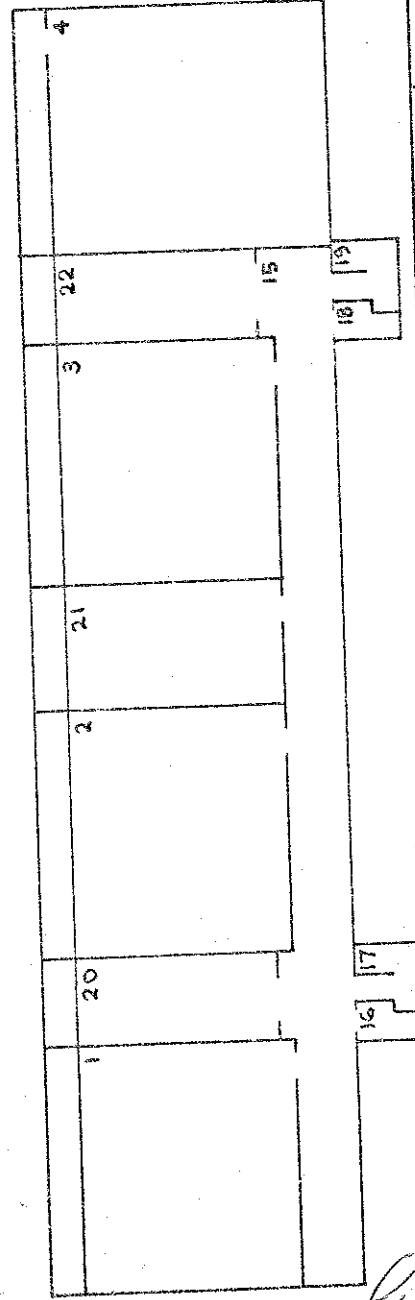
BLOCK 8 FIRST FLOOR

ROOM	AREA
5 CLASSROOM	80.0m ²
6 CLASSROOM	80.0m ²
7 CLASSROOM	37.7m ²
8 CLASSROOM	80.0m ²
9 CLASSROOM	98.3m ²
23 MALE TOILETS	
25 FEMALE TOILETS	
26 CLEANER'S STORE	
27 CORRIDOR	
28 STAIRS	
29 STAIRS	
TOTAL AREA = 563.2m ²	



BLOCK 8 GROUND FLOOR

ROOM	AREA
1 CLASSROOM	80.0m ²
2 CLASSROOM	80.0m ²
3 CLASSROOM	80.0m ²
4 CLASSROOM	98.3m ²
15 CORRIDOR	
16 CLEANER'S STORE	
17 MALE TOILETS	
18 CLEANER'S STORE	
19 FEMALE TOILETS	
20 STAIRS	
21 SNR COMMON ROOM	37.7m ²
22 STAIRS	
TOTAL AREA = 563.2m ²	



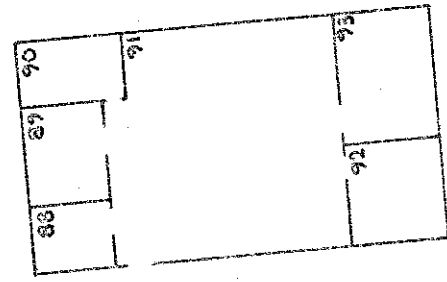
TOTAL GROSS AREA = 1689.6m²

Drawing No:	Scale:
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Date:	SHEET 2 OF 4 SHEETS
11 OCTOBER 1978	Drawn:
REVISION 24-7-81	17 MARCH 1980

DEPARTMENT OF EDUCATION
buildings division: integration of private schools
School: ST PETER'S COLLEGE, GORE

BLOCK 6

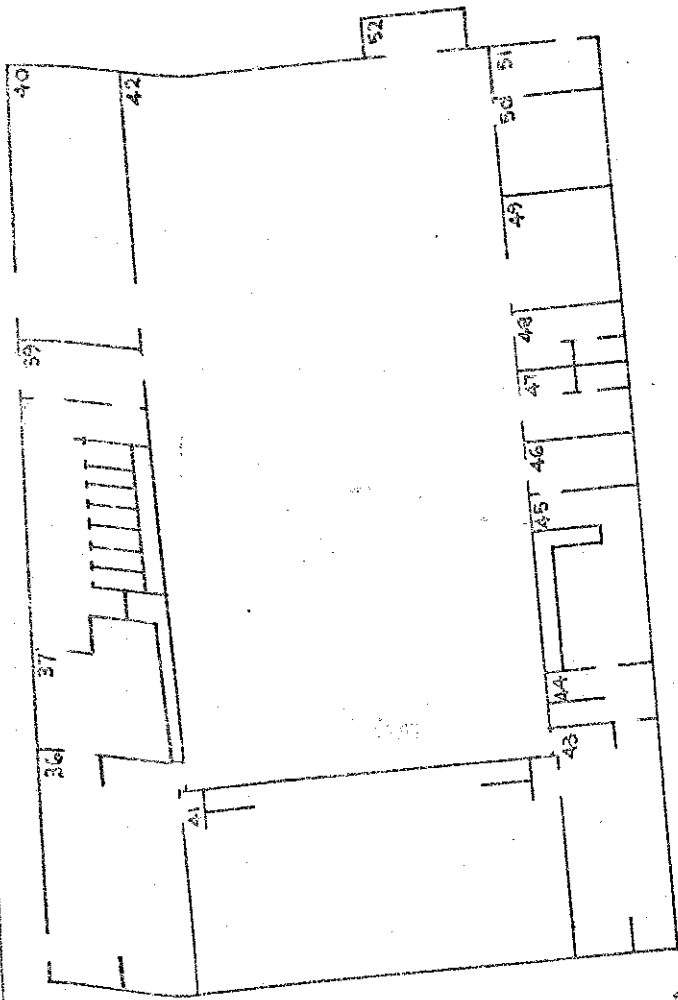
R.M.	AREA
36 BOYS CHANGING ROOM	36m ²
37 BOYS SHOWERS	18.2m ²
38 BOYS TOILETS	32m ²
39 ENTRANCE	45.4m ²
40 P.E. STORE	120m ²
41 STAGE	459.8m ²
42 HALL CHANGING ROOM	36m ²
43 GIRLS SHOWERS	92m ²
44 GIRLS TOILETS	24.5m ²
45 GIRLS ENTRANCE	11.8m ²
46 OFFICE	10.1m ²
47 MIXED SHOWERS	16m ²
48 SHELTER FOR TUCKSHOP	8.4m ²
49 TUCKSHOP ADMIN.	
50 TUCKSHOP	
51 CANOPY TO HALL	
52	
TOTAL AREA = 829.8m ²	



BLOCK 10

ROOM	AREA
88 H.O.D.	6.4m ²
89 RESOURCE	10.6m ²
90 LAUNDRY CHANGING ROOM	9.1m ²
91 HOME CRAFT	12.6m ²
92 FLAT	17m ²
93 CLOTHING	
TOTAL AREA = 150.9m ²	

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BLOCK 7

ROOM	AREA
83 H.O.D.	4.5m ²
84 DESIGN WORKSHOP	132.5m ²
85 STORE	4.5m ²
86 CLASSROOM	84.5m ²
87 CLASSROOM	113m ²
87A BOILER ROOM	3.36m ²
TOTAL AREA = 358.3m ²	

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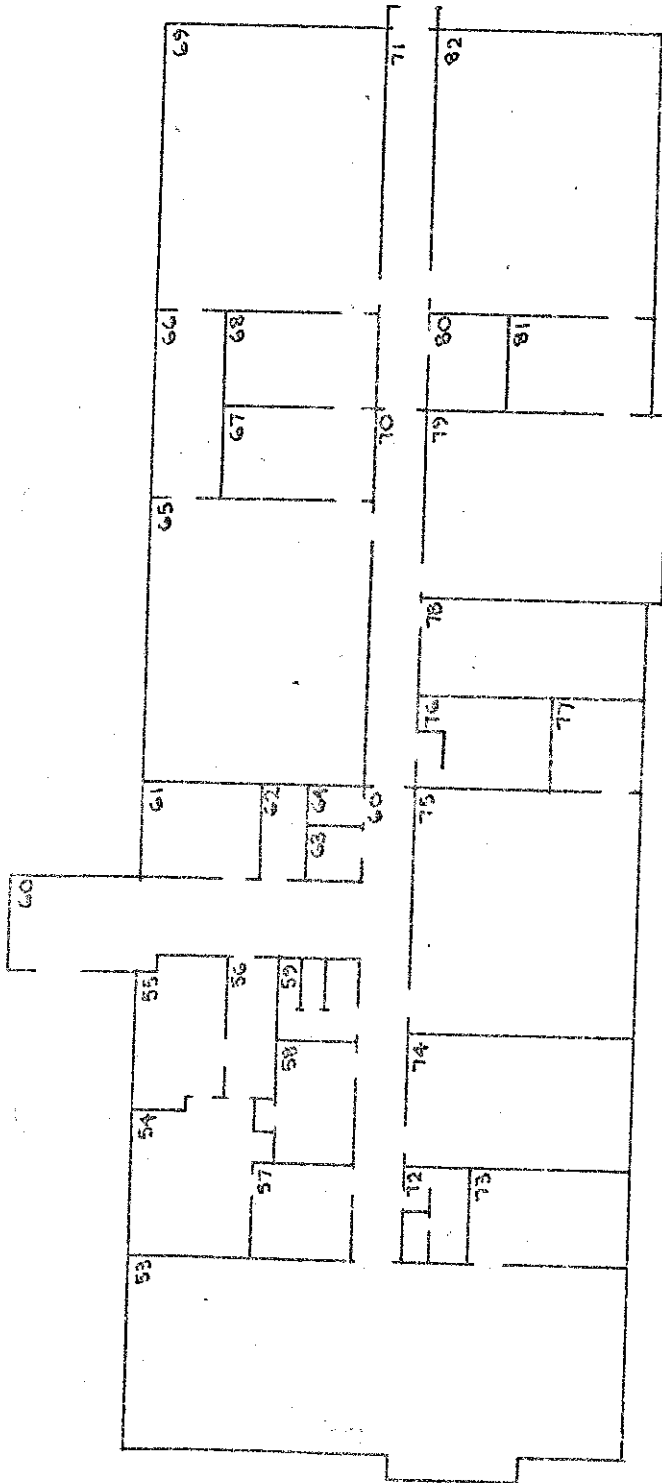
Date:

12 OCTOBER 1978

Revision 24-T-81

SHEET 3 OF 4 SHEETS

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BLOCK 5		
ROOM	AREA	ROOM
53 LIBRARY	146.4 m ²	68 CHEM. STORE
54 PRINCIPAL	28.8 m ²	69 CHEM. LAB.
55 SCHOOL OFFICE	19.0 m ²	70 CORRIDOR
56 CORRIDOR		71 CORRIDOR
57 OFFICE	14.1 m ²	72 STAFF TOILET
58 OFFICE	14.4 m ²	73 TEACHER WORKROOM
59 FEMALE STAFF TOILETS	9 m ²	74 STAFF WORKROOM
60 CORRIDOR		75 STAFF ROOM
61 BURSAR'S OFFICE	16.6 m ²	76 DARK ROOM
62 PUMP	6.5 m ²	77 STAFF AREA
63 P.A.B.X. ROOM	4.0 m ²	78 DUPLICATING
64 SWITCH ROOM	3 m ²	79 AUDIO VISUAL
65 PHYSICS LAB.	94.6 m ²	80 CAREERS
66 PREP. ROOM	18.72 m ²	81 BIO. STORE
67 PHYSICS STORE	21.2 m ²	82 BIO. LABORATORY

TOTAL AREA = 1136.6 m²

f.p. 12

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SHEET 4 OF
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