

THIS DEED OF AGREEMENT is made on the 9 day of October
One thousand nine hundred and eighty-one (1981)
BETWEEN THE SISTERS OF MERCY (DIOCESE OF CHRISTCHURCH) TRUST BOARD
a body corporate registered under the Religious Charitable and
Education Trusts Act 1908 (hereinafter with its 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 Villa Maria College,
Christchurch (hereinafter referred to as "the School")
- B The School is for girls only and is a Roman Catholic
Secondary School from Form Three (III) to Form Seven
(VII) with an attached Intermediate Department. The
School offers Education with a Special Character.
- C The School was established in 1918 and up to the effective
date of integration was conducted and staffed in part by
members of the Roman Catholic Religious Order of Women known
as The Sisters of Mercy. The Sisters of Mercy bring to the
School the special characteristics of their Order. 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 Board of Governors may grant the use of the School premises and chattels to the Proprietor or other person or persons at any time when the School premises and chattels are not required for School purposes and the Board of Governors shall not unreasonably or arbitrarily withhold its consent. The Board of



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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.

- (ii) With the consent of the Proprietor, the Board of Governors may grant the use of the School premises and chattels to other person or persons at any time when the School premises and chattels are not required for School purposes and the Proprietor shall not unreasonably or arbitrarily withhold its consent. The Board of Governors may require any such person or persons to pay a reasonable fee to such Board of Governors as a condition of such use.
- (c) The Proprietor shall accept and meet the liability for all mortgages, liens and other charges upon the land and buildings comprising the School premises.
- (d) The Proprietor shall plan, pay for, and execute the improvements described in the Third Schedule hereto, to the School premises, so as to bring the School buildings and associated facilities forming part of the School premises up to the minimum standard for comparable State Schools prevailing at the effective date of this Deed of Agreement. Such improvements to be carried out in accordance with the dates specified against such improvements in the Third Schedule hereto. The Proprietor shall



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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.

- (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 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 it created by Section 40 (2) (h) of the Private Schools Conditional Integration Act 1975.
- (h) No person employed at the School and paid for his services in whole or in part out of moneys appropriated by Parliament, shall be paid by the Proprietor or its servants or agents any remuneration additional to that provided for by the Private Schools Conditional Integration Act 1975 or shall be granted or permitted any condition of service more favourable than that permitted in the case of a person employed in a comparable position in a State School PROVIDED HOWEVER that a teacher to whom the provisions of Section 71 of the Private Schools Conditional Integration Act 1975 apply, shall continue to be paid no less than the same salary, and be accorded the same status, as he received or was accorded on the day before the effective date of the integration of the School.

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

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

5. THE Special Character of the School is that it is a Roman Catholic School for girls only established by the Roman Catholic Religious Order of Women known as the Sisters of Mercy for the Roman Catholic community of the Diocese of Christchurch 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 Christchurch.

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 on it by the Private Schools Conditional Integration Act 1975, if in the opinion of the Proprietor the Special Character of the School as defined and described in this Deed of Agreement has been or is likely to be jeopardised or the Education with a Special Character provided by the School as defined and described in this Deed of Agreement is no longer preserved and safeguarded.




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7. (a) THE Controlling Authority of the School shall be a Board of Governors as constituted pursuant to the provisions of Section 51 of the Education Act 1964 and Regulations made thereunder. Such Board of Governors shall consist of eleven (11) members, such eleven (11) members being :-

- (i) One (1) member appointed by the Education Board of the Canterbury Education District.
 - (ii) One (1) member elected by the teachers of the School PROVIDED HOWEVER that no member so elected may be appointed as Chairman or Deputy Chairman of the Board.
 - (iii) Five (5) members elected by the parents of the pupils attending the School.
 - (iv) Four (4) members who shall be representatives of the Proprietor and appointed by it.
- (b) Any election conducted pursuant to Section 8 (5) of the Private Schools Conditional Integration Act 1975 shall be conducted as nearly as possible in the manner prescribed by the Secondary School Boards Administration and Employment Regulations 1965 and any regulations made in amendment thereof or substitution therefor, and the provisions of those Regulations shall, with any necessary modification, be applied accordingly.
- (c) The control and management of the School shall be exercised subject to the provisions of Section 25 (6) of the Private Schools Conditional Integration Act 1975.

8. THE School had a roll of five hundred and thirty-one (531) pupils in Forms III - VII as at the 1st day of March 1981 and a roll of fifty-nine (59) pupils in Forms I - II as at the 30th day of September 1980, both dates being the year when the roll figures were last compiled. It is agreed by and between the parties hereto that the maximum roll of Forms III - VII of the School shall be five hundred and thirty-one (531) pupils and of Forms I - II of the School shall be fifty-nine (59) pupils.


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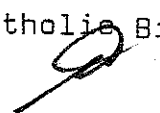
9. THE Proprietor agrees that pursuant to Paragraphs (d) and (e) of Clause 3 of this Deed of Agreement he will bring the School up to the minimum standard of accommodation laid down from time to time by the Director-General for a comparable State School.

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

(b) In accordance with Section 7 (6) (h) of the Private Schools Conditional Integration Act 1975 unless the Proprietor and the Regional Superintendent of Education otherwise agree and subject to places being available, the number of pupils whose parents do not have 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-nine (29) 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.

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

11. IT is agreed by and between the parties hereto that as Religious observances and Religious instruction form part of the Education with a Special Character provided by the School, Religious observances and Religious instruction in accordance with the determination made from time to time by the Roman Catholic Bishop of the


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Diocese of Christchurch 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 its 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 its 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 it to exercise the powers and carry out the responsibilities vested in it and imposed upon it by the Private Schools Conditional Integration Act 1975 and by this Deed of Agreement.

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

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

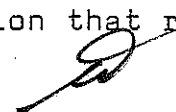
16. A person appointed as aforesaid to the position of Director of Religious Studies at the School, shall undertake such teaching duties, if any, as may be required by the Principal of the School.

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17. THE position of Head of the Intermediate Department and one (1) other position in the Intermediate Department shall in accordance with Section 65 (1) (c) of the Private Schools Conditional Integration Act 1975 be designated positions of importance carrying a responsibility for Religious instruction and an advertisement for these positions shall state that a willingness and ability to take part in Religious instruction appropriate to the Special Character of the School shall be a condition of appointment. Any persons so appointed to these positions shall accept these requirements as a condition of appointment. In the event of the staffing entitlement of the Intermediate Department altering at any time during the currency of this Deed of Agreement, the number of positions other than Head of the Intermediate Department designated positions of importance carrying responsibility for Religious instruction shall be assessed in accordance with the Fourth Schedule hereto.

18. THE staffing entitlement of the Form III to Form VII section of the School as at the 1st day of March One thousand nine hundred and eighty-one (1981) was twenty-five decimal six zero (25.60) positions (excluding the Principal and the Director of Religious Studies) of which there shall be ten (10) teaching positions at the School which in accordance with Section 65 (1) (c) of the Private Schools Conditional Integration Act 1975 shall be positions of importance carrying a responsibility for Religious instruction and an advertisement for those positions shall state that a willingness and ability to take part in Religious instruction appropriate to the Special Character of the School shall be a condition of appointment. Any persons so appointed to these positions shall accept these requirements as a condition of appointment. In the event of the staffing entitlement of the Form III to Form VII section 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 ten (10) is to twenty-five decimal six zero (25.60) 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


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

20. THE Proprietor may with the consent of the 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. 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 for girls only and is a Secondary School from Form Three (III) to Form Seven (VII) with an Intermediate Department attached 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

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premises cannot be separated from the costs associated with the operation of the School premises, the Proprietor and the Board of Governors shall contribute to such costs according to their respective use of the services and facilities.

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

26. THE Proprietor 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.

27. 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.

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



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29. THE Minister shall subject to Clause 3 (d) and (e) 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 and provide for the maintenance of the chattels as though the School were a State School. The School shall be entitled to such furniture and equipment as the Minister supplies from time to time to comparable State Schools.

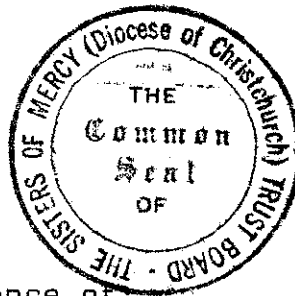
30. THE effective date of this Deed of Agreement shall be the 11th day of November 1981.

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

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


K. A. H.
R. J. H.

THE COMMON SEAL of THE SISTERS OF MERCY
(DIOCESE OF CHRISTCHURCH) TRUST BOARD



was hereunto affixed by and in the presence of:

..... *Margaret Anne Hertrich* Trustee
..... *Cassaline J. Hertrich* Trustee

SIGNED FOR AND ON BEHALF OF HER MAJESTY THE QUEEN

by MERVYN LANGLOIS WELLINGTON Minister of Education

in the presence of :

M. J. Ylke
(Private Secretary)

12 Hohiria Road
Hataitai
Wellington, 3.

*K. A. H.
R. Z. H.*

FIRST SCHEDULE

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

THE PROPRIETOR'S LAND

All that land school buildings residence offices convent and other improvements owned by the Sisters of Mercy (Diocese of Christchurch) Trust Board situate at Peer St, Christchurch, New Zealand, delineated in green on the annexed plan and being known as Villa Maria College, Christchurch and being more particularly described as follows:

FIRSTLY all that piece of land situated in the Christchurch Survey District containing 3.9800 ha being Lots 53 and 54 and part of Lots 51 and 52 on Deposited Plan 201 part Rural Section 56 and being the balance of the land in Certificate of Title Volume 61 Folio 211 Canterbury Land Registry

SUBJECT TO Proclamation 481231 and to Compensation Certificate 178894/1

SECONDLY all that piece of land situated in the Christchurch Survey District containing 2.0436 ha or thereabouts being Lot 55 on Deposited Plan 201 part Rural Section 56 and being all the land in Certificate of Title Volume 64 Folio 125 Canterbury Land Registry.

SUBJECT TO Compensation Certificate 178894/1

BOTH SUBJECT TO a debt to the Housing Corporation of New Zealand secured by Mortgage No. 817896

BOTH SUBJECT as to area to Subtraction of 1331m² overall being further road widening in respect of which Compensation Certificate 178894/1 has been registered but in respect of which no proclamation has yet been registered.



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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 now standing or erected thereon and as shown on the said Plan RESERVING NEVERTHELESS to the Proprietor the full and free right and liberty to go pass and repass as a means of ingress and egress along the driveway from Peer Street shaded red on the said Plan AND FURTHER RESERVING to the Proprietor the right to enter upon so much of the School premises as may be necessary to effect the installation laying relaying maintenance or repair of any or all high pressure water, stormwater, sewerage, electric power or telephone pipes conduits lines or cables serving those parts of the Proprietor's lands excluded from this Deed of Agreement.



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R. J. H.

VILLA MARIA COLLEGE, CHRISTCHURCH

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 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 competent tradesmen or in a workmanlike manner to the Department of Education standards.

AGREED PHASING OF WORK TO BE COMPLETED BY

SITE	11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
		x				
<u>Sealed areas</u> Upgrade the courtyard outside Block A by either overlaying with bitumen or break up damaged concrete and relay. BLOCK A <u>Exterior</u> Secure downpipe to wall Paint spouting at link where renewed Repair brick junction and soffit above typing room Realign and repair spouting north wall verandah Paint upper window sills		x x x x x				

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BLOCK A (Continued)	11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
Exterior (continued)						
Repair spouting at A block link		x				
Repaint timber exterior of hall		x				
Interior						
Area 1						
Resurface floor		x				
Refasten loose ceiling panels		x				
Replace part ply dado		x				
Repaint walls (half cost to be met by department)						
Area 2						
Replace 6 ft formica sink top		x				
Redecorate		x				
Repair walls and doors before redecoration		x				
Area 4						
Provide floor covering		x				
Area 5						
Repair ceiling, check for water leak and repair		x				
Area 6						
Repair ceiling panels		x				
Area 7						
Redecorate (half cost to be met by department)						
Area 8						
Replace blackboard		x				
Area 13						
Repair ceiling		x				
Investigate and make good water leaks at roofs		x				
Area 14						
Replace ceiling panel		x				
Investigate and repair roof leak		x				
Repair damaged walls		x				
Area 16						
Fasten ceiling panels		x				

x

x

K.A.H.
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Interior (continued)	11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
Area 19 Repair ceiling Area 20-21 Repair and redecorate ceiling		x x				
<u>Structural Block A Excluding Hall</u> Suspend wire netting beneath the existing tiles, battened to the underside of the existing tile battens, to prevent dislodged tiles falling into the classroom and provide additional bracing in the plane of the ceiling as may be necessary to resist transverse wind and seismic loadings.		x				
<u>Mechanical</u> Upgrade heating to state school standards in areas 1, 7 and 8		x				
Upgrade heating to state school standards in areas 6, 9 and 16					x	
<u>Electrical</u>						
Area 2 Upgrade lighting to state school standards Replace existing single general purpose socket outlet with a double unit		x				
Area 4 Upgrade lighting to state school standards		x			x	
Area 5 Repair miniature circuit breaker fix new labels and generally upgrade main switchboard						
Area 6 Upgrade lighting to state school standards Provide additional wall mounted socket outlets to state school standards		x			x	
Areas 7 and 8 Upgrade lighting to state school standards Provide additional wall mounted socket outlets to state school standards		x			x	

11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
Electrical (continued)					
Areas 9 and 11					
Upgrade lighting to state school standards					
Area 13					
Provide a new surround and tidy up the sindanyo panel switchboard					
Area 16					
Upgrade lighting to state school standards					
Areas 17-19 and 22					
Upgrade lighting to state school standards					
Provide additional wall mounted socket outlets to state school standards					
General					
Upgrade mains and submains					
Provide time switch and thermostat control for electric heaters					
Fire Protection					
Area 1					
Fit panic bolts to exit doors					
Provide approved exit signs over all exit doors					
Provide emergency lighting sufficient to give light in auditorium stage area and openways and maintain illumination of exit signs in the event of power failure					
Area 6					
Repair roof break					
Area 7					
Repair roof break					
Area 8					
Repair roof break					
Areas 14, 15 and 17					
Treat all ceiling and wall linings with fire retardant paint approved by MWD and applied in accordance with manufacturer's specifications					
Area 16					
Upgrade interior wall linings and ceilings with 9.5mm plasterboard to give a half hour FRR					

Interior (continued)	11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
Area 6 Repair damaged lining by girls toilets, repair ceiling and repaint Fit clashing strips to smoke stop doors to reduce gaps		x				
Area 7 Redecorate		x			x	
Area 8 Repaint (half cost to be met by department)						x
Area 9 Replace hessian covered pin board		x				
Replace chalkboard		x				
Redecorate (half cost to be met by department)						x
Area 10 Redecorate (half cost to be met by department)						x
Areas 12 and 13 Redecorate					x	
Area 17 Redecorate					x	
Area 19 Replace blackboard					x	
Repair worn carpet (rostrum)					x	
Area 20 Redecorate (half cost to be met by department)						x
Area 21 Redecorate (half cost to be met by department)						x
Area 22 Refasten ceiling panels						
Repair lining and redecorate						
Area 25 Repair holes in ceiling		x				
Repair lining and redecorate		x				
Area 26 Redecorate		x				

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R. J. H.

BLOCK B (Continued)	11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
<u>Structural</u> Suspend wire netting beneath the existing tiles battened to the underside of the existing tile battens, to prevent dislodged tiles falling into the classroom and provide additional bracing in the plane of the ceiling as may be necessary to resist transverse wind and seismic loadings.		x				
<u>Mechanical</u> Upgrade heating to state school standards in areas 9, 20 and 21 Upgrade heating to state school standards in areas 7, 13, 18, 19 and 22 Area 26 Upgrade heating to state school standards		x				
<u>General</u> Provide heating controls for entire block (time switch and thermostats)		x				
<u>Electrical</u> Area 1 Upgrade switchboard to Ministry of Works and Development standards Upgrade lighting to state school standards in areas 9 and 10 Upgrade lighting to state school standards in areas 13, 14, 18 and 19 Areas 20-22 Upgrade lighting to state school standards and provide blackboard fitting		x				
<u>Fire Protection</u> Areas 1-6 Treat all ceiling tiles with fire resistant paint approved by MWD and applied in accordance with manufacturer's specifications		x				

x

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	11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
Fire Protection (continued)						
Areas 10, 11, 20 and 21						
Extend plasterboard lined partitions between each adjoining area through to roof		x				
Area 26						
Upgrade door to half hour FRR with self closer	x					
BLOCK C						
<u>Exterior</u>						
Rivet flashings to roof on south side of 1st floor above flat roof		x				
Replace asbestos sheet on east end of 1st floor landing lower level		x				
Paint battens east end wall full gable - two storey		x x				
Plaster east end column at brick junction		x x				
Plaster at sill and brick work 3 one light windows on south side		x x				
Replace external ply to west fire escape door		x				
Repaint window sill and touch up frames		x				
Refasten downpipe bracket west wall		x				
Repair blown plaster to beam west wall		x				
Replace 3 tower bolts		x				
Grout in column flashing to flat roof		x				
Repaint (half cost to be met by department)				x		
<u>Interior</u>						
Area 1						
Redecorate (half cost to be met by department)						x
Area 2						
Ease fume cupboard door		x				
Area 3						
Redecorate		x				
Area 4						
Fit bulkhead lights to ceiling		x				
Redecorate		x				

11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
Interior (continued)					
Area 4 (continued)					
Repair west wall where water has penetrated					
Repair ply panel of dado	x				
Area 5	x				
Redecorate (half cost to be met by department)					
Area 6					
Replace chalkboard					
Area 8					
Repair plaster cracks at beams				x	
Replace chalkboard				x	
Resurface floor				x	
Areas 10 and 11					
Repair carpet					
Stop up cracks in ceiling	x				
Replace clashing strip at door	x				
Area 12					
Repair ceiling panels where damaged					
Redecorate (half cost to be met by department)	x				
Area 14					
Replace chalkboard					
Hang windows for ventilation	x				
Redecorate (half cost to be met by department)	x				
Area 15					
Replace chalkboard					
Hang windows for ventilation	x				
Redecorate (half cost to be met by department)	x				
Area 16					
Replace chalkboard					
Replace curtains					
Hang windows for ventilation					
Area 17					
Complete floor covering					
Structural					
Replace tiled roof with galvanised iron or upgrade to MWD standards. Alter fire escape so that its exits clear of large brick panels.					

x

x

x

x

x

x

x

x

x

x

x

x

x

x

x

x

x

x

x

x

b.d.H.
R.J.H.- 24
x -

x

	11.11.81	31.3.83	31.3.84	31.3.85	31.3.86	31.3.87
<p><u>Furniture and Equipment (continued)</u></p> <p><u>Replacements</u></p> <p>Two teachers tables (classrooms A19 and B19)</p> <p><u>Building Requirements</u></p> <p>Provide in new construction or remodelling:</p> <p>Laboratories - 22 of 81m² each</p> <p>Prep room of 14m²</p> <p>Caretaker's room of 7m²</p> <p>Maintenance staff room of 19m²</p> <p>Store/workshop of 19m²</p> <p>PE changing room block of 80m²</p> <p>PE instructor's toilet and shower</p> <p>Principal's office of 19m²</p> <p>Deputy Principal's office of 11m²</p> <p>Senior Mistress' office of 11m²</p> <p>School office of 19m²</p> <p>Duplicating room of 9m²</p> <p>PR offices - 6 at 7.5m²</p> <p>Staff rest room of 4.5m²</p> <p>Bookroom of 23m²</p> <p>Sickroom of 9m²</p> <p>Resource storage of 47m²</p> <p>Pupils toilets to comply with Drainage and Plumbing Regulations</p> <p>Music room of 70m²</p> <p>Music resources room of 23m²</p> <p>Music practice rooms 1 x 11m², 1 x 7.5m²</p> <p>Art and craft room 105m²</p> <p>Art and craft store 21m²</p> <p>Art and craft project store 19m²</p> <p>Kiln shed of 10m²</p> <p>Clothing room of 84m²</p> <p>Clothing store of 10m²</p> <p>Drama room of 93m²</p> <p>Drama store of 19m²</p> <p>Typing room of 79m²</p> <p>Typing store of 4.5m²</p> <p>Dangerous goods store if required by Dangerous Goods Act 1964</p> <p>Pool Chemical Storage</p>		x			x	x

BLOCK A GROUND FLO 2

ROOM	AREA	ROOM	AREA
A1 HALL	343.2m ²	A12 TOILETS	
A1A STAGE	73.26m ²	A13 CORRIDOR	
A2 KITCHEN	14.76m ²	A14 CLOAKROOM	
A3 SANCTUARY	22.76m ²	A15 TOILETS	
A4 PRIMARY OFFICE	14.76m ²	A16 SCIENCE LAB.	60.0m ²
A5 CLOISTER		A17 CLASSROOM	60.0m ²
A6 TYPING	66.6m ²	A18 CLASSROOM	60.0m ²
A7 CLASSROOM	62.9m ²	A19 CLASSROOM	62.25m ²
A8 CLASSROOM	53.28m ²	A20 CLOAKROOM	
A9 CAREERS	20.01m ²	A21 STORE	4.66m ²
A10 STORE	6.8m ²	A22 CLASSROOM	62.25m ²
A11 OFFICE	2.47m ²		

CONTINUED BELOW

CONTINUED FROM ABOVE

ADJOINS BLOCK B

DEPARTMENT OF EDUCATION

buildings division: integration of private schools

School: VILLA MARIA COLLEGE, CHRISTCHURCH

Drawing No:

EIS 022 02

Date:

11 MAY 1978

REVISION

31 JULY 1981

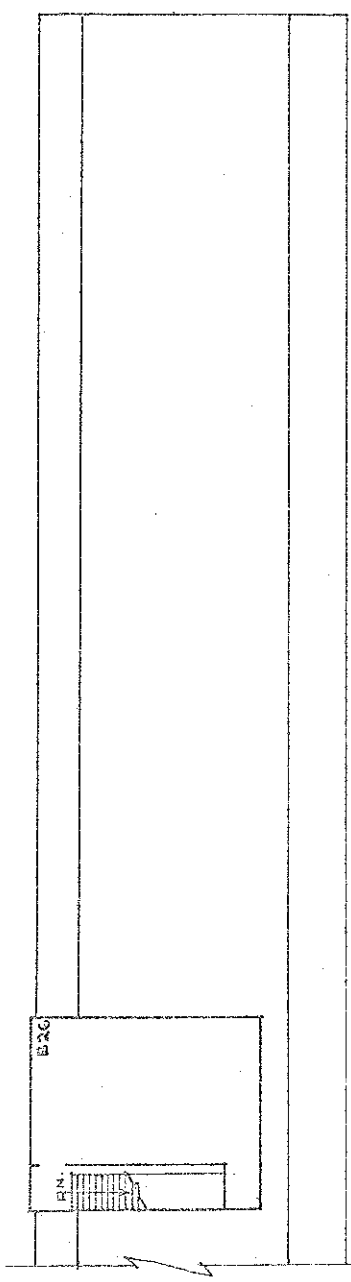
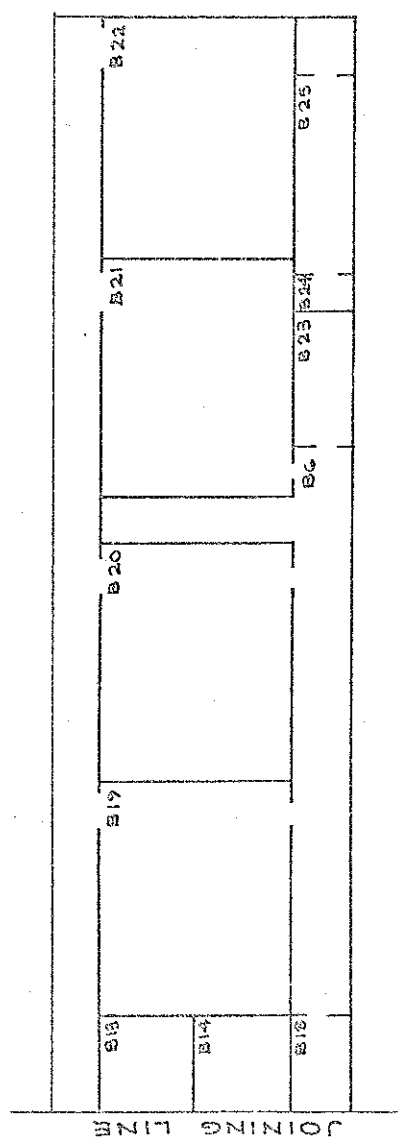
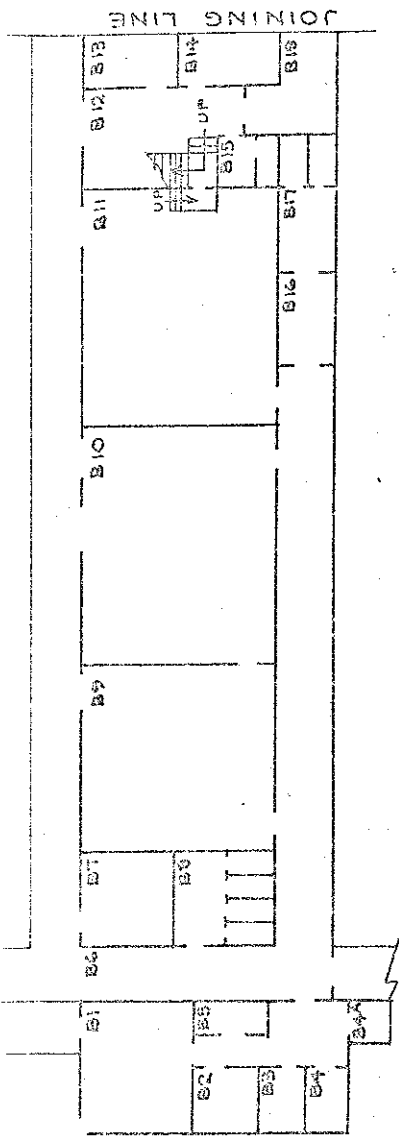
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SHEET 2 OF 5 SHEETS

Drawn: See N.O.A. R. Z. A.

BLOCK B GROUND FLOOR		
ROOM	AREA	
B1 CLASSROOM	19.98 m ²	
B2	5.05 m ²	
B3	4.11 m ²	
B4	4.11 m ²	
B5	2.97 m ²	
B6 STORE	13.5 m ²	
B7 CLOISTER		
B8 SICK BAY		
B9 TOILETS		
B10 CLASSROOM	54.02 m ²	
B11 CLASSROOM	67.16 m ²	
B12 STAFF ROOM		
B13 PRINCIPAL		
B14 SECRETARY		
B15 TOILET	12.07 m ²	
B16 CLOAKROOM	12.07 m ²	
B17 STAFF TOILET		
B18 SECRETARY OFFICE	13.43 m ²	
B19 CLASSROOM	65.52 m ²	
B20 CLASSROOM	65.52 m ²	
B21 CLASSROOM	65.52 m ²	
B22 CLASSROOM	64.8 m ²	
B23 STORE		
B24 OFFICE	3.60 m ²	
B25 CLOAKROOM		
B26 STORE	3.25 m ²	

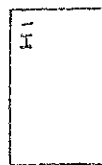


BLOCK B FIRST FLOOR
ROOM AREA
B26 STAFF WORKROOM 46.98 m²

DEPARTMENT OF EDUCATION
buildings division: integration of private schools
School: VILLA MARIA COLLEGE, CHRISTCHURCH



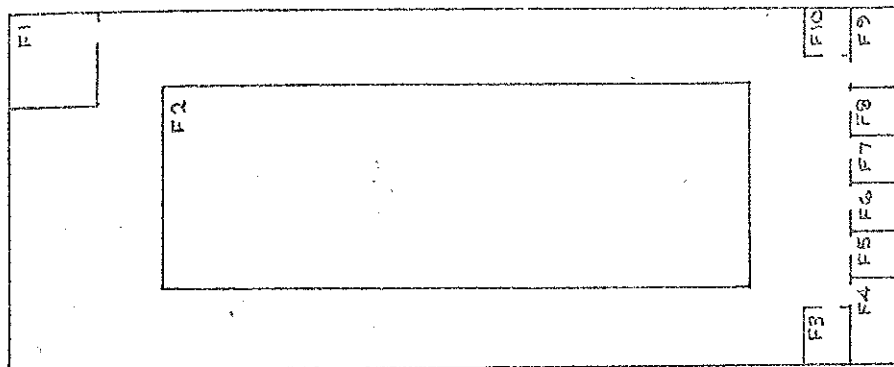
Drawing No:	EIS 022 03	Scale:	1:300
Date:	11 MAY 1973		SHEET 3 OF 5 SHEETS
Revision	31 JULY 1981	Drawn:	LES K. O. H. R. J. H.



ROOM	BLOCK H	AREA
H1	GYM. STORE	20.65m ²

ROOM	BLOCK F	AREA
F1	FILTRATION POOL	11.52m ²
F2	SWIMMING SHED	176.33m ²
F3	CHANGING SHED	
F4	CHANGING SHED	
F5	CHANGING SHED	
F6	CHANGING SHED	
F7	CHANGING SHED	
F8	CHANGING SHED	
F9	CHANGING SHED	
F10	CHANGING SHED	

TOTAL AREA OF CHANGING SHEDS = 38.0m²



DEPARTMENT OF EDUCATION
buildings division: integration of private schools
School: VILLA MARIA COLLEGE, CHRISTCHURCH

Drawing No:	E19 022 05
Date:	23 SEPTEMBER 1981
Revision	

Scale:	1:300
SHEET 5 OF 5 SHEETS	
Drawn:	225

L.C.H.
R.Z.K.

FOURTH SCHEDULE

Schedule of Staffing Appointments to Intermediate Department of

VILLA MARIA COLLEGE

under Section 65 (1) (c) of the Private Schools Conditional
Integration Act 1975 being special positions relating to the
Special Character of the School

<u>Total Staff Entitlement of Intermediate Department</u>	<u>Head of Intermediate Department to be appointed under Section 65 (1) (c)</u>	<u>Number of other teachers to be appointed under Section 65 (1) (c)</u>
<u>Col. 1</u>	<u>Col. 2</u>	<u>Col. 3</u>
1	1	-
2	1	1
3	1	1
4	1	1
5	1	2
6	1	2
7	1	3
8	1	3
9	1	4
10	1	4
11	1	5
12	1	5
13	1	6
14	1	6
15	1	7
16	1	7
17	1	8
18	1	8
19	1	9
20	1	9

NOTE: The above schedule is 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 to determine the number of teaching positions at the School which in terms of Section 65 (1) (c) of the Private Schools Conditional Integration Act 1975 and the relevant clauses of this Deed of Agreement carry a responsibility for Religious instruction and require a willingness and ability to take part in Religious instruction. This Schedule is to be read from left to right.

At the effective date of this Deed of Agreement, the Intermediate Department of the above-named College has a staffing entitlement of
TWO (2) teachers.

[Handwritten signature]
M. A. H.
R. J. A.