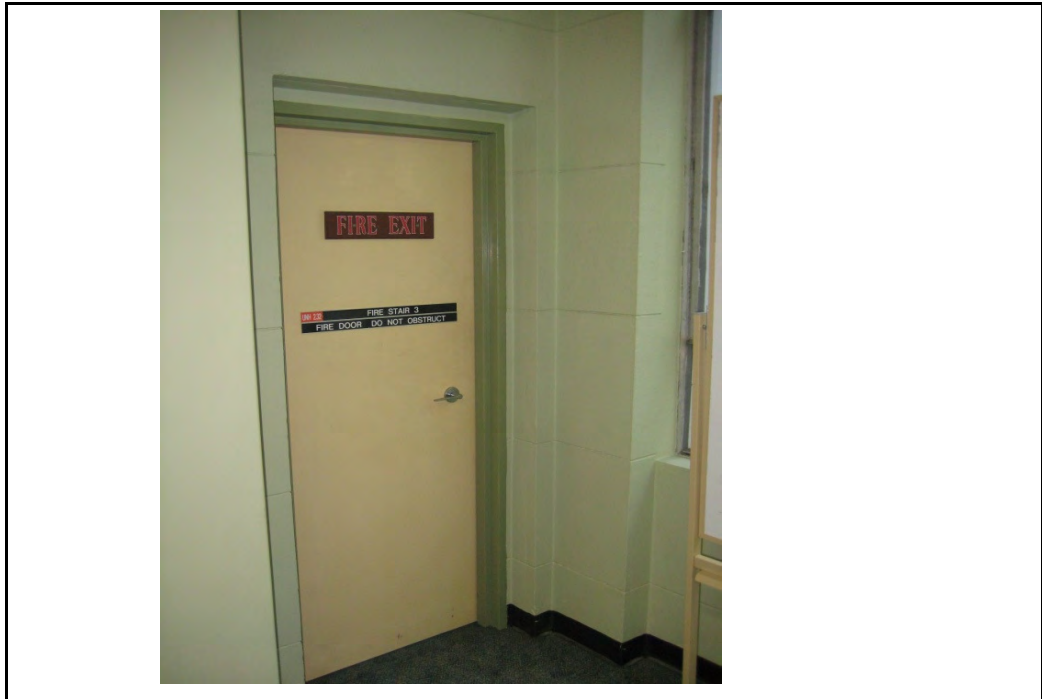


ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Painted timber doors, to fire exits and lecture rooms, timber veneer doors to offices. Generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT

WINDOWS



EXISTING CONDITION

OVERVIEW	Metal framed windows to south wall, generally fair condition, fixed in closed position.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	
-----------------	--

ASSET ELEMENT

FITTINGS



EXISTING CONDITION

OVERVIEW	Kitchenette fitout, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED

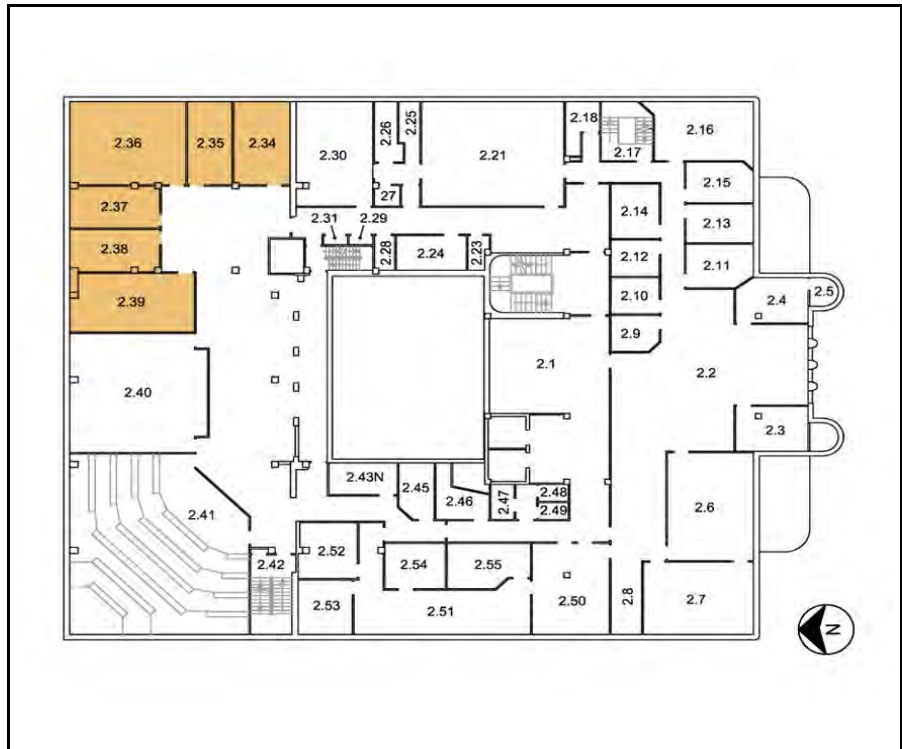
OVERVIEW	
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.34,2.35,2.36,2.37,2.38,2.39	UNIVERSITY LEGAL CENTRE OFFICES
--	--

LOCATION: SECOND FLOOR NORTH EAST

KEY PLAN:



OVERVIEW	
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EXISTING CONDITION

Generally fair - good condition, some discoloured ceiling tiles and moisture damage, paint bubbling on external walls. Anecdotal evidence of water leaks.

HERITAGE OVERVIEW

Original metal framed casement windows to external walls considered significant. South wall of room 2.34 rear wall of original building.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION		
OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
----------------------	----------------



EXISTING CONDITION		
OVERVIEW	Suspended tile ceiling, fair condition, some misaligned tiles, some discoloured, possible moisture damage	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
FUNCTIONALITY	Functional, requiring repairs.	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, replace / renew tiles as required	

ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Render and paint finish to external walls, mixture of plasterboard and paint and aluminium framed timber veneer and glazed walls between offices. Generally good condition, external walls showing possible signs of moisture damage - paint bubbling.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
	South wall of room 2.34 - rear of original building.	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, repair and restore wall finishes as required
-----------------	--

ASSET ELEMENT	DOORS
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EXISTING CONDITION	
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OVERVIEW	Timber doors, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
-----------------	--

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION		
OVERVIEW	Steel / timber framed casement window to external walls of room 2.34, 2.35 and 2.36 - fair condition, some discolouration to frames, sealant perished, missing externally. Damaged control arm to window in room 2.35. Metal awning windows to rooms 2.37, 2.38 and 2.39. Black stone sills, some cracking and fading evident.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW	Restore original glazing frames and sill as required.	

ASSET ELEMENT	FITTINGS
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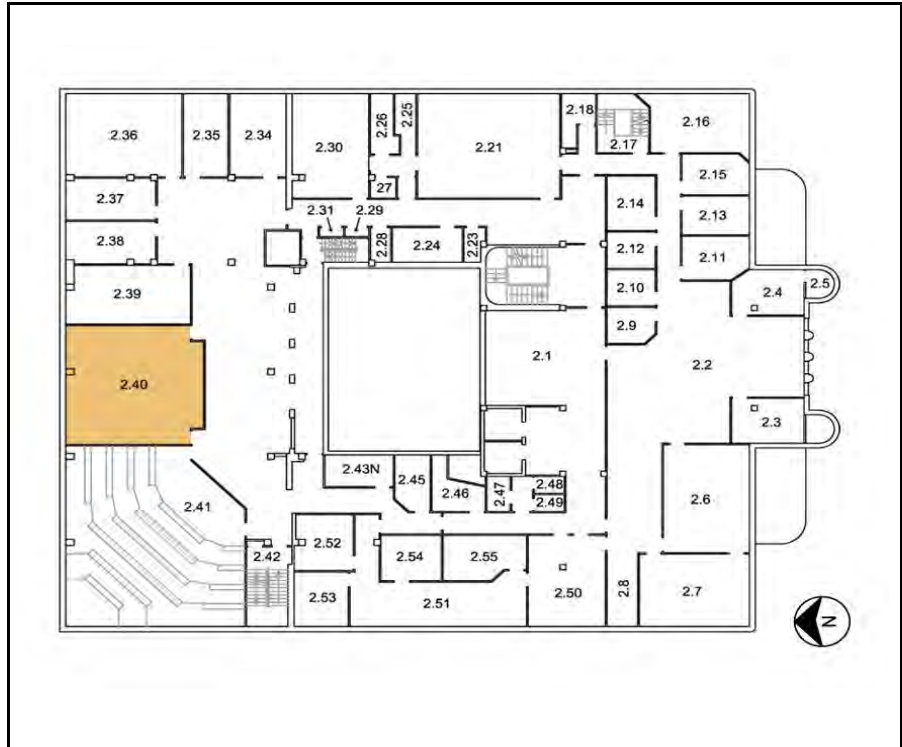
EXISTING CONDITION		
OVERVIEW	Original light switch in room 2.37	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
FUNCTIONALITY	Not assessed, assumed functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.40	SEMINAR ROOM
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LOCATION: SECOND FLOOR NORTH

KEY PLAN:



OVERVIEW	
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EXISTING CONDITION

Generally fair - good condition, some discoloured ceiling tiles and moisture damage, paint bubbling on external walls. Anecdotal evidence of water leaks.

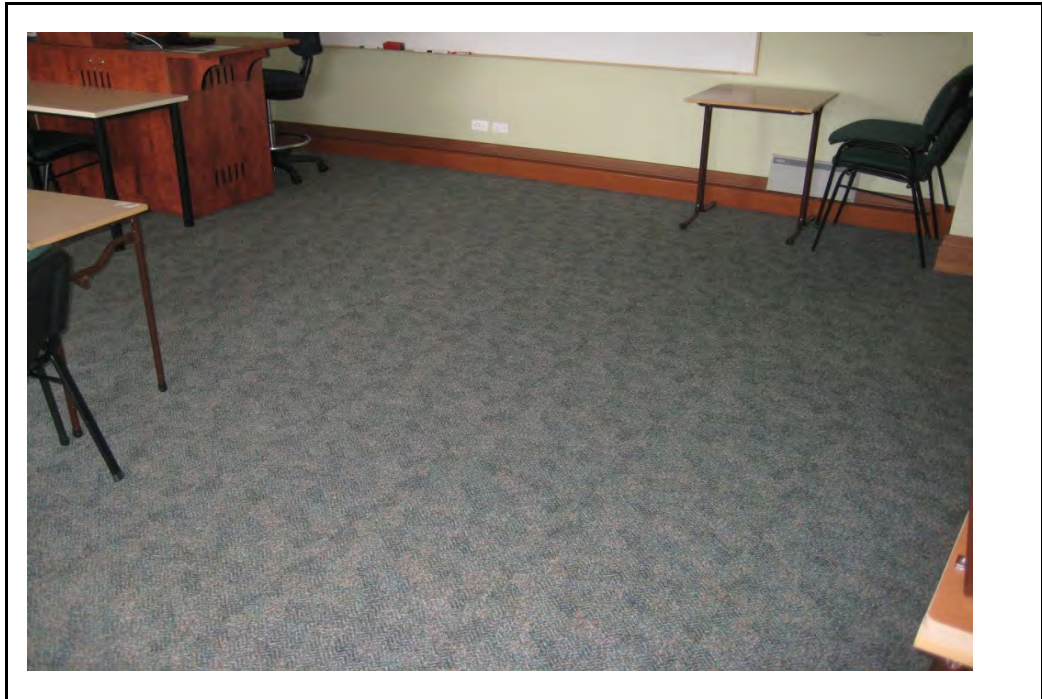
HERITAGE OVERVIEW

Original metal framed casement windows to external walls considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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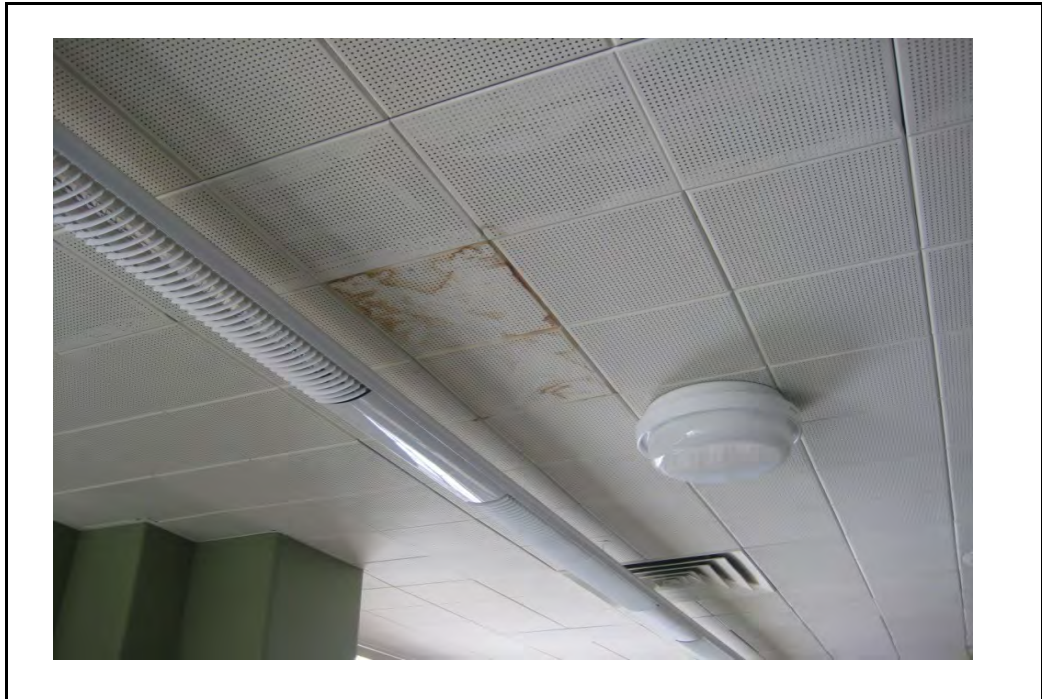
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
		Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
-----------------	--

ASSET ELEMENT	CEILING
----------------------	----------------



EXISTING CONDITION	
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OVERVIEW	Suspended tile ceiling, fair condition, some misaligned tiles, some discoloured, possible moisture damage	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
FUNCTIONALITY	Functional, requiring repairs.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace / renew tiles as required
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Render and paint finish to north (external) wall, plasterboard and paint finish to remaining walls. Generally good condition, some paint bubbling on the north wall, possible moisture damage behind.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	MODERATE External wall LOW Internal walls	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
------------------------	--

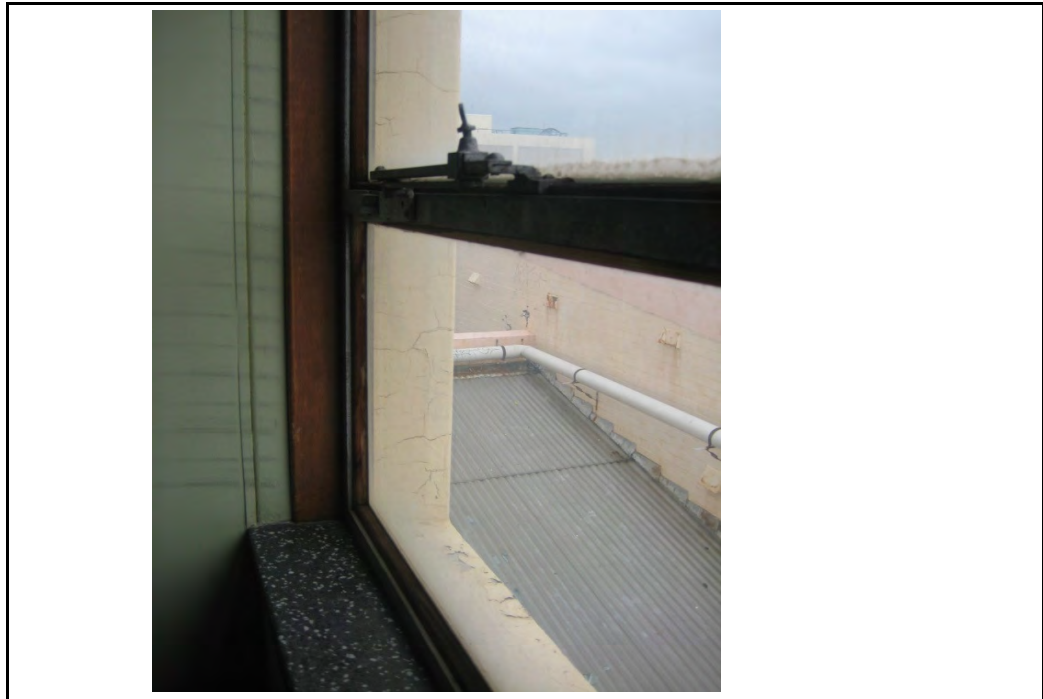
OVERVIEW	Investigate and rectify source of moisture, repair and restore wall finishes as required
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Painted timber doors, good condition. Some marks, etc.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW	Remove marks, repaint as required.	

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement windows - fair condition, some discolouration to frames, sealant perished, missing externally. Black stone sills, some cracking and fading evident.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

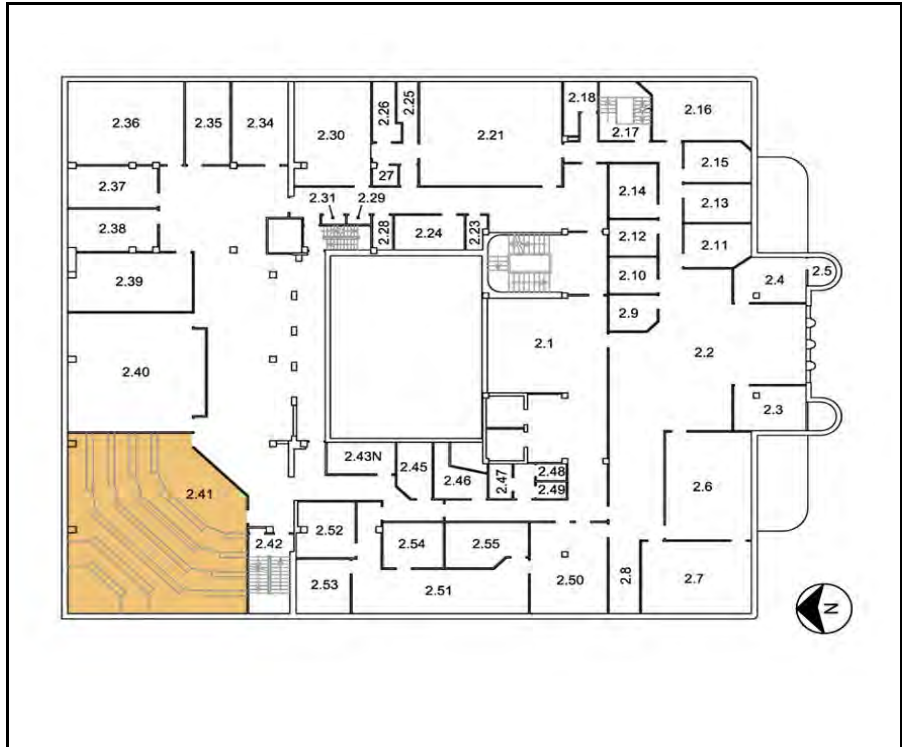
OVERVIEW	Restore original glazing frames and sill as required.
-----------------	---

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.41	LECTURE ROOM
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LOCATION: SECOND FLOOR NORTH WEST

KEY PLAN:



OVERVIEW	
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EXISTING CONDITION

Generally fair - good condition, some discoloured ceiling tiles and moisture damage, paint bubbling on external walls. Anecdotal evidence of water leaks.

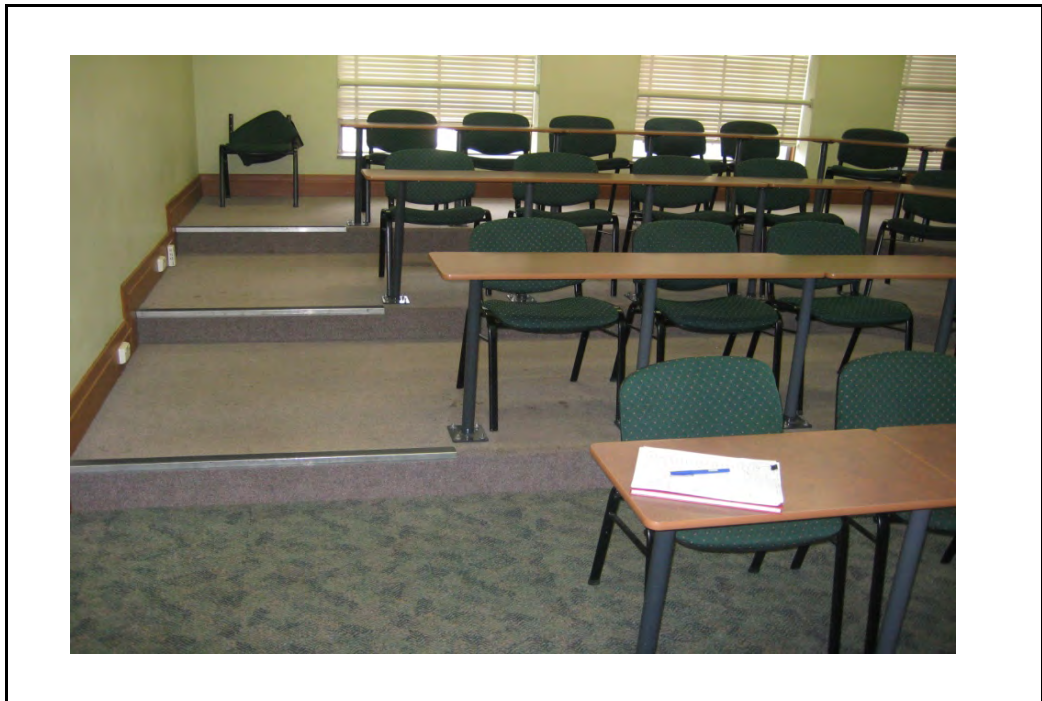
HERITAGE OVERVIEW

Original metal framed windows to external walls considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION		
OVERVIEW	Carpet tile flooring to front of room, carpet to tiered flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet / carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Suspended tile ceiling, generally good condition, some moisture damage to tiles in western half of room.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace tiles as required
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Render and paint finish to external and part of south walls, plasterboard and paint finish to remaining walls. Generally good condition, some paint bubbling on the north wall, possible moisture damage behind.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	MODERATE External walls LOW Internal walls	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, repair and restore wall finishes as required
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ASSET ELEMENT	DOORS
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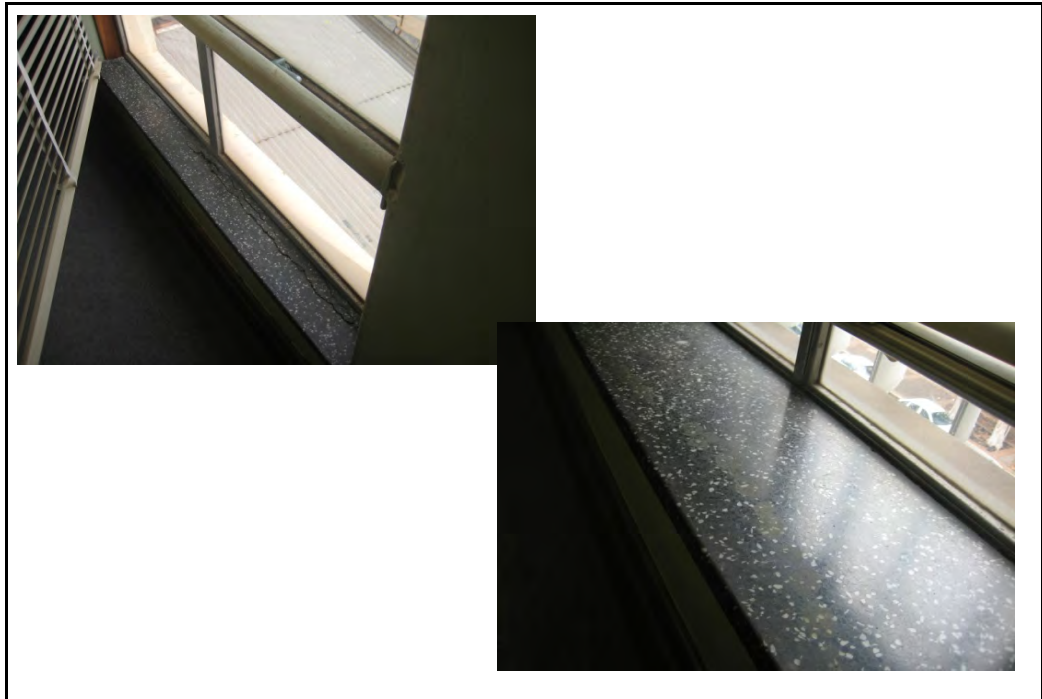
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Painted timber doors, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
---------------------------	--

OVERVIEW	Metal framed windows - fair condition, some discolouration to frames. Black stone sills, some cracking and fading evident. Moisture spots on sill on western window	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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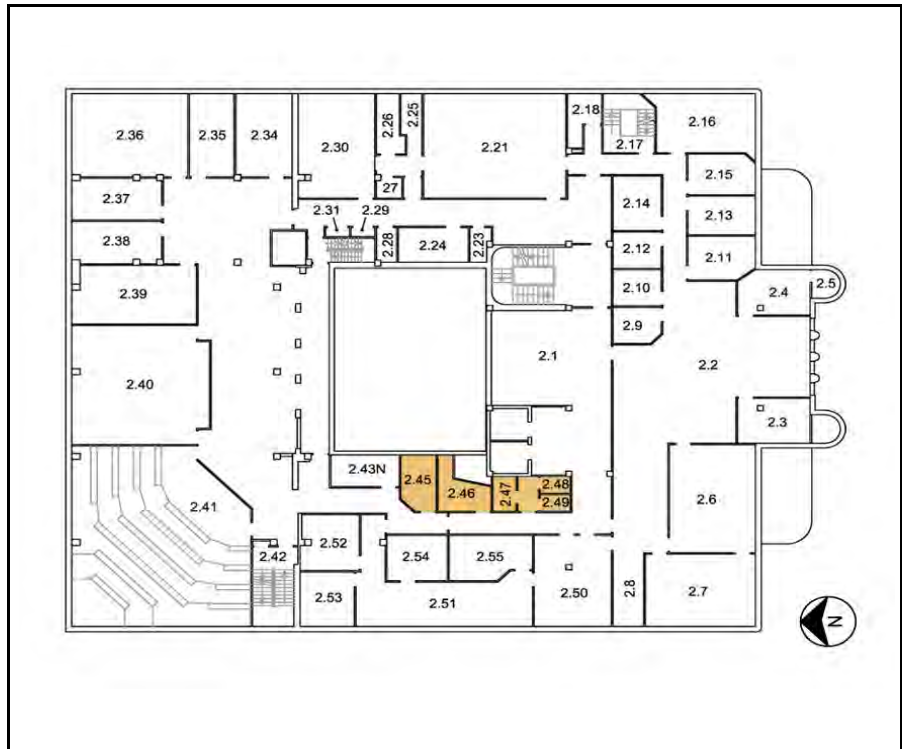
OVERVIEW	Restore original glazing frames and sills as required.
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.45, 2.46, 2.47, 2.48, 2.49	FEMALE, MALE AMENITIES
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LOCATION: SECOND FLOOR WEST

KEY PLAN:



OVERVIEW	
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EXISTING CONDITION

Generally fair - good condition. Cracks in terrazzo floor in 2.46, floor tiles loose in 2.45, some flaking paint on ceilings.

HERITAGE OVERVIEW

Terrazzo flooring, original wall tiles, terrazzo toilet partitions, timber veneer and glazed door (all room 2.46).

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
OVERVIEW	Terrazzo flooring, coved at walls in room 2.46. Generally fair condition, some cracks and discolouration present. Tiled floors to rooms 2.45, 2.47, 2.48, 2.49, generally good condition.
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element
	Mixed
HERITAGE SIGNIFICANCE	HIGH Terrazzo flooring LOW Tiles
FUNCTIONALITY	Functional, requiring minor repair.
ACTION REQUIRED	
OVERVIEW	Repair and restore flooring as required

ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish - fair condition. Paint cracked, flaking on ceiling in rooms 2.46, 2.47. Section of cornice missing at bulkhead in room 2.45. Gaps at junction with bulkhead at east wall of room 2.46.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair	

ACTION REQUIRED	
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OVERVIEW	Repair and repaint as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Full height tiles to room 2.46 - mainly original tiles with some replacement tiles evident. Painted walls with skirting tiles to 2.45, 2.47, 2.48, 2.49. Generally good condition, cracking at wall junction in S/W corner of room 2.49.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
	Mixed	
FUNCTIONALITY	Functional, requiring minor repairs	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Repair and restore wall finishes as required
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ASSET ELEMENT

DOORS



EXISTING CONDITION

OVERVIEW	Painted timber door with glass panel, good condition in room 2.46. Timber door, good condition to room 2.45, painted timber doors to rooms 2.47, 2.48, 2.49, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
	HIGH Door to 2.46 LOW Other rooms	Mixed
FUNCTIONALITY	Functional.	

ACTION REQUIRED

OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Original windows, fair condition. Black stone sill.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
		Mixed
	HIGH Steel exterior type INTRUSIVE Vent	
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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ASSET ELEMENT	FITTINGS
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EXISTING CONDITION	
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OVERVIEW	Terrazzo toilet partitions in fair condition, some discolouration particularly at base - room 2.46 only. Modern partitions to room 2.45.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
		Mixed
	HIGH Terrazzo partitions and original sanitary fixtures LOW Modern partitions and non-original sanitary fixtures	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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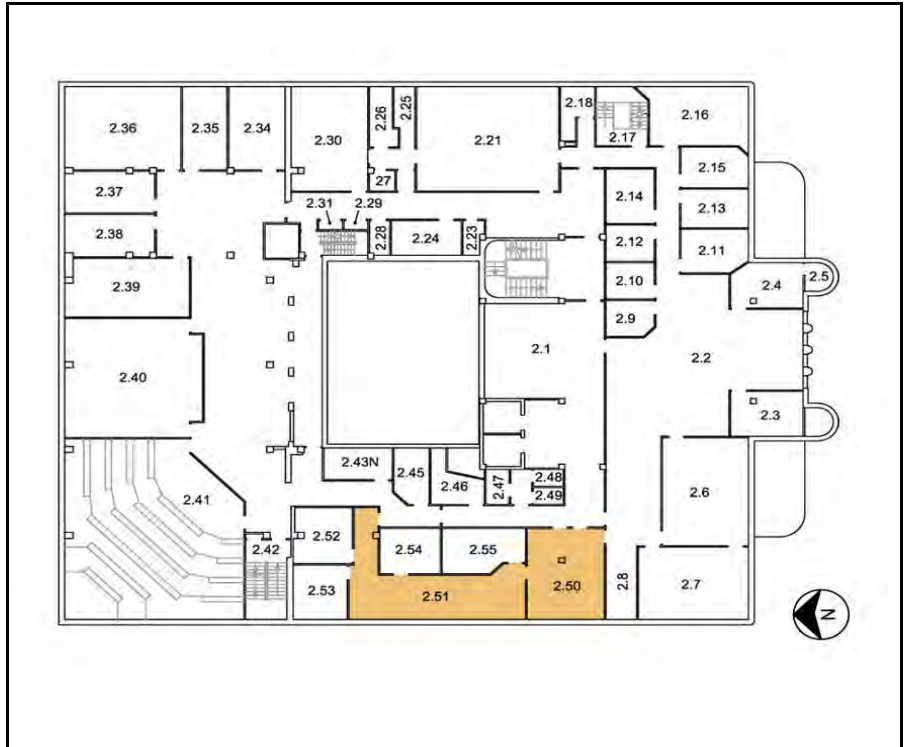
OVERVIEW	
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 2.50, 2.51	UNIVERSITY LEGAL CENTRE WORK ROOMS
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LOCATION: SECOND FLOOR WEST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally fair condition, paint cracking, peeling, damaged on external walls, particularly around windows. Paint also flaking on ceilings. Anecdotal evidence of water leaks.

HERITAGE OVERVIEW

Original metal framed casement windows to external walls, timber veneer and glass doors and painted masonite / timber and glass internal walls considered significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling, generally good condition, cracked, flaking paint in south area of room 2.50 and 2.51, and in northern corridor of 2.51	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring repairs to paintwork.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Remove damaged paintwork and repaint as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Render and paint finish to external wall of both rooms, fair - good condition. Areas of flaking, bubbling paint, possible moisture damage. Chips in corner of column in room 2.50. Painted masonite wall with timber framed glazing - common wall between the two rooms. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH External wall and internal walls with timber framed window LOW All other walls	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, repair and restore wall finishes as required.
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ASSET ELEMENT

DOORS



EXISTING CONDITION

OVERVIEW	Timber veneer and glazed doors. Good condition. Timber doors to rooms 2.54 and 2.55.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Moderate
	HIGH Timber veneer LOW Painted doors	
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement window to external walls - fair condition, some discolouration to frames, sealant perished, missing externally. Timber frame beads deteriorating. Black stone sills, some cracking and fading evident. Timber framed glazing to internal walls, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	EXCEPTIONAL External windows HIGH Internal timber framed windows	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Restore original glazing frames and sill as required.
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UNIVERSITY HOUSE: ROOM DATA SHEETS

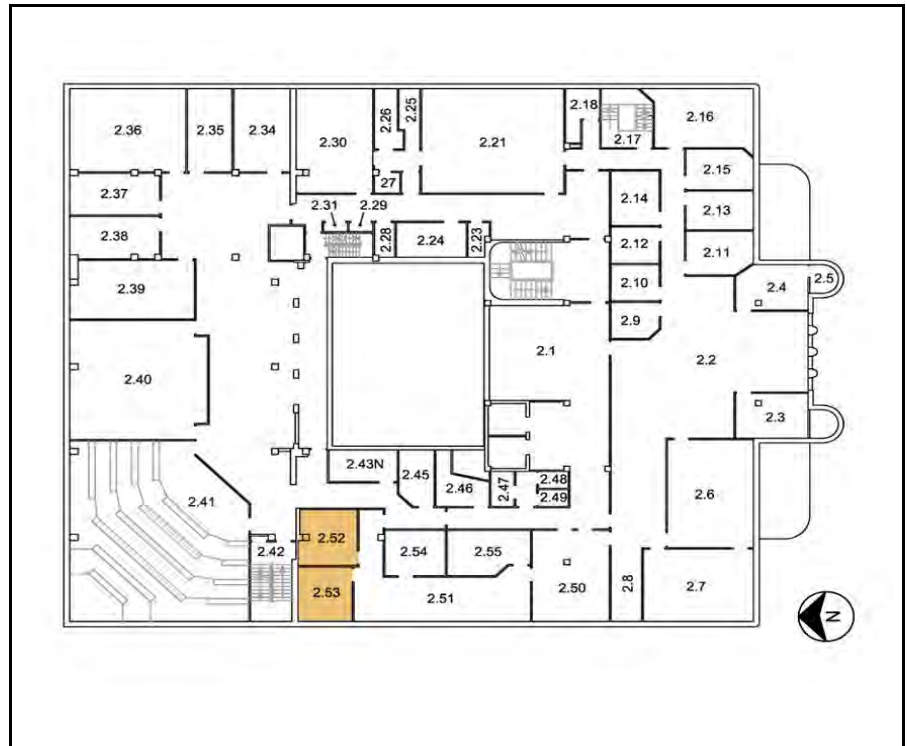
ROOM: 2.52, 2.53

UNIVERSITY LEGAL CENTRE WORK ROOMS

LOCATION:

SECOND FLOOR WEST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally fair - good condition, flaking paint to ceilings and walls, section of ceiling in room 2.53 falling away. Anecdotal evidence of water leaks.

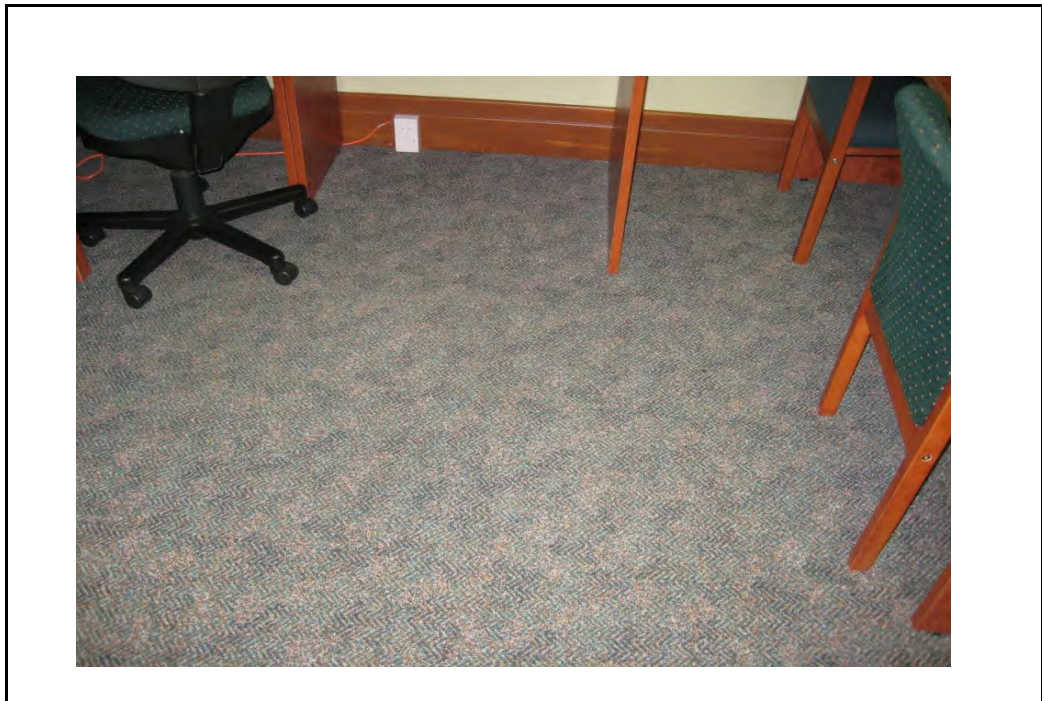
HERITAGE OVERVIEW

Metal framed glazing to external wall of room 2.53 significant.

REQUIRED CONDITION

Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
		Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Painted plasterboard ceiling, generally fair condition, crack at cornice on south wall of room 2.52, paint flaking in north east corner of 2.52. Minor flaking in S/E corner of 2.53, crack at south cornice. Major damage to ceiling at north wall, paint bubbling, flaking, peeling, part of ceiling in north west corner of room 2.53. Appears to be moisture damage.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs.	

ACTION REQUIRED	
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OVERVIEW	Investigate and rectify moisture source, remove and replace damaged ceiling and paintwork, seal crack at cornice and repaint as required.
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ASSET ELEMENT	WALLS
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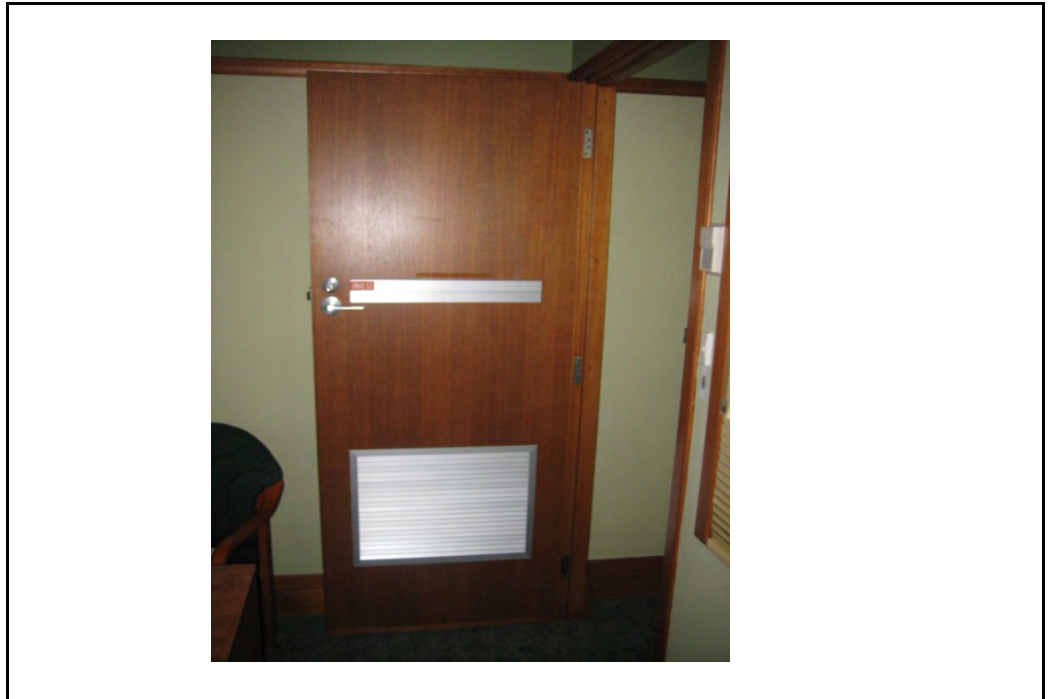


EXISTING CONDITION	
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OVERVIEW	Render and paint finish to north wall of both rooms and west (external) wall of room 2.53. Painted plasterboard to remaining walls. Generally good condition, with exception of north wall to each room and west wall in 2.53 - moisture damage, paint bubbling, flaking, peeling.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH External, north walls LOW Other walls	
FUNCTIONALITY	Functional, requiring repair	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture damage, repair and repaint walls as required.
-----------------	--

ASSET ELEMENT**DOORS****EXISTING CONDITION**

OVERVIEW	Timber doors. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Metal framed window to external wall of 2.53, fair condition - frames discoloured, sealant perished and missing externally. Black stone sill cracked and faded. Timber framed glazing to east and south walls of room 2.52 and south wall of 2.53, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	EXCEPTIONAL External windows LOW Internal glazing (non-original)	
FUNCTIONALITY	Functional, requiring repairs.	

ACTION REQUIRED	
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OVERVIEW	Repair and restore original windows as required.
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.01	THIRD FLOOR FOYER, CORRIDORS
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LOCATION: THIRD FLOOR

KEY PLAN:



OVERVIEW	
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EXISTING CONDITION

Generally good condition, some moisture stains on ceiling tiles in corridors and foyer. Anecdotal evidence of water leaks in heavy rain, particularly east corridor.

HERITAGE OVERVIEW

Original metal framed casement windows and stone sills to external walls and foyer north wall considered significant.

REQUIRED CONDITION

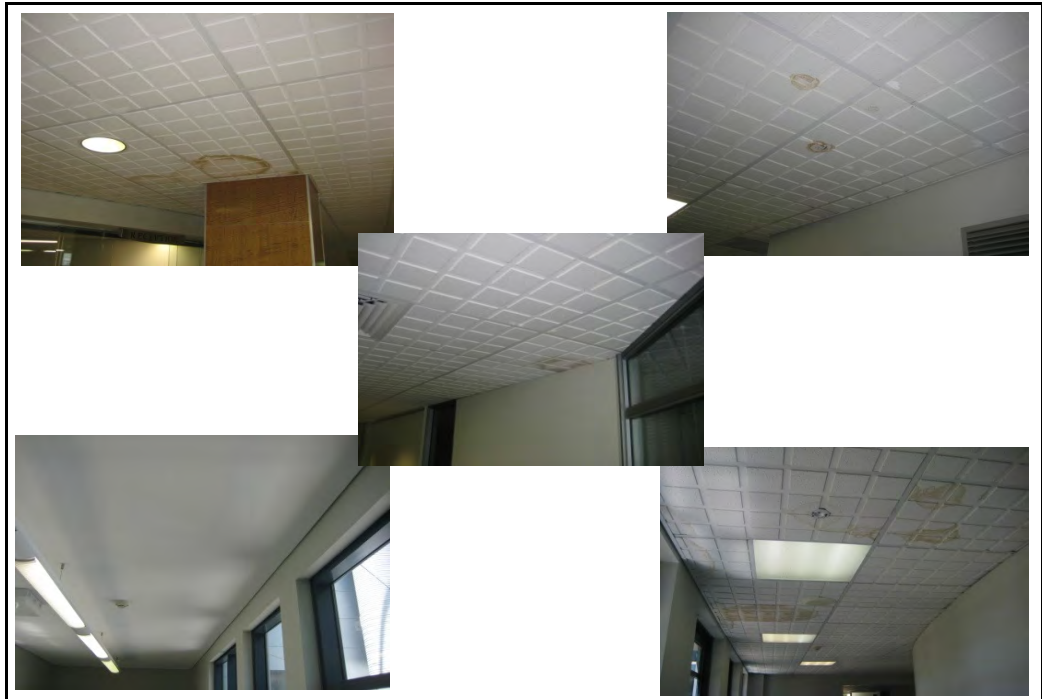
Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION		
OVERVIEW	Tiles to main foyer and north lobby, carpet tile to corridors, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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EXISTING CONDITION		
OVERVIEW	Painted plasterboard ceiling to bridge from foyer to north lobby, good condition. Suspended ceiling tiles to foyer and corridors, generally good condition, moisture stains at column in foyer, ceiling outside rooms 3.07, 3.22, 3.11, at south east corner of western corridor and area of access to terrace in eastern corridor. Cracked tiles in corridor near rooms 3.04, 3.07.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair.	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.	

ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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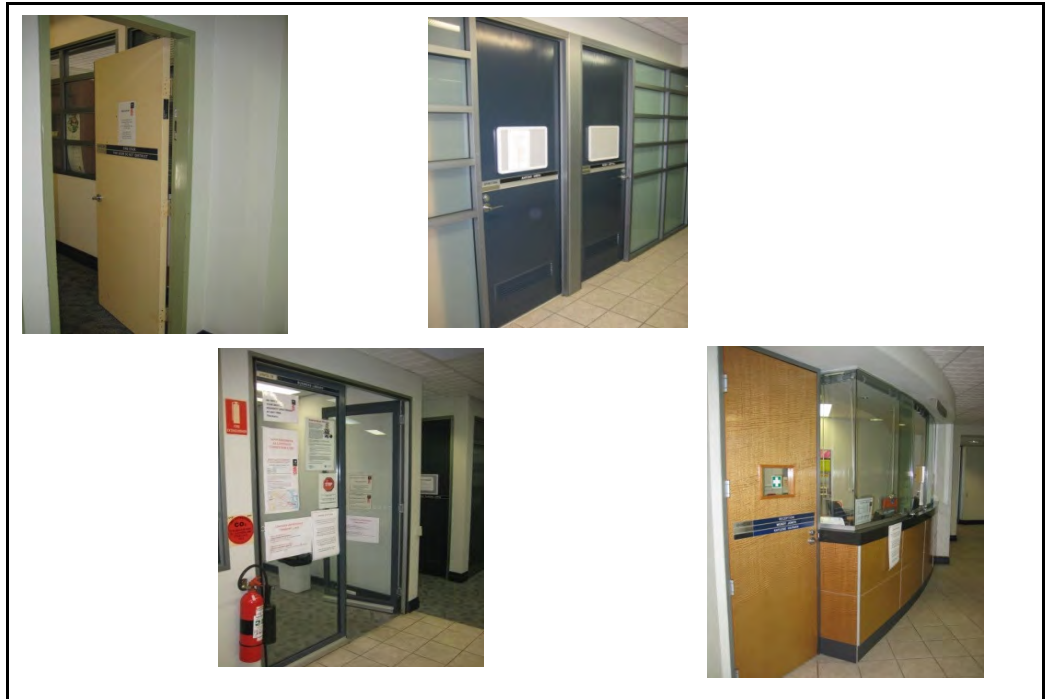
OVERVIEW	Render and paint finish to east and north walls of foyer, good condition. Plasterboard and paint finish generally, anodised aluminium framed glazed walls to parts of corridors / offices. Good condition. Cracked, peeling paint on wall near north end of east corridor (face of wall bounding room 3.30). Timber veneer to columns in foyer and north corridor, and to reception service wall.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
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OVERVIEW	Repair and restore wall finishes as required
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ASSET ELEMENT

DOORS



EXISTING CONDITION

<p>OVERVIEW</p>	<p>Mixture of painted timber doors with steel frames or aluminium frames, timber veneer door to reception, powdercoated aluminium framed glazed doors to terraces, computer rooms. Good condition.</p>	
<p>HERITAGE SIGNIFICANCE</p>	<p>Heritage Significance Value of the element</p>	<p>Low</p>
<p>FUNCTIONALITY</p>	<p>Functional</p>	
<p>ACTION REQUIRED</p>		
<p>OVERVIEW</p>		

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement windows to external light well - fair condition, some discolouration to frame, timber beads in frame deteriorating, some sealant missing externally. Black stone sills, cracked. Anodised aluminium framed glazing to offices, powdercoated aluminium framed glazing to bridge, east side of western corridor and to eastern terrace. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Original steel type LOW Anodised and powdercoated glazing	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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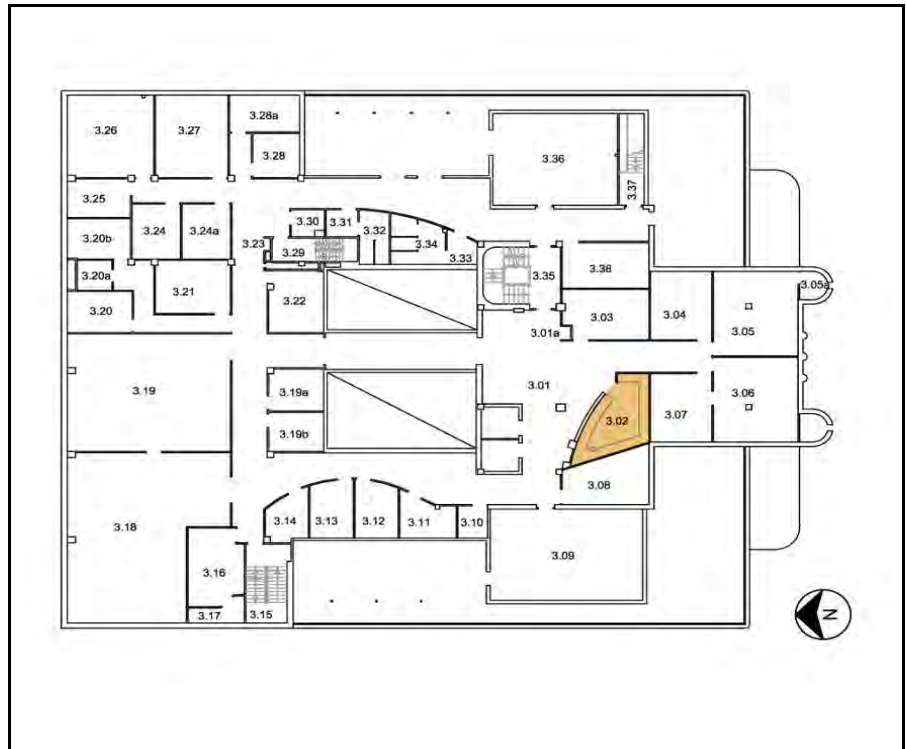
OVERVIEW	Restore original glazing frames and sill as required.
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.02	RECEPTION
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LOCATION: THIRD FLOOR SOUTH WEST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition.

HERITAGE OVERVIEW

Nil.

REQUIRED CONDITION

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
------------------------	--

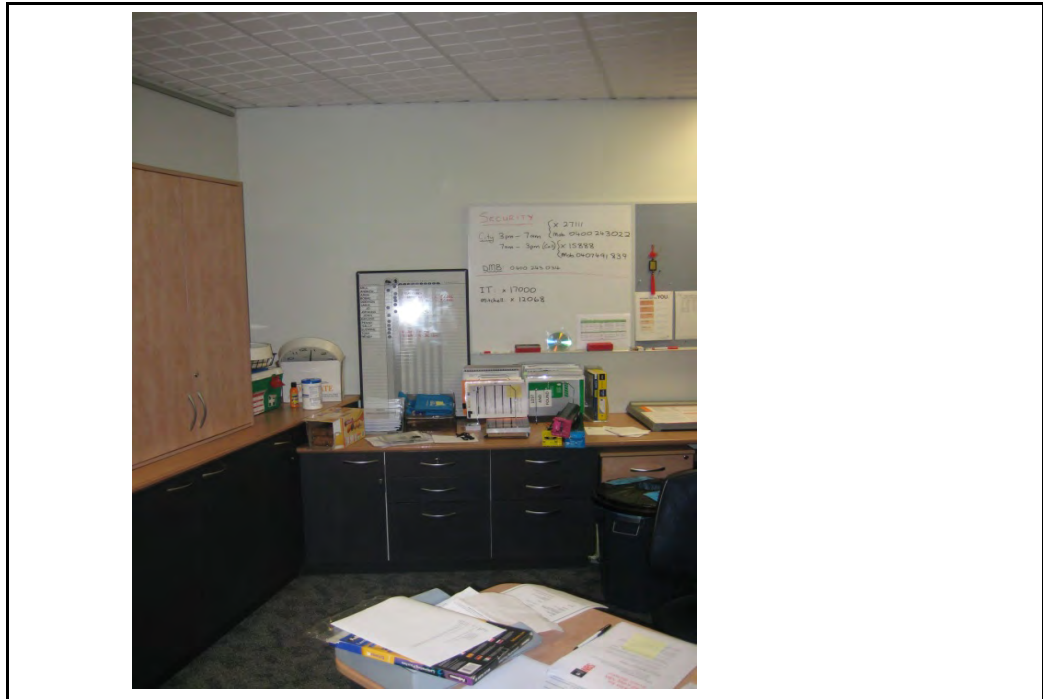
OVERVIEW	
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ASSET ELEMENT	CEILING
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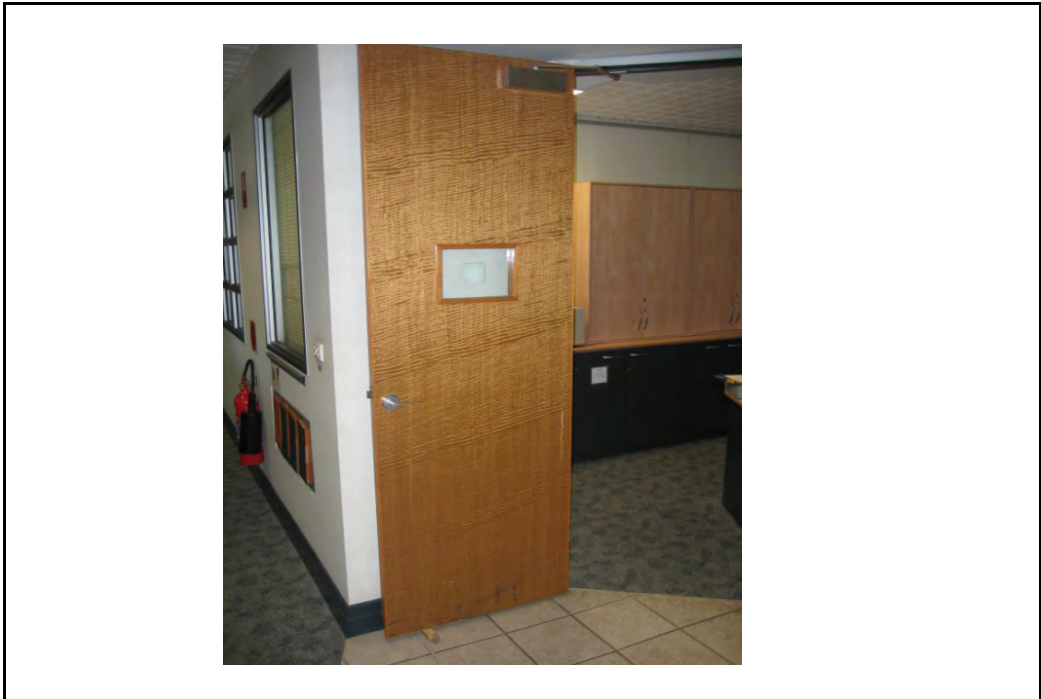
EXISTING CONDITION		
OVERVIEW	Suspended ceiling tiles, generally good condition. Some moisture damage to tile at bulkhead.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair.	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.	

ASSET ELEMENT	WALLS
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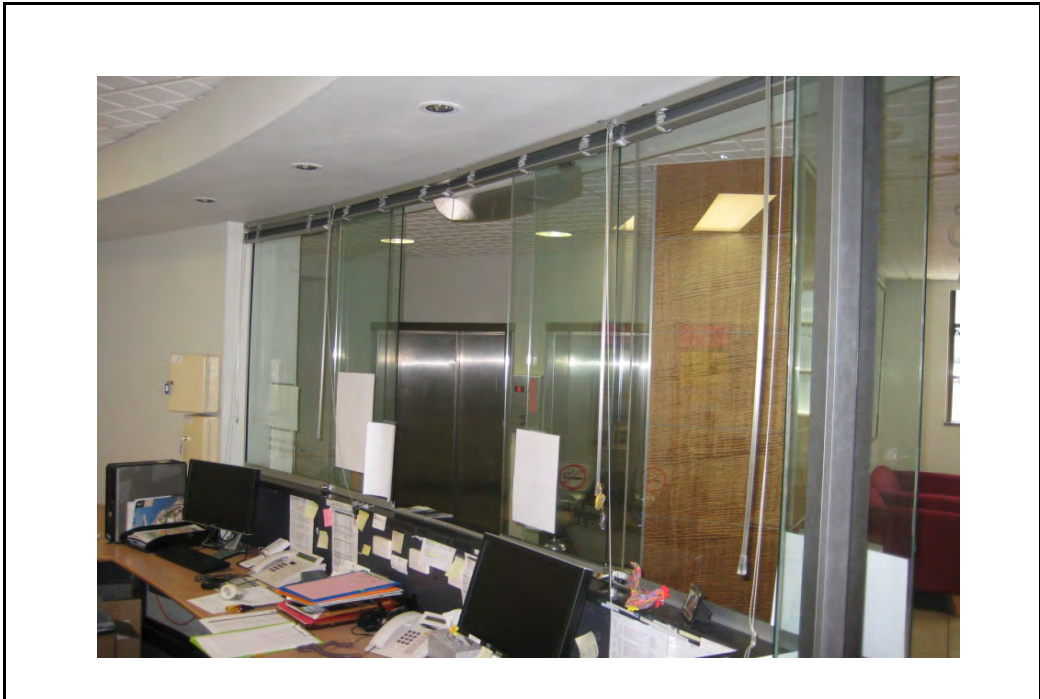
EXISTING CONDITION		
OVERVIEW	Plasterboard and paint finish, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	DOORS
---------------	-------



EXISTING CONDITION		
OVERVIEW	Timber veneer door with glazed vision panel. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
---------------	---------



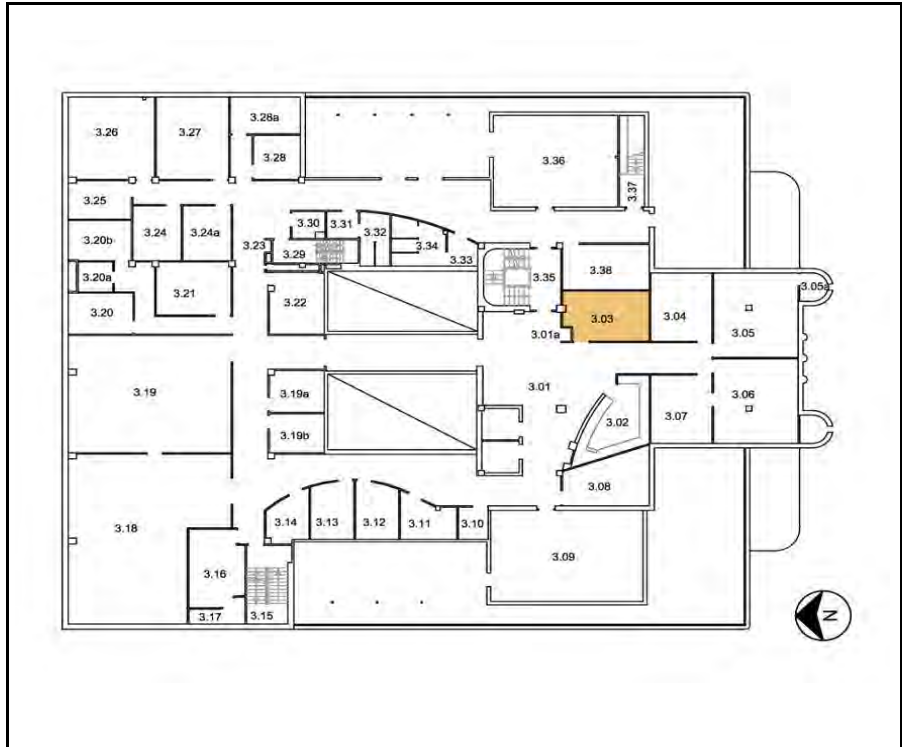
EXISTING CONDITION		
OVERVIEW	Anodised aluminium framed glazing to service ledge.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.03	STORE / COPY ROOM
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LOCATION: THIRD FLOOR SOUTH EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, some moisture stains on ceiling tiles near the north east corner.

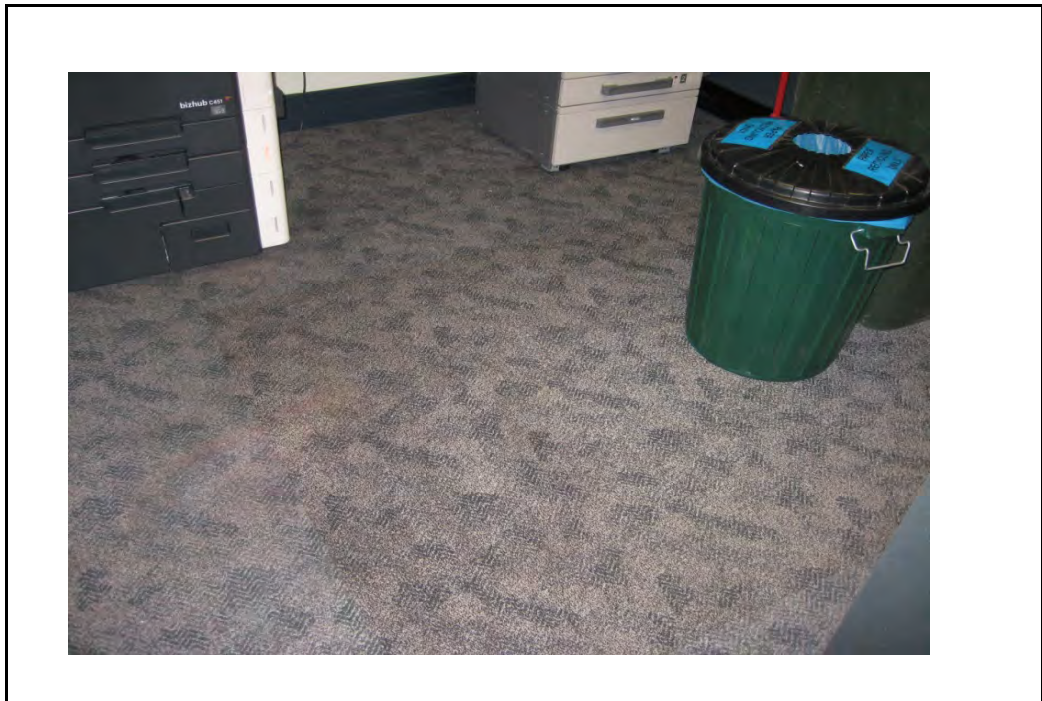
HERITAGE OVERVIEW

Nil.

REQUIRED CONDITION

Finishes to be restored as required.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
------------------------	--

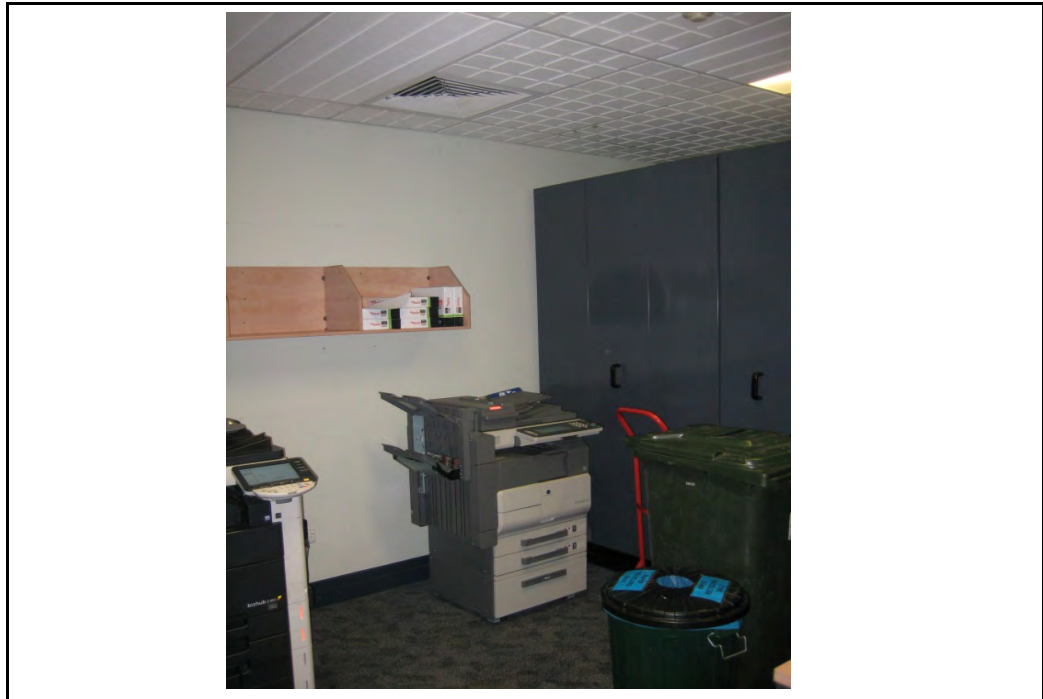
OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION		
OVERVIEW	Suspended ceiling tiles, generally good condition. Some moisture damage to tiles near north wall.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair.	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.	

ASSET ELEMENT	WALLS
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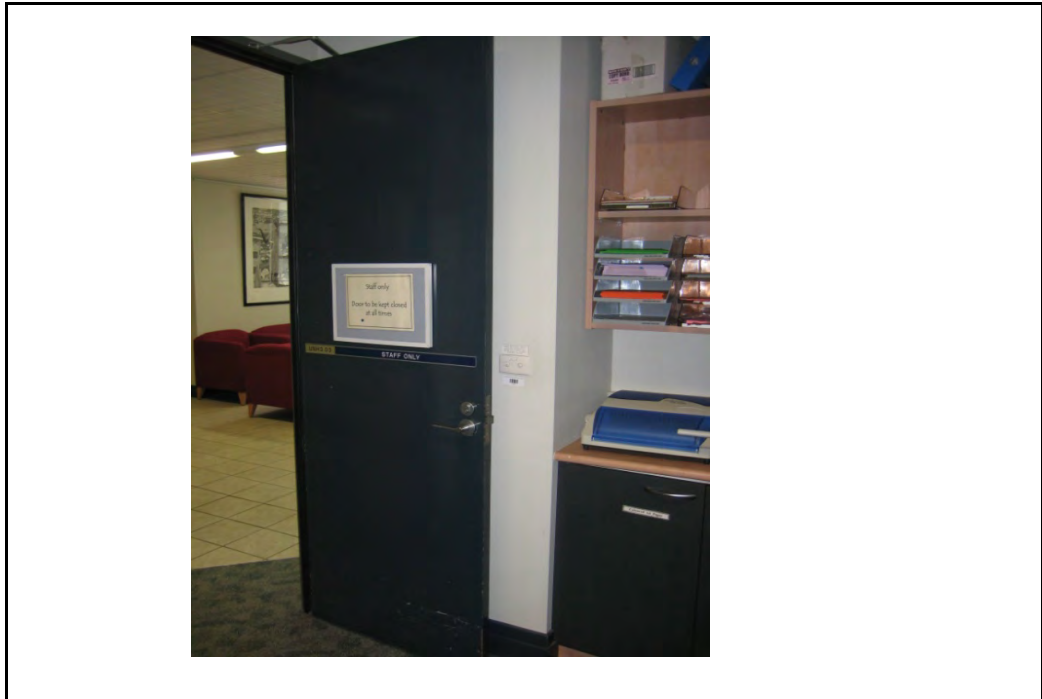
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Plasterboard and paint finish, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

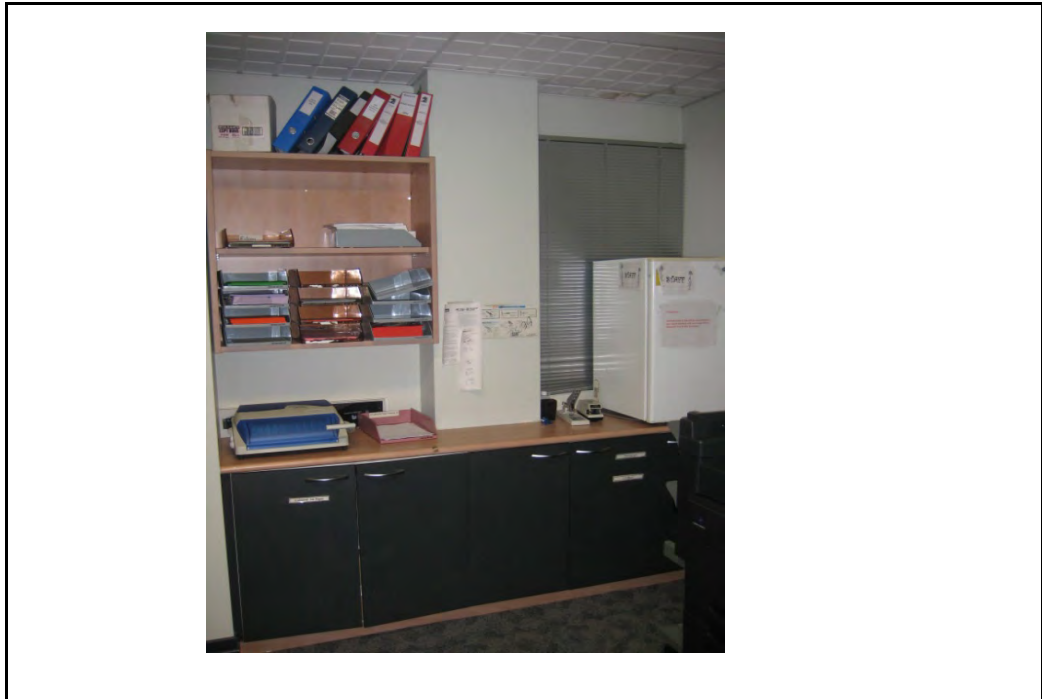
OVERVIEW	
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Painted timber door. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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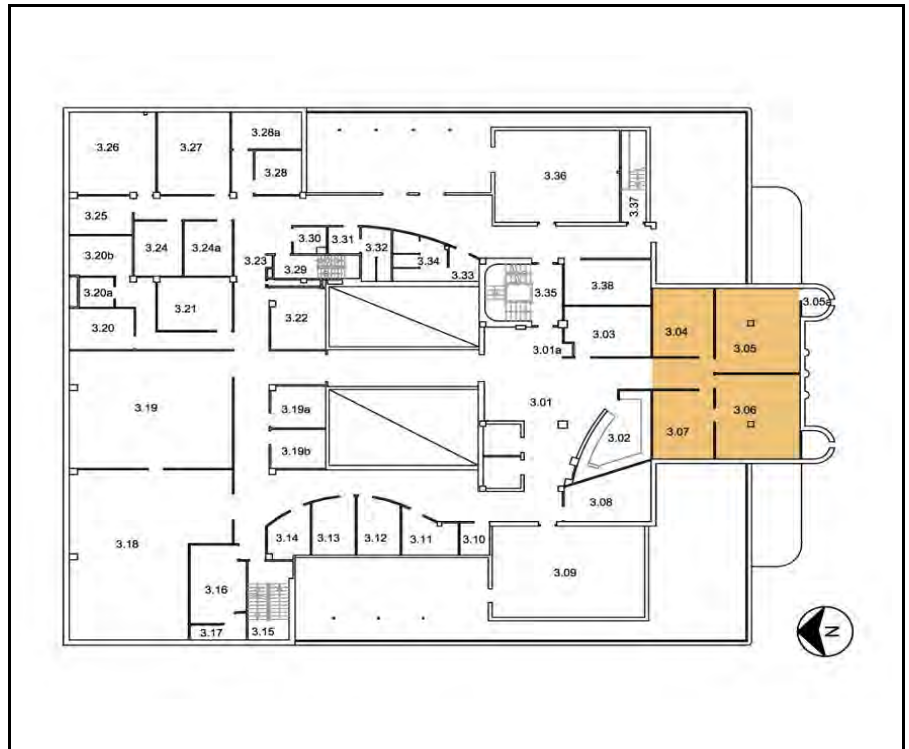
EXISTING CONDITION		
OVERVIEW	Anodised aluminium framed glazing to foyer and corridor wall.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.04,3.05,3.06,3.07	OFFICES
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LOCATION: THIRD FLOOR SOUTH

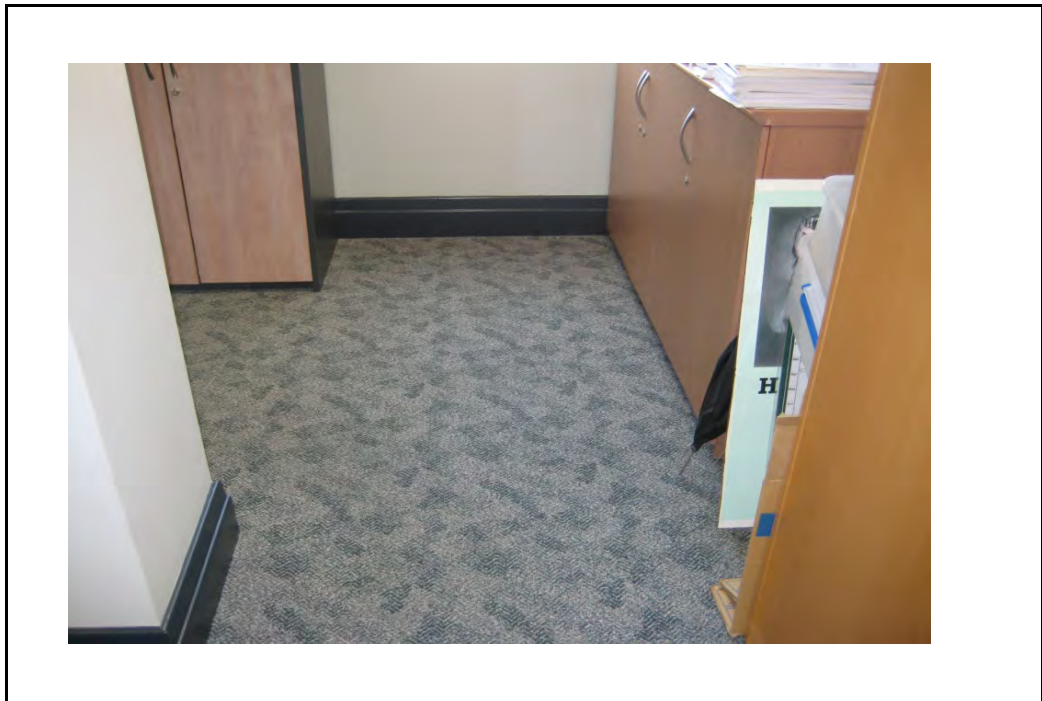
KEY PLAN:



OVERVIEW

EXISTING CONDITION	Generally fair - good condition, paint cracking, peeling, damaged on some external walls, particularly around windows. Some moisture staining on ceilings.
HERITAGE OVERVIEW	Original metal framed casement windows to external walls considered significant.
REQUIRED CONDITION	Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION		
OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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EXISTING CONDITION	
---------------------------	--

OVERVIEW	Suspended ceiling tiles, generally good condition, areas of moisture damage in rooms 3.05 and 3.06.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace ceiling tiles as required.
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ASSET ELEMENT	WALLS
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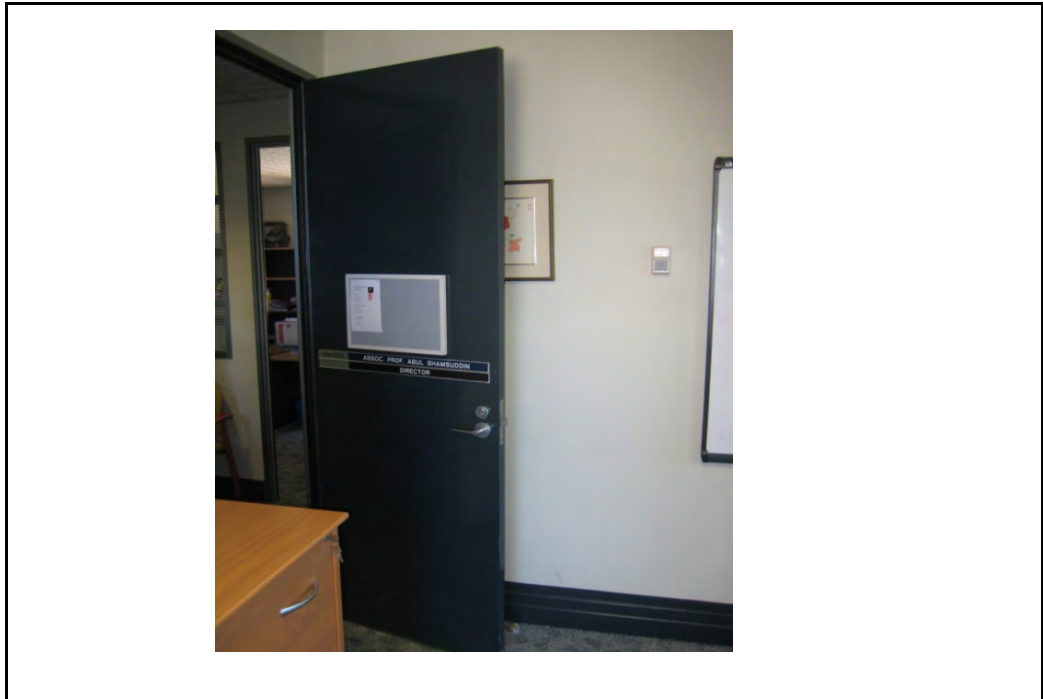
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Plasterboard and paint finish, generally good condition. Some paint bubbling, flaking on reveals of windows, particularly in south wall of rooms 3.05 and 3.06. Possible moisture damage.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH External walls LOW Internal walls	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
------------------------	--

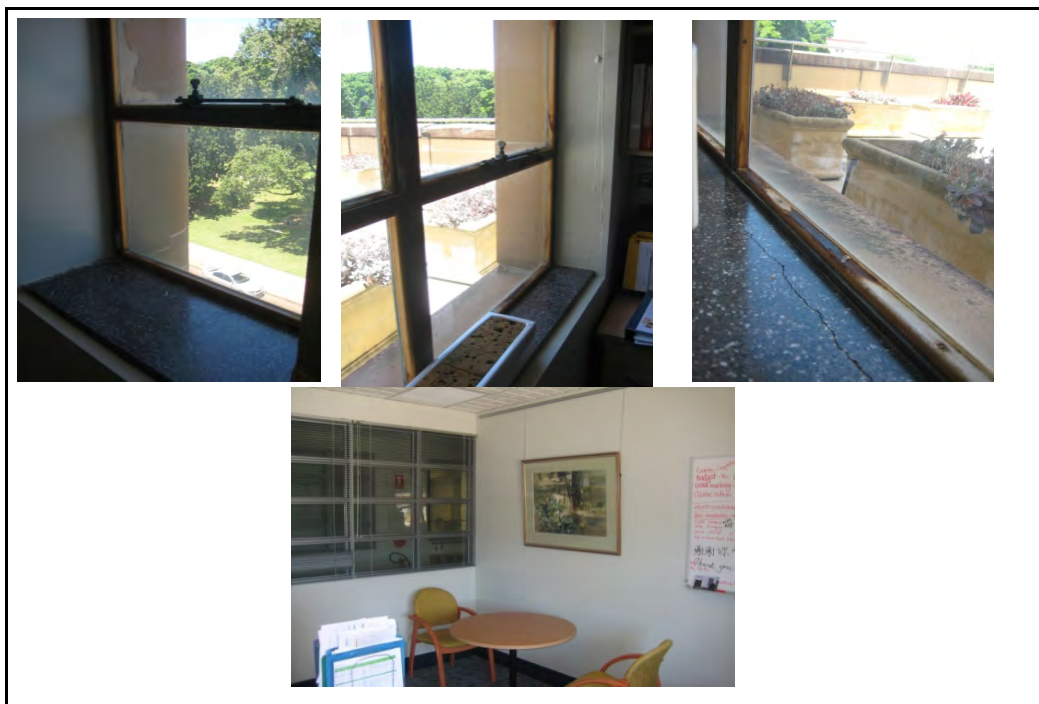
OVERVIEW	Investigate and rectify source of moisture, repair and restore wall finishes as required
-----------------	--

ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber doors, paint finish, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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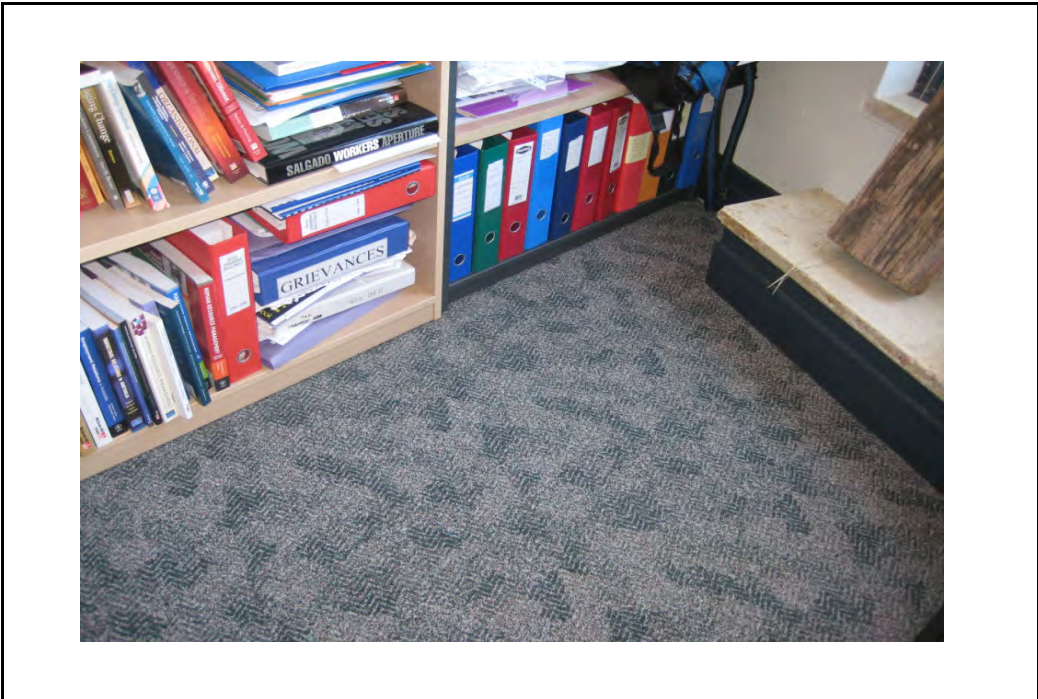
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Steel / timber framed casement window to external walls - fair condition, some discolouration to frames, timber beads appear relatively new, applied finish peeling on some beads. Black stone sills, some cracking evident. Anodised aluminium framed windows to corridor.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	EXCEPTIONAL Original steel window and timber framed windows LOW Aluminium framed glazing	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

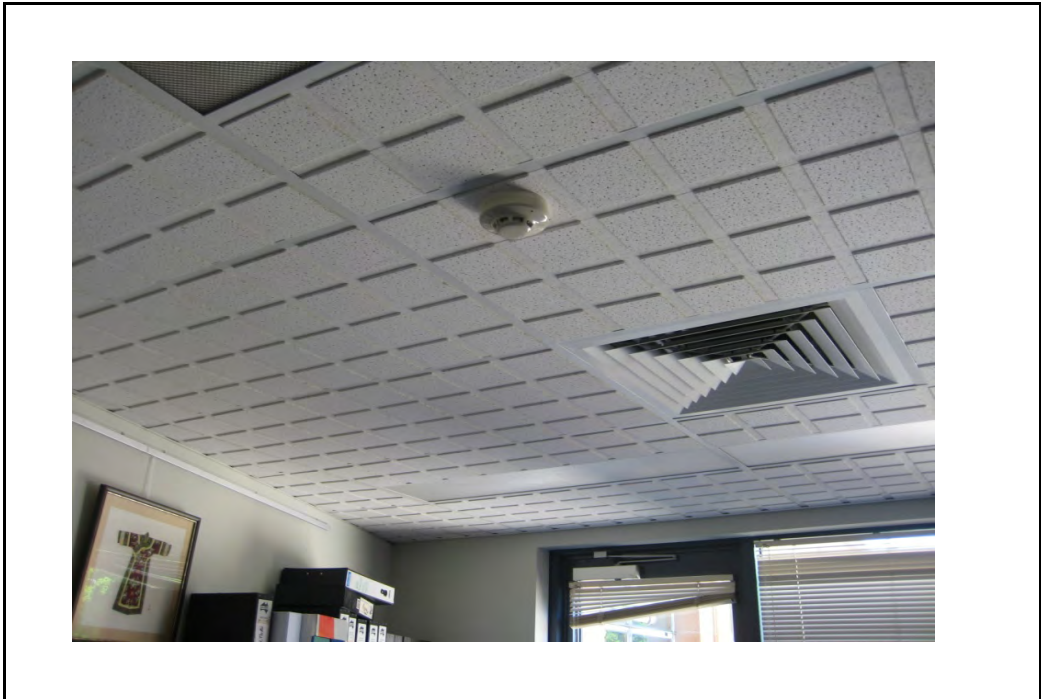
OVERVIEW	Restore original glazing frames and sills as required.
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ASSET ELEMENT	FLOOR
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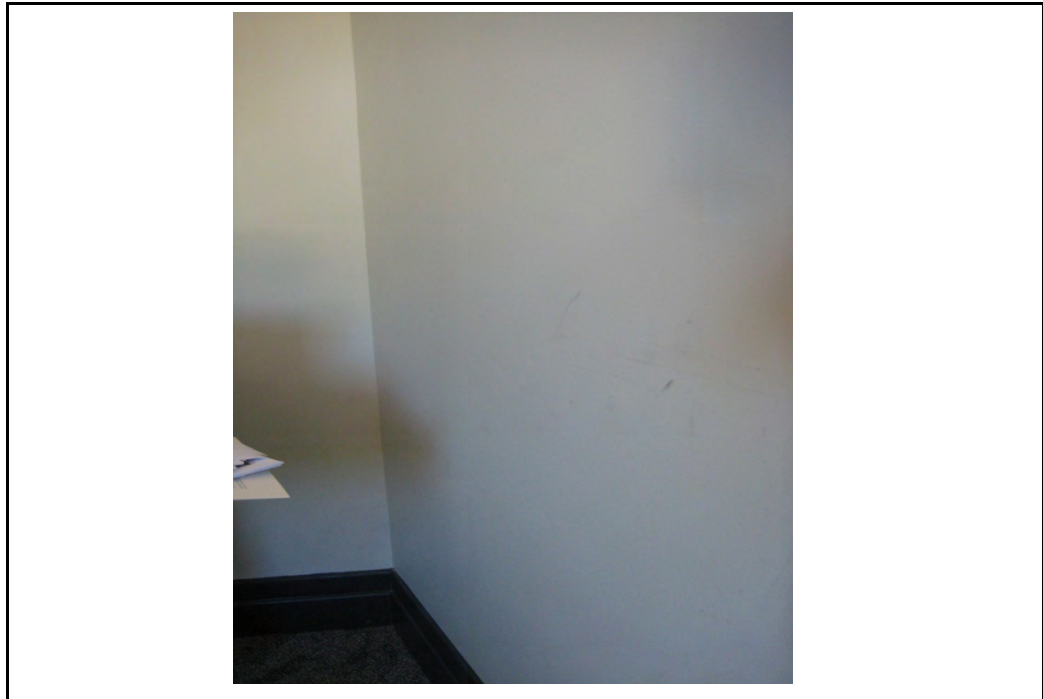
EXISTING CONDITION		
OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
---------------	---------



EXISTING CONDITION		
OVERVIEW	Suspended ceiling tiles, generally good condition, small moisture stain at south wall.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, replace ceiling tiles as required.	

ASSET ELEMENT	WALLS
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EXISTING CONDITION	
---------------------------	--

OVERVIEW	Plasterboard and paint finish, generally good condition. Some marks, scuffs on paintwork	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH External wall LOW Other walls	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber doors, paint finish, good condition. Powdercoated aluminium framed glazed door to terrace (south wall)	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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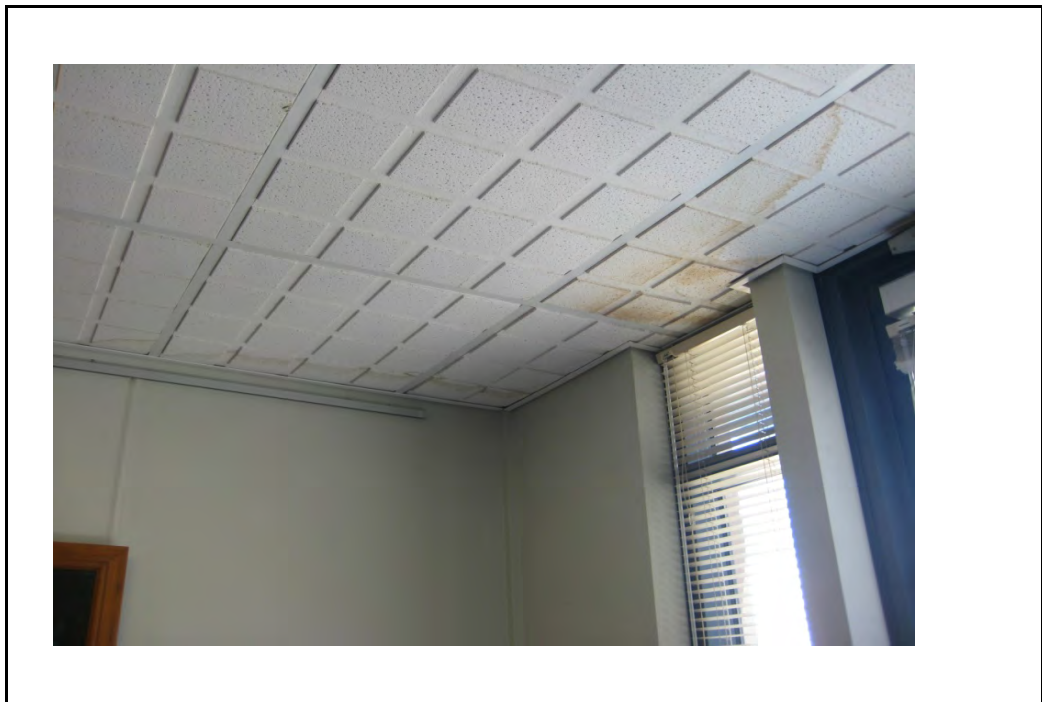
EXISTING CONDITION		
OVERVIEW	Powdercoated aluminium framed window to south wall, reconstituted stone sill. Good condition. Anodised aluminium framed windows to corridor.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION		
OVERVIEW	Carpet flooring, generally good condition, some staining and signs of wear.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
---------------	---------



EXISTING CONDITION	
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OVERVIEW	Suspended ceiling tiles, generally good condition. Some moisture damage to tiles adjacent to north wall and north-west corner.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.
----------	--

ASSET ELEMENT

WALLS



EXISTING CONDITION

OVERVIEW	Plasterboard and paint finish, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	
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ASSET ELEMENT

DOORS



EXISTING CONDITION

OVERVIEW	Painted timber door with aluminium frame to foyer, powdercoated aluminium framed glazed door to terrace (north wall)	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, terrace door sticking against sill, difficult to open.	

ACTION REQUIRED

OVERVIEW	Rectify operation of terrace doors.
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Powdercoated aluminium framed windows, good condition. Painted timber sills.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	FITTINGS
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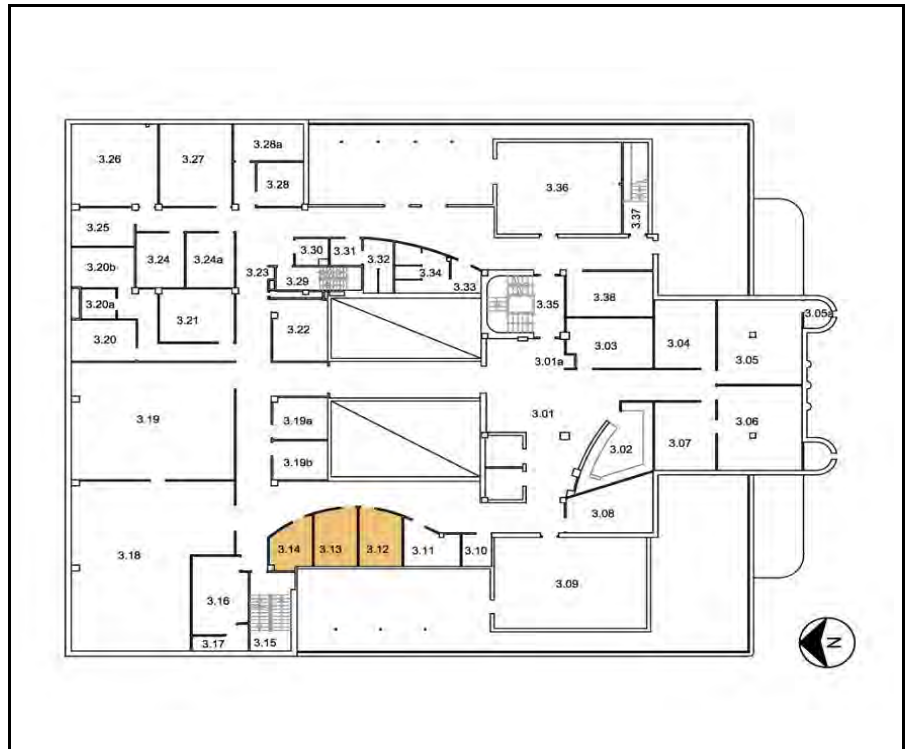
EXISTING CONDITION		
OVERVIEW	Kitchenette fitout, good condition, modern joinery.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.12, 3.13, 3.14	OFFICES
------------------------	---------

LOCATION: THIRD FLOOR WEST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition. Some moisture staining on ceiling in room 3.13.

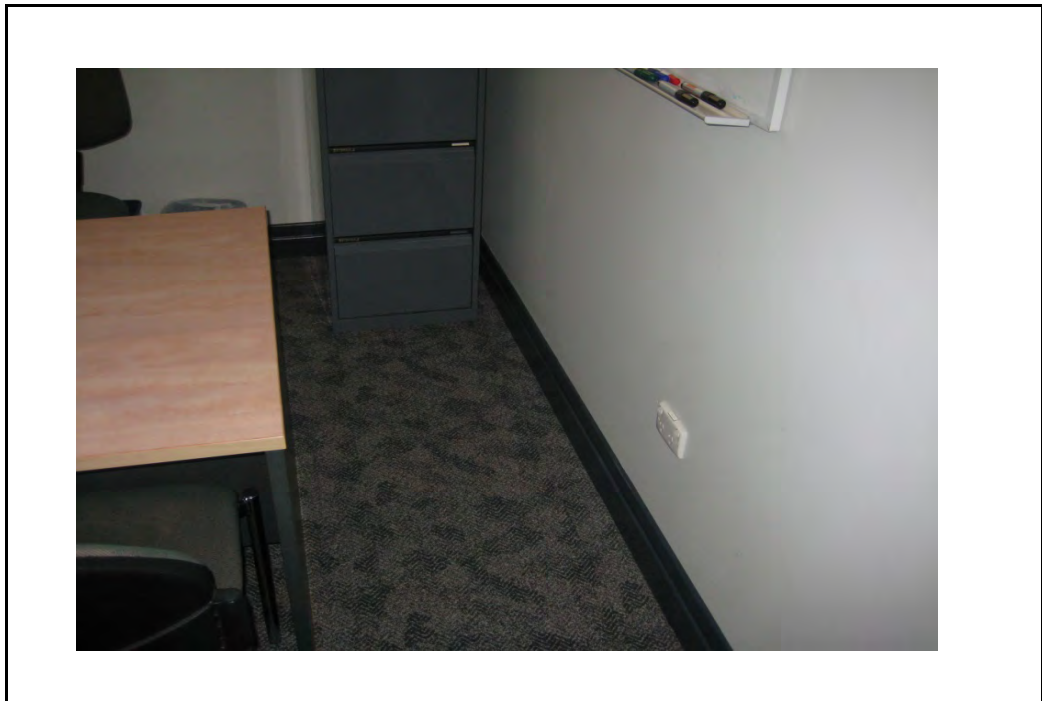
HERITAGE OVERVIEW

Nil

REQUIRED CONDITION

Finishes to be restored as required.

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION	
---------------------------	--

OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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ASSET ELEMENT	CEILING
---------------	---------



EXISTING CONDITION	
---------------------------	--

OVERVIEW	Suspended ceiling tiles, generally good condition, moisture stain in middle of room 3.13.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace ceiling tiles as required.
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ASSET ELEMENT	WALLS
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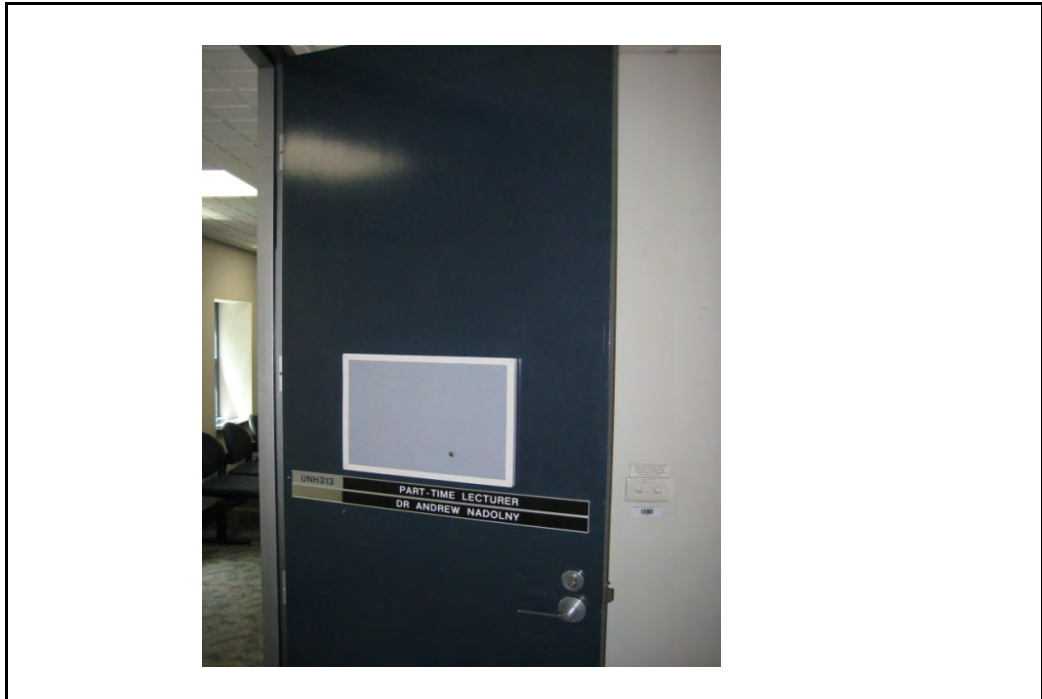
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Plasterboard and paint finish, anodised aluminium framed glazing to corridor (east walls), generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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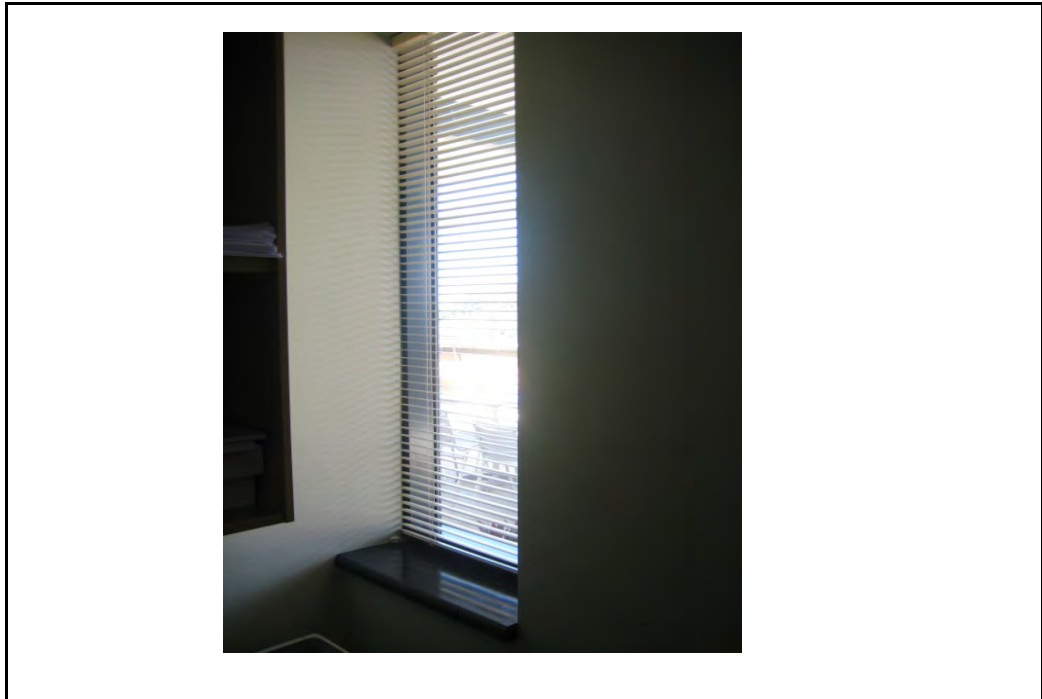
OVERVIEW	
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber doors, paint finish, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
---------------	---------



EXISTING CONDITION		
OVERVIEW	Powdercoated aluminium framed window to external (west) wall, painted timber sill. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

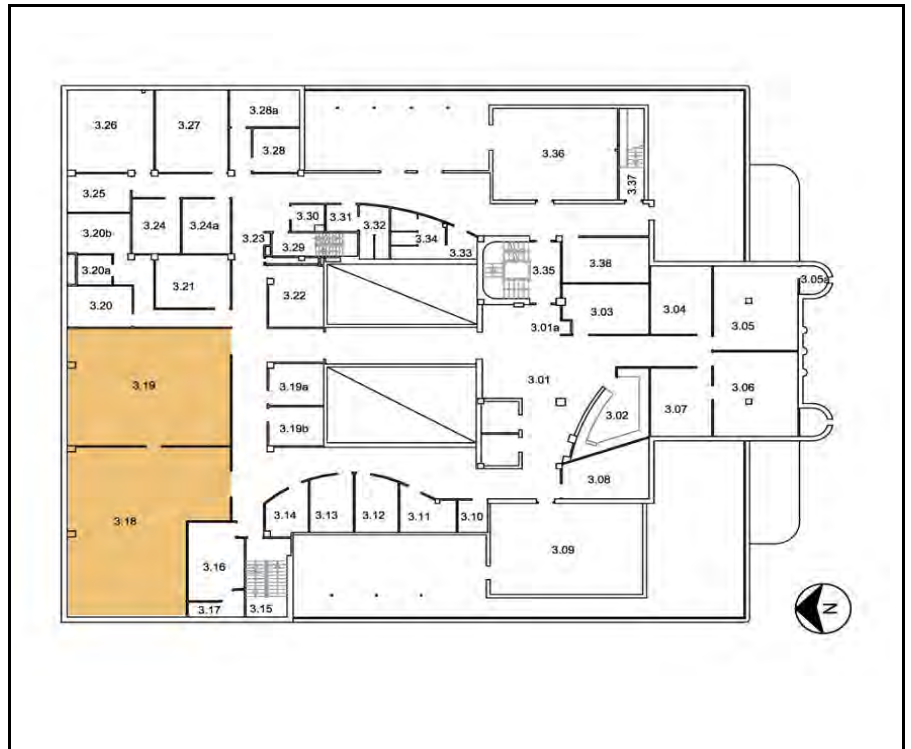
ROOM: 3.18, 3.19

COMPUTER ROOM / BUSINESS LIBRARY

LOCATION:

THIRD FLOOR NORTH WEST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, some moisture stains on ceiling tiles near the northern wall.

HERITAGE OVERVIEW

Nil.

REQUIRED CONDITION

Finishes to be restored as required.

ASSET ELEMENT	FLOOR
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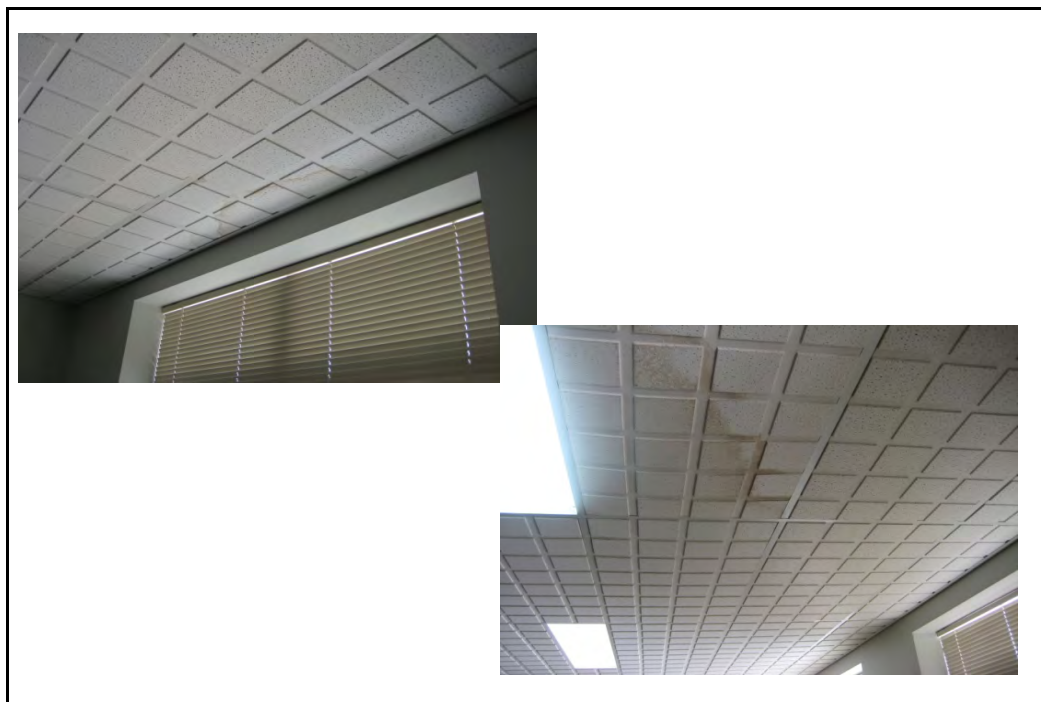
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Carpet tile flooring, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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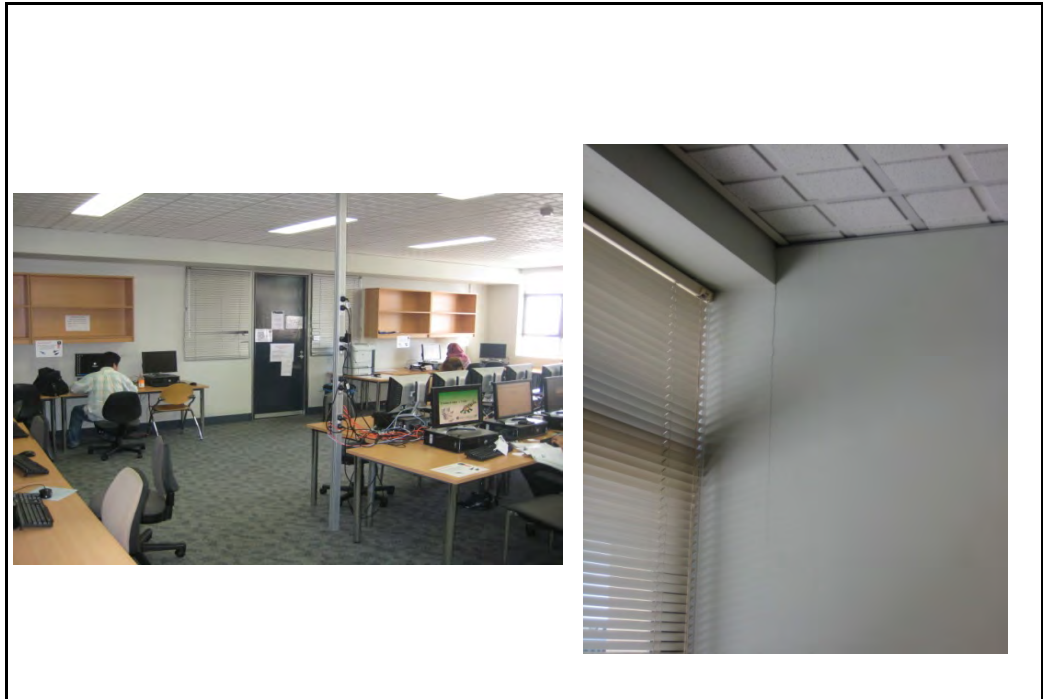
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Suspended ceiling tiles, generally good condition. Some moisture damage to tiles near north wall.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.
----------	--

ASSET ELEMENT	WALLS
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EXISTING CONDITION		
OVERVIEW	Plasterboard and paint finish, generally good condition. Crack in wall near north east corner of room 3.19.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional but requiring repair.	
ACTION REQUIRED		
OVERVIEW	Repair and restore wall finishes as required	

ASSET ELEMENT	DOORS
---------------	-------



EXISTING CONDITION		
OVERVIEW	Powdercoated aluminium framed glazed doors to corridor, painted timber door to common wall. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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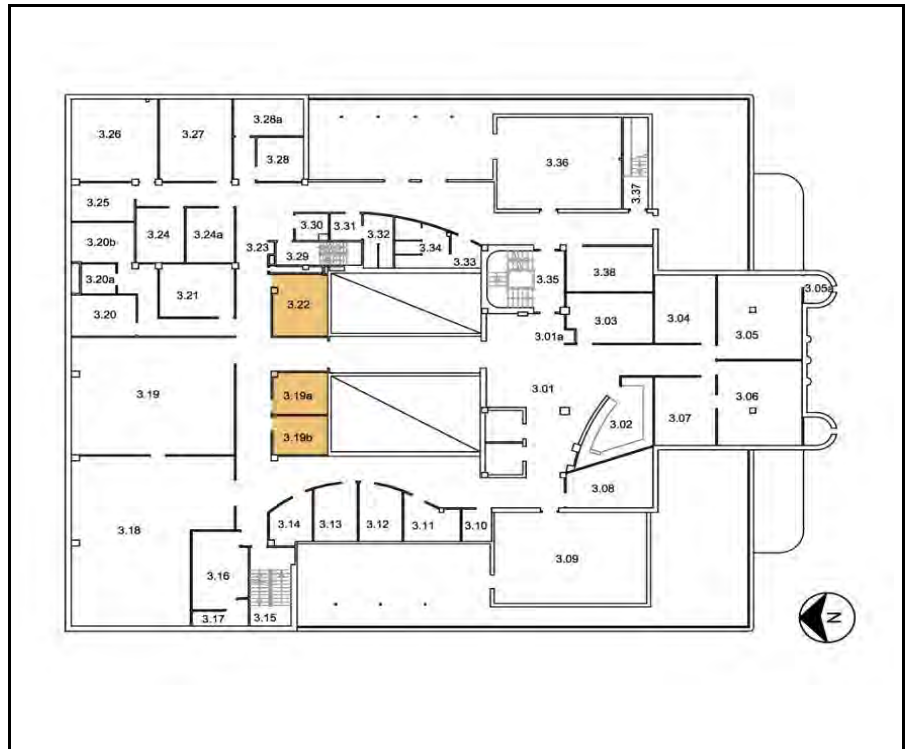
EXISTING CONDITION		
OVERVIEW	Bronze anodised aluminium framed windows to external walls, good condition, dirty. Anodised aluminium framed glazing to common wall and corridor wall in room 3.19.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.19a, 3.19b, 3.22	OFFICES
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LOCATION: THIRD FLOOR NORTH

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition. Some moisture staining on ceiling in rooms 3.19a and 3.19b.

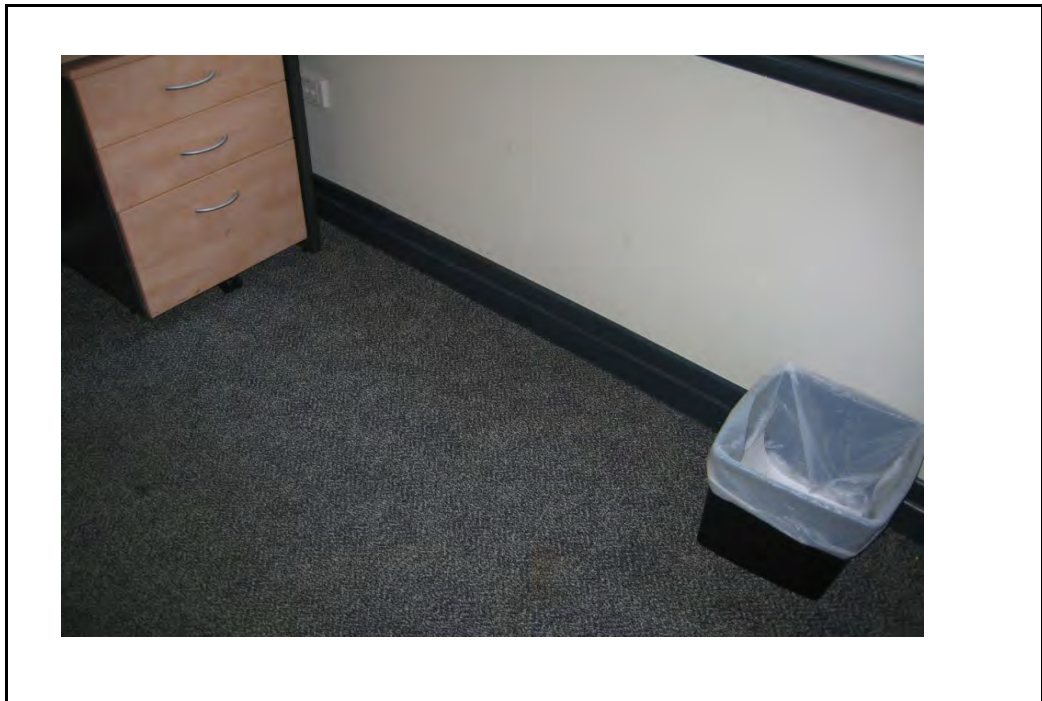
HERITAGE OVERVIEW

Nil

REQUIRED CONDITION

Finishes to be restored as required.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
---------------------------	--

OVERVIEW	Carpet tile flooring, generally good condition, some staining in room 3.19a.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Suspended ceiling tiles, painted plasterboard bulkhead along west wall of room 3.19b, generally good condition, moisture stain adjacent to bulkhead in 3.19b and at south wall in 3.19a.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace ceiling tiles as required.
----------	--

ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish, anodised aluminium framed glazing to corridor and party walls, generally good condition. Timber veneer column at north east corner of room 3.19a and north west corner of 3.19b.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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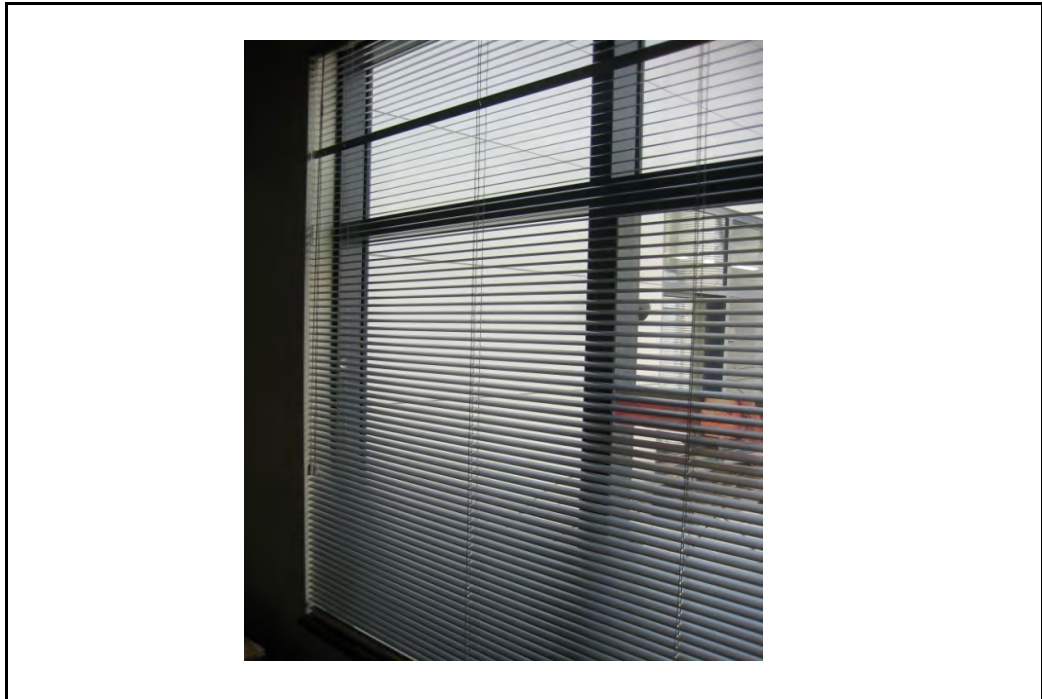
OVERVIEW	
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Timber doors, paint finish, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Powdercoated aluminium framed window to south wall of each room, painted timber sill. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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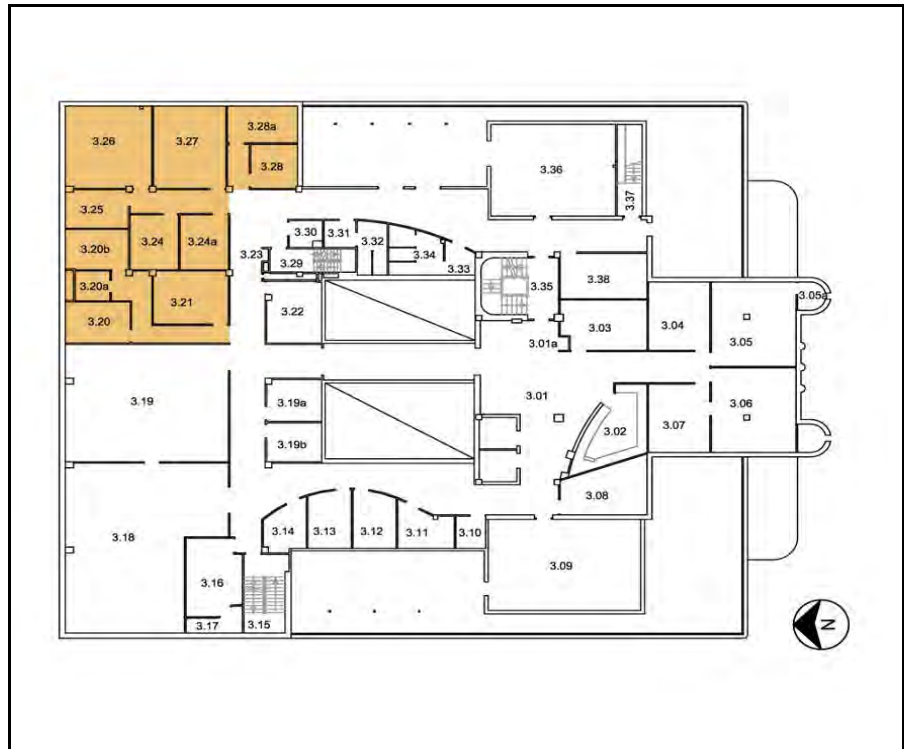
UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.20,3.20a,3.20b,3.21,3.24,	OFFICES, STOREROOM
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3.24a,3.25,3.26,3.27,3.28,3.28a

LOCATION: THIRD FLOOR NORTH EAST

KEY PLAN:



OVERVIEW	
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EXISTING CONDITION

Generally good condition. Some moisture staining on ceilings in some rooms, cracked window pane in 3.26.

HERITAGE OVERVIEW

Nil

REQUIRED CONDITION

Finishes to be restored as required.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet tile flooring, generally good condition, some loose tiles at south wall in room 3.28	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Refix tiles as required.
----------	--------------------------

ASSET ELEMENT	CEILING
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EXISTING CONDITION		
OVERVIEW	Suspended ceiling tiles, generally good condition, moisture stains in rooms 3.24a, 3.25 and 3.26	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repairs	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, replace ceiling tiles as required.	

ASSET ELEMENT	WALLS
---------------	-------



EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish, anodised aluminium framed glazing to corridor walls, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
-----------------	--

OVERVIEW	
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ASSET ELEMENT	DOORS
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EXISTING CONDITION	
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OVERVIEW	Timber doors, paint finish, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WINDOWS
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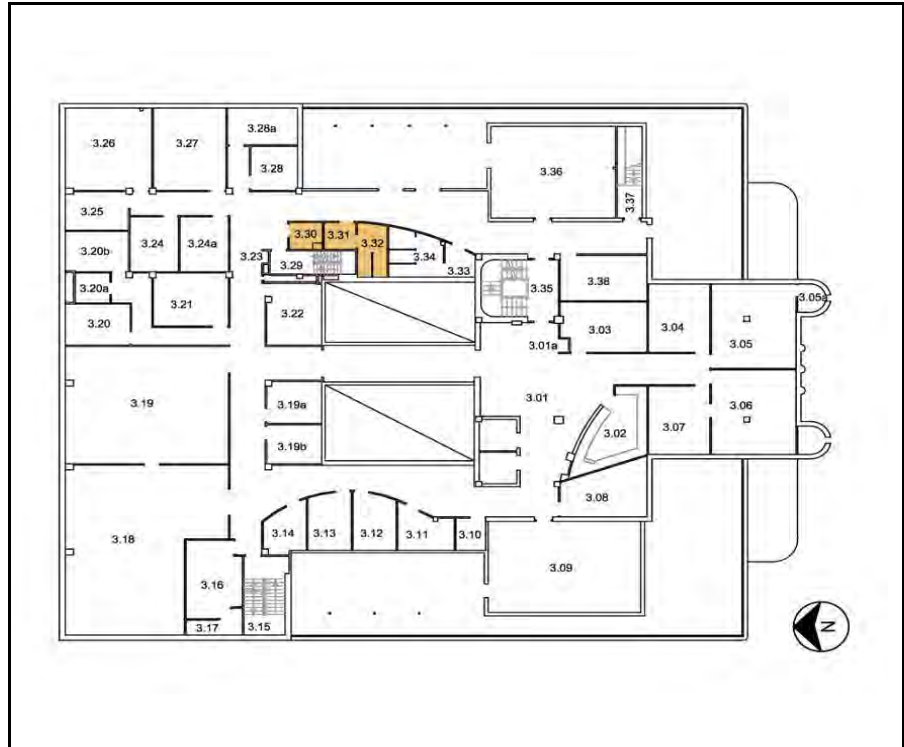
EXISTING CONDITION		
OVERVIEW	Bronze anodised aluminium framed window to external walls, painted plasterboard sill. Good condition. Rubber seal loose on window in room 3.20	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW	Refix rubber seals as required.	

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.30, 3.31, 3.32	DISABLED, MALE AMENITIES
------------------------	--------------------------

LOCATION: THIRD FLOOR NORTH EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, modern toilet fitout. Some paint peeling on wall of room 3.31, and minor cracking on ceiling in room 3.32.

HERITAGE OVERVIEW

Nil

REQUIRED CONDITION

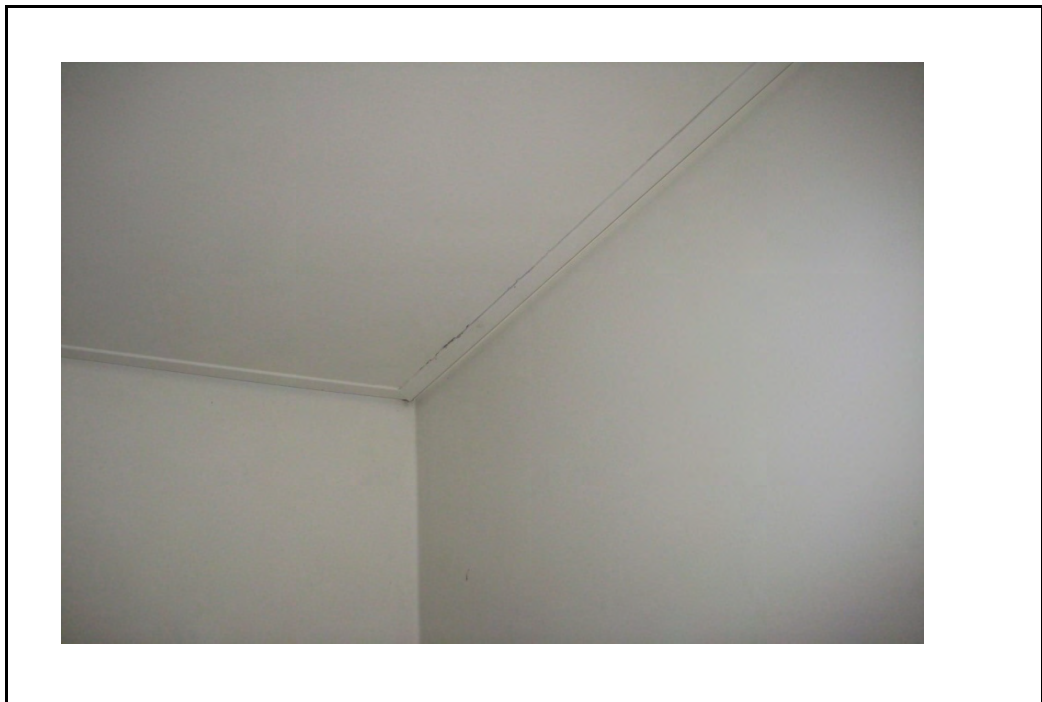
Finishes to be restored as required.

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION		
OVERVIEW	Tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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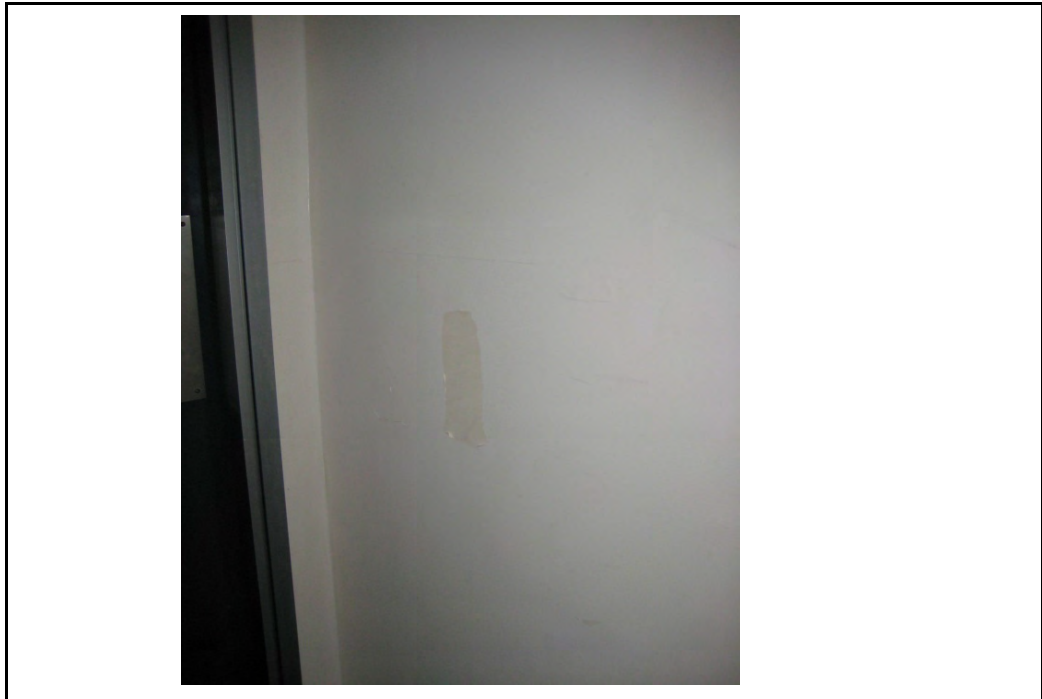
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Plasterboard and paint finish - generally good condition. Cracking at perimeter trim at south-east corner of room 3.32.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Repair and repaint as required.
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ASSET ELEMENT	WALLS
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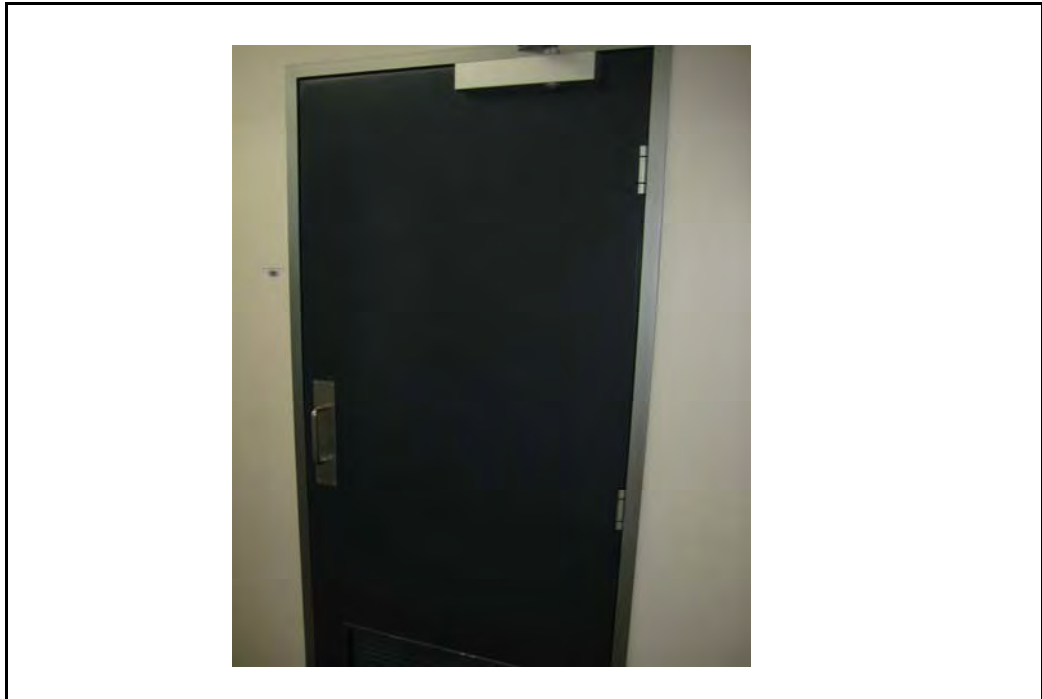
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Fibre cement sheeting, paint finish, with skirting tile. Wall tiles at urinals in room 3.32, splashback tiles at vanity in room 3.31. Generally good condition, some paint peeling on western wall of room 3.31, behind door.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repairs	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Repair and restore wall finishes as required
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ASSET ELEMENT	DOORS
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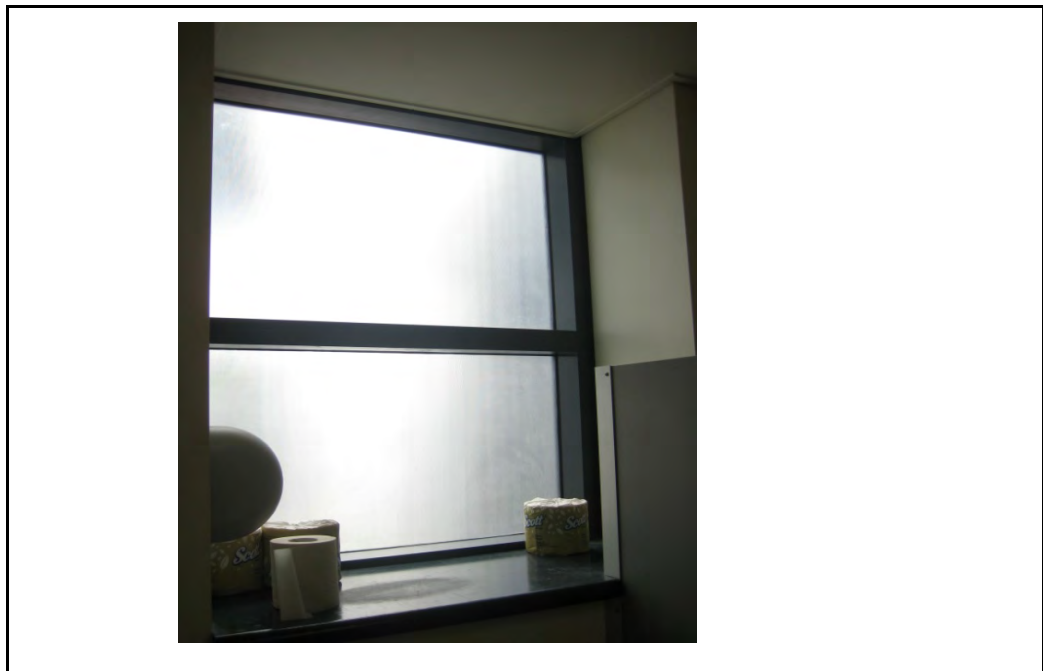
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Painted timber doors, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
------------------------	--

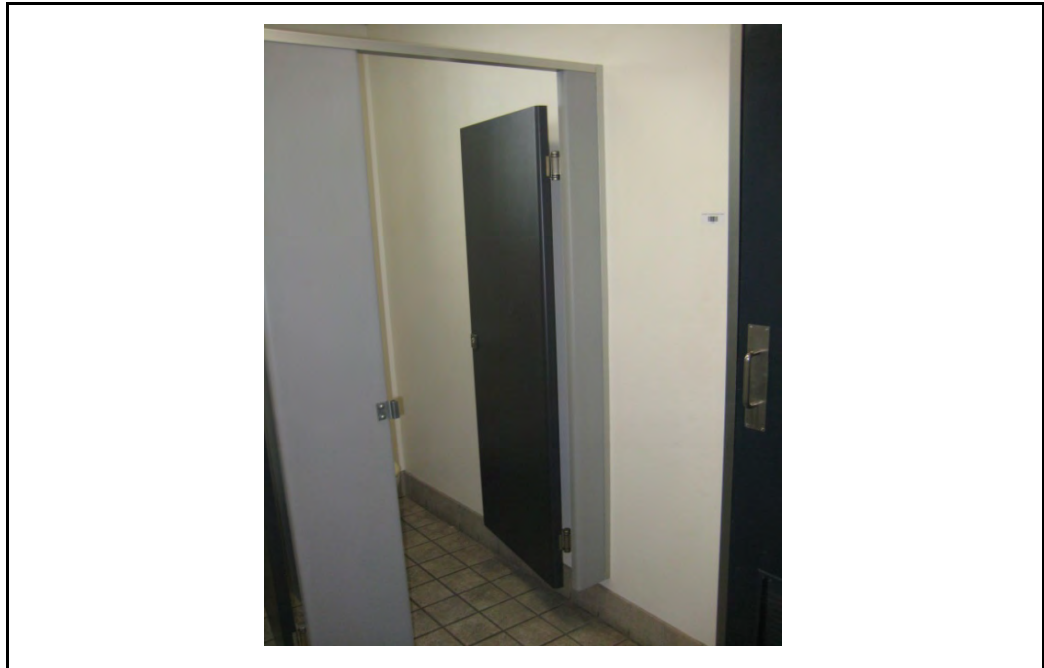
OVERVIEW	
----------	--

ASSET ELEMENT	WINDOWS
---------------	---------



EXISTING CONDITION		
OVERVIEW	Powdercoated aluminium framed window in room 3.32. Painted timber sill. Good condition, wear / discoloured patch on sill.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	
ACTION REQUIRED		
OVERVIEW	Repair and repaint sill as required.	

ASSET ELEMENT	FITTINGS
---------------	----------



EXISTING CONDITION	
---------------------------	--

OVERVIEW	Modern laminated toilet partitions, vanity bench and sanitary fittings. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

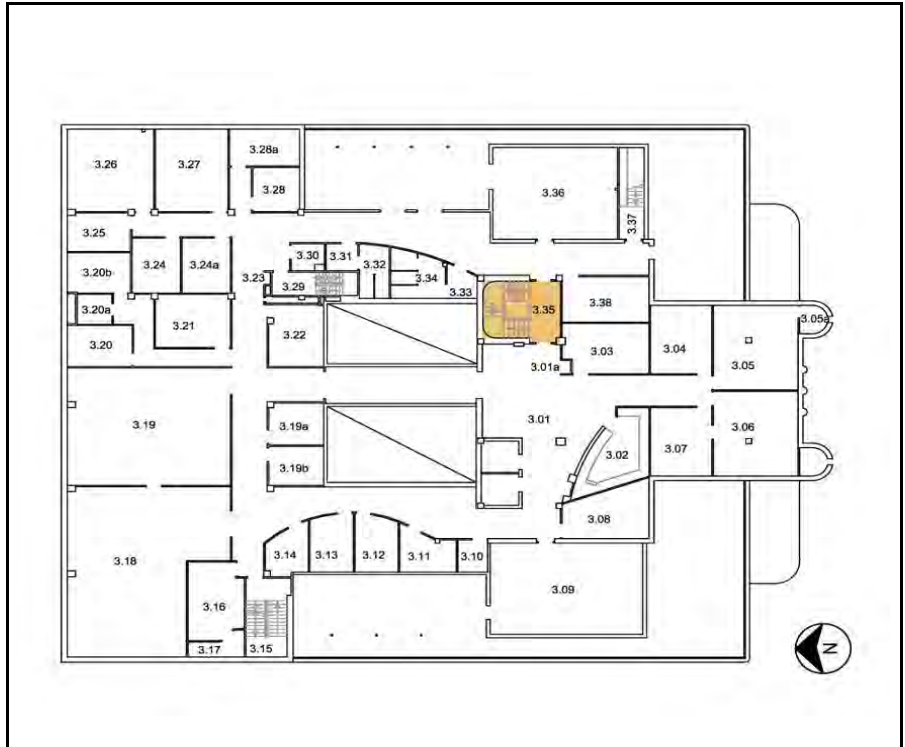
OVERVIEW	
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.35	STAIR LOBBY THIRD FLOOR, INCL. STAIR FROM SECOND FL.
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LOCATION: SECOND / THIRD FLOOR

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Fair to good condition, with cracks, drummy areas and areas of surface deterioration in scagliola tiles on walls and balustrade.

HERITAGE OVERVIEW

Scagliola wall tiles, black stone skirting, original metal framed window and stone sill, balustrade and handrails and rubber flooring to stair treads all considered significant.

REQUIRED CONDITION

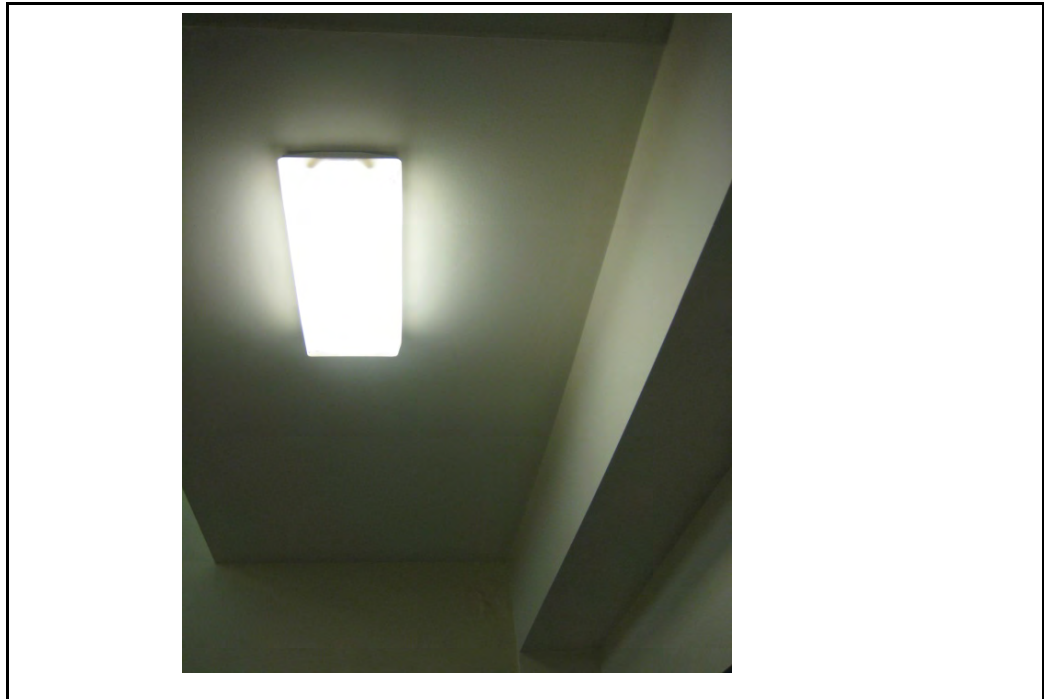
Finishes to be restored as required in such a way as to maintain or reveal the heritage significance.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION		
OVERVIEW	Rubber flooring to stair treads, vinyl flooring to intermediate landings, carpet tile flooring to lobby 3.35. Generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Rubber flooring LOW Carpet tile	
FUNCTIONALITY	Functional.	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
---------------	---------



EXISTING CONDITION	
---------------------------	--

OVERVIEW	Painted plasterboard ceiling to 3.35, painted soffit to stair over. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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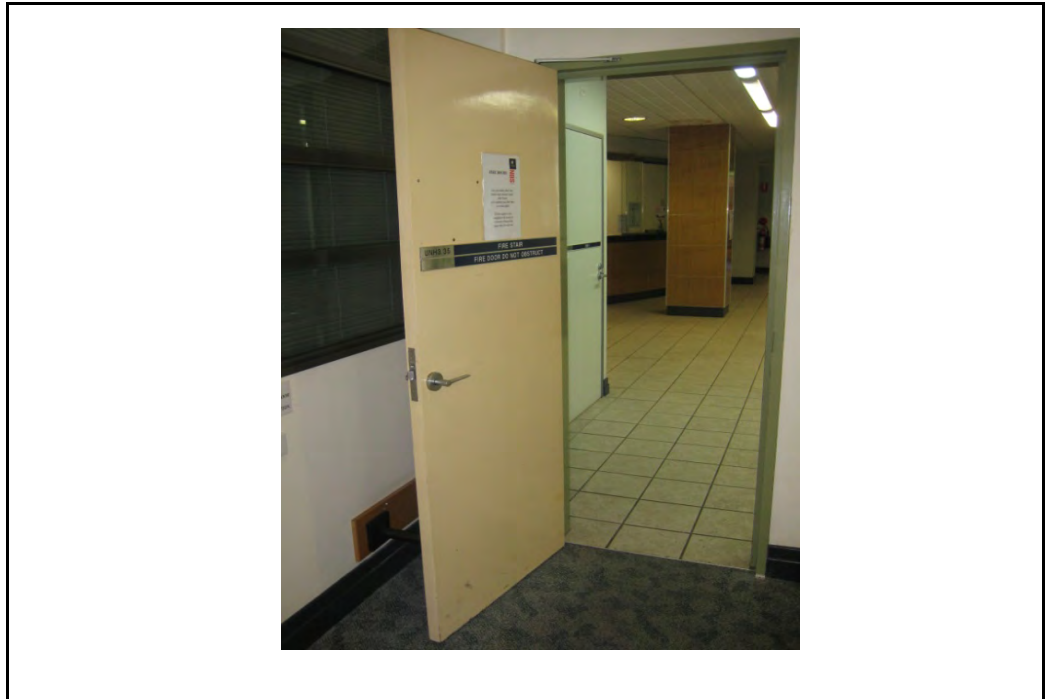
OVERVIEW	Scagliola tiles with black stone skirting to stair wall and balustrade - fair condition, with fine cracks extensively across surface of scagliola tiles. Some tiles drummy, surface of some tiles deteriorating. Hole in scagliola tile on balustrade near top of stair. Scagliola tiles on outer wall of stair terminate at same level as floor of room 3.35. Render and paint finish above. Paintwork bubbling, flaking in area above first landing on stair. Chips in wall at window reveals. Black stone capping to balustrade. Painted plasterboard with painted timber skirting to room 3.35. Good condition. Balustrade material changes to vinyl tiles at room 3.35. Generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	EXCEPTIONAL Scagliola tiles, skirtings, balustrade capping LOW Vinyl tiles and painted plasterboard	
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Repair and restore wall finishes as required
-----------------	--

ASSET ELEMENT

DOORS



EXISTING CONDITION

OVERVIEW	Painted timber with painted steel frames. All good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	
----------	--

ASSET ELEMENT	WINDOWS
---------------	---------



EXISTING CONDITION	
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OVERVIEW	Steel / timber framed casement window to external light well - fair condition, some discolouration to frame, some sealant missing externally. Black stone sill. Anodised aluminium framed glazing to south wall of room 3.35.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Mixed
	HIGH Original steel window LOW Anodised glazing	
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Restore original glazing frames and sill as required.
-----------------	---

ASSET ELEMENT	FITTINGS
---------------	----------



EXISTING CONDITION	
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OVERVIEW	Timber handrail fixed to walls with bronze brackets, fixed to balustrade top with bronze mountings. Good condition. Balustrade rail mountings change to timber at base of stair to level 4. Cracking at underside of stone on balustrade at top of stair / level 3 landing.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

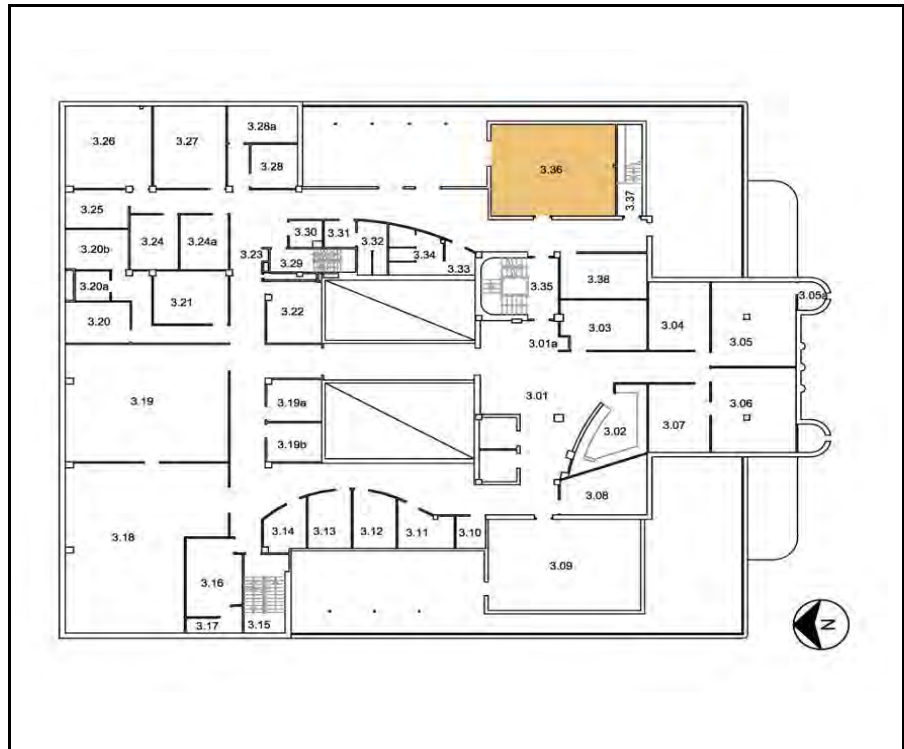
OVERVIEW	
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UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 3.36	COMMON ROOM
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LOCATION: THIRD FLOOR EAST

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, some moisture stains on ceiling tiles near the eastern wall.

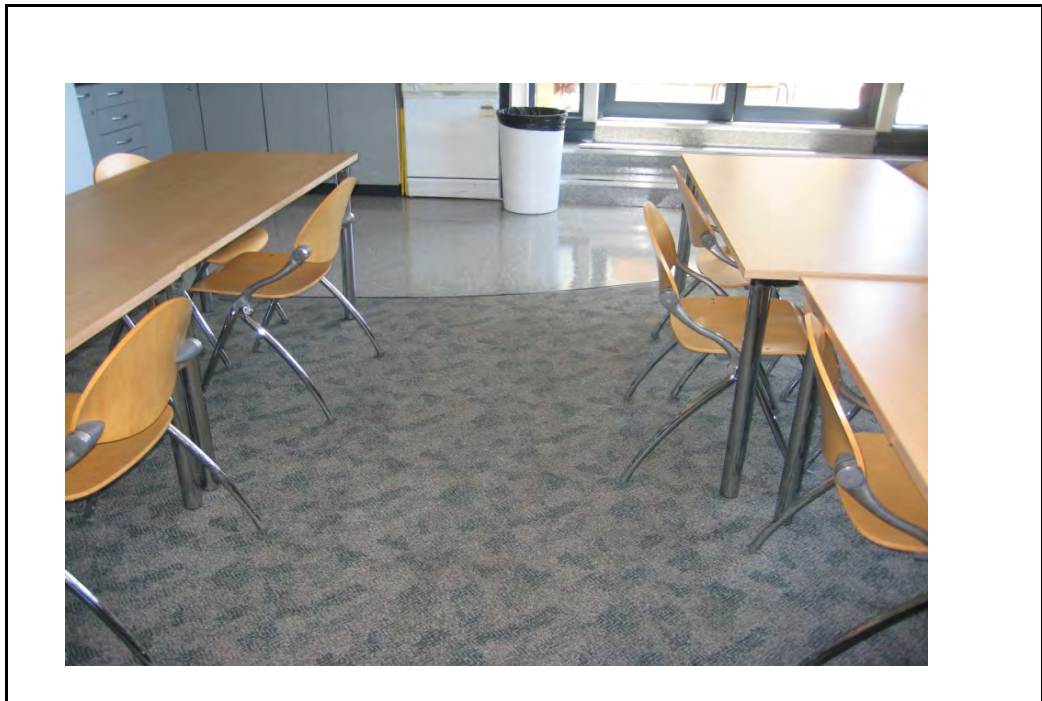
HERITAGE OVERVIEW

Nil.

REQUIRED CONDITION

Finishes to be restored as required.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION		
OVERVIEW	Carpet tile and vinyl flooring, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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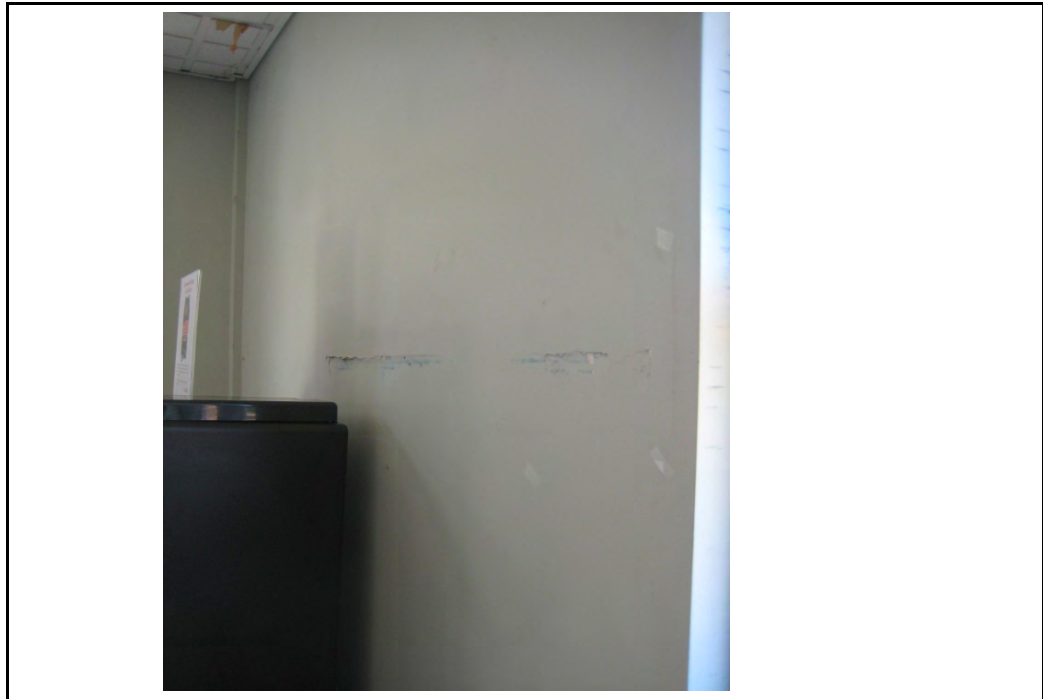
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Suspended ceiling tiles, generally good condition. Some moisture damage to tiles adjacent to window in east wall.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.
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ASSET ELEMENT	WALLS
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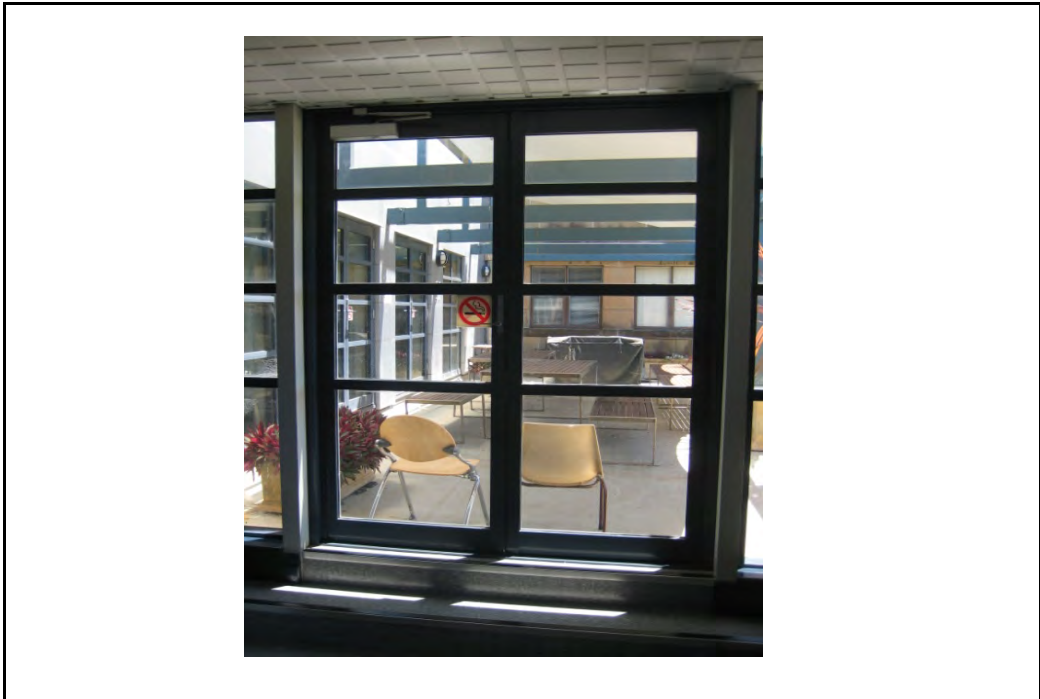
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Plasterboard and paint finish, generally good condition. Scrapes / damage to wall near north east corner of room.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional but requiring repair.	

ACTION REQUIRED	
------------------------	--

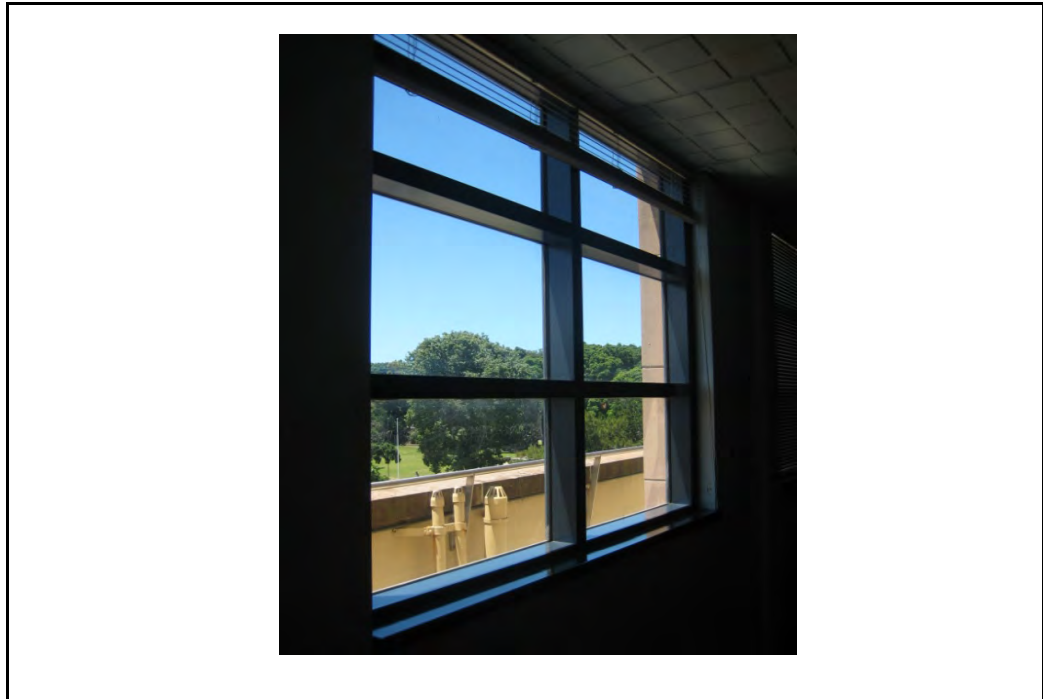
OVERVIEW	Repair and restore wall finishes as required
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Painted timber door with aluminium frame to corridor, powdercoated aluminium framed glazed door to terrace (north wall)	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
---------------	---------



EXISTING CONDITION		
OVERVIEW	Powdercoated aluminium framed windows, good condition. Painted timber sills.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT

FITTINGS



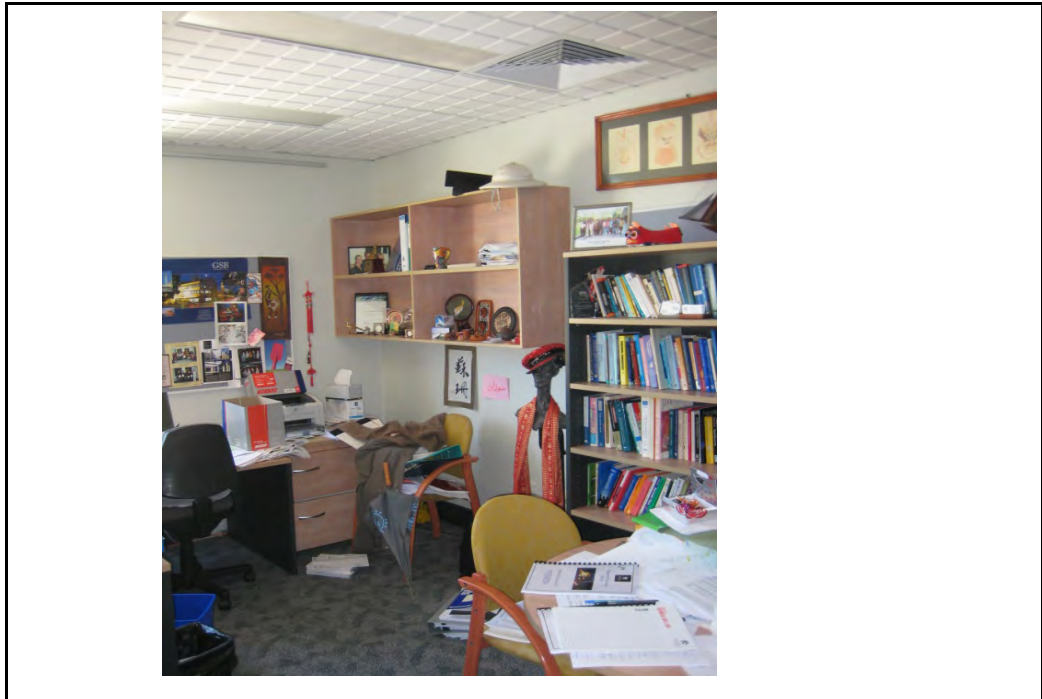
EXISTING CONDITION

OVERVIEW	Kitchen fitout, good condition, modern joinery.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED

OVERVIEW	
----------	--

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION		
OVERVIEW	Carpet tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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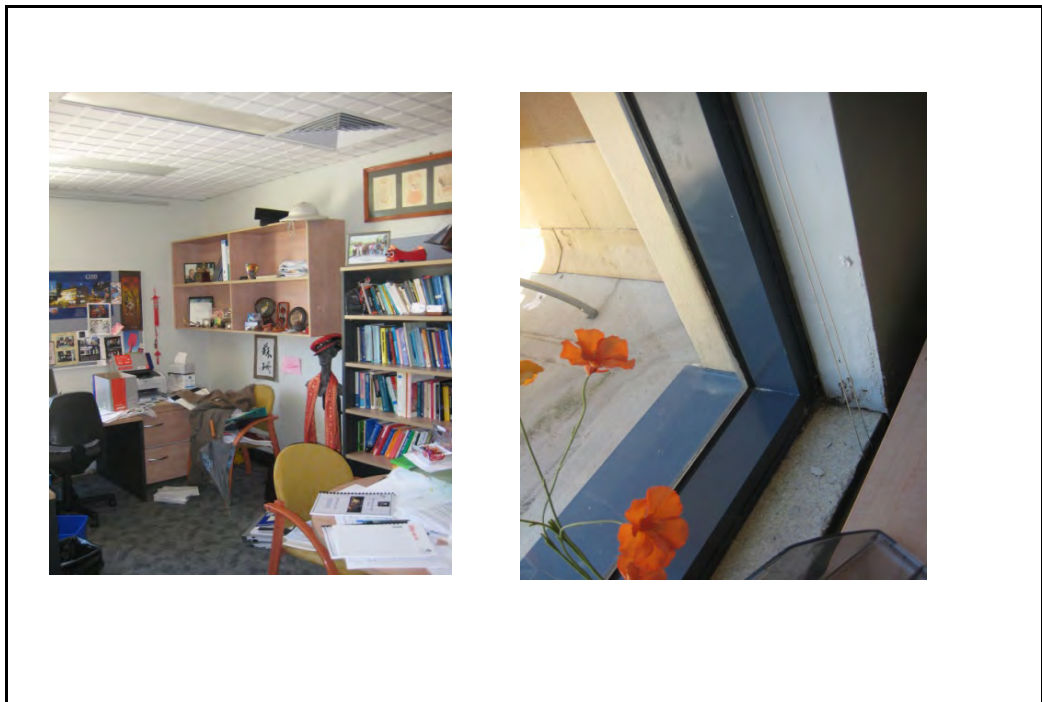
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Suspended ceiling tiles, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WALLS
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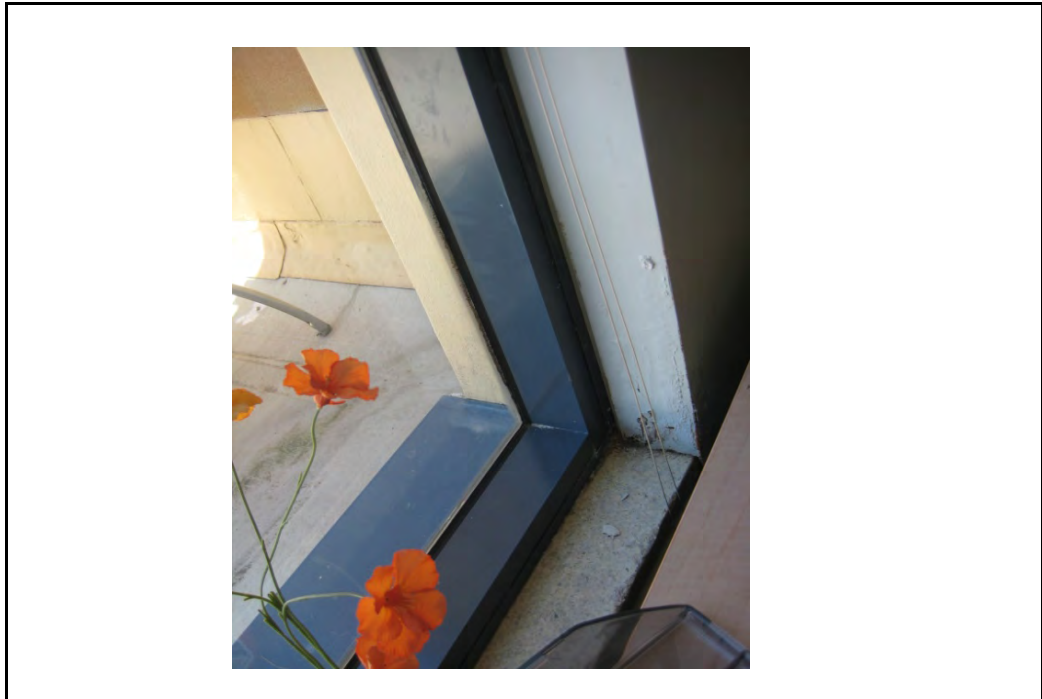
EXISTING CONDITION		
OVERVIEW	Plasterboard and paint finish, generally good condition. Some damage at base of window reveals, possible moisture damage.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repairs	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, repair and repaint wall / reveal as required.	

ASSET ELEMENT	DOORS
---------------	-------



EXISTING CONDITION		
OVERVIEW	Timber doors, paint finish, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
---------------	---------



EXISTING CONDITION		
OVERVIEW	Powdercoated aluminium framed window to south wall, reconstituted stone sill. Good condition. Anodised aluminium framed windows to stair lobby.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION	
---------------------------	--

OVERVIEW	Tiles, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
---------------	---------



EXISTING CONDITION		
OVERVIEW	Suspended ceiling tiles to eastern half of lobby, generally good condition, moisture stains. Plasterboard and paint finish to western end of lobby, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair.	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.	

ASSET ELEMENT	WALLS
---------------	-------



EXISTING CONDITION	
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OVERVIEW	Render and paint finish to south, west and front of lifts, good condition. Plasterboard and paint finish to eastern end of lobby, anodised aluminium framed glazed walls to room 4.01a. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
	Anodised aluminium framed glazed wall - low.	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

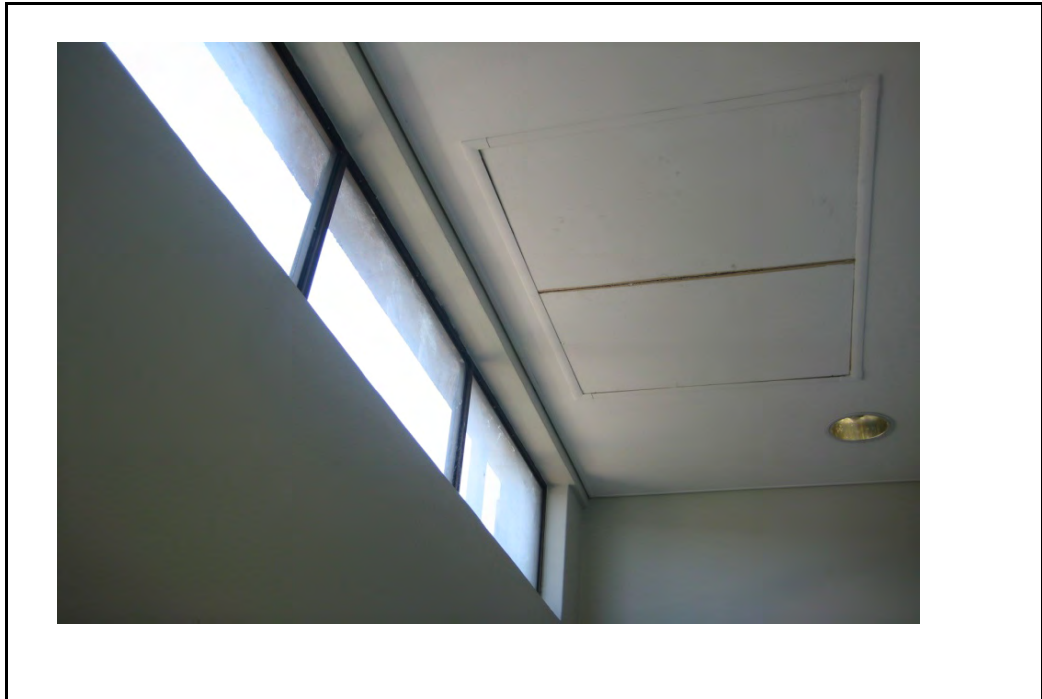
OVERVIEW	
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ASSET ELEMENT	DOORS
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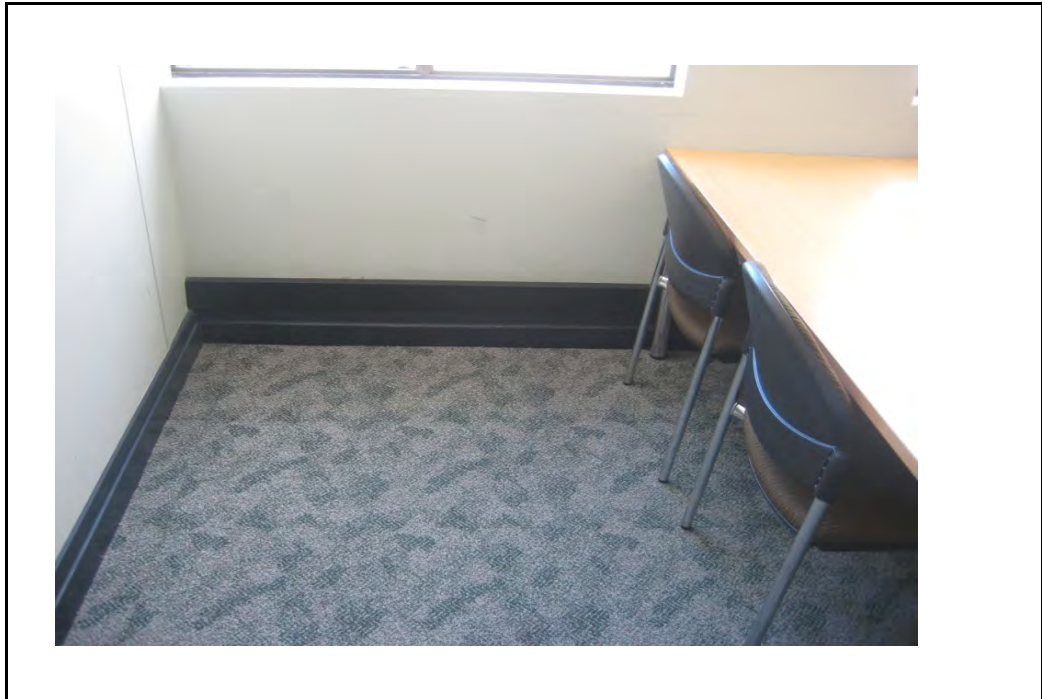
EXISTING CONDITION		
OVERVIEW	Painted timber doors. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
---------------	---------



EXISTING CONDITION		
OVERVIEW	Bronze anodised aluminium framed highlight window on south wall at west end of lobby. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FLOOR
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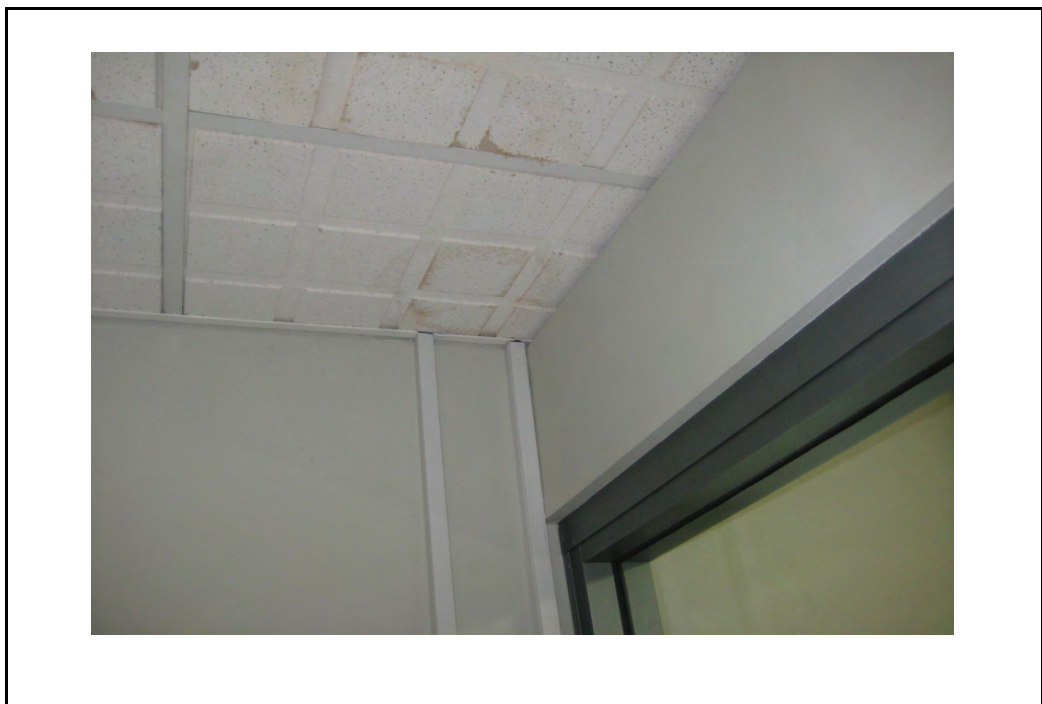
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Carpet tile, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
	Refers to carpet tiles only, substrate may hold higher significance.	
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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ASSET ELEMENT	CEILING
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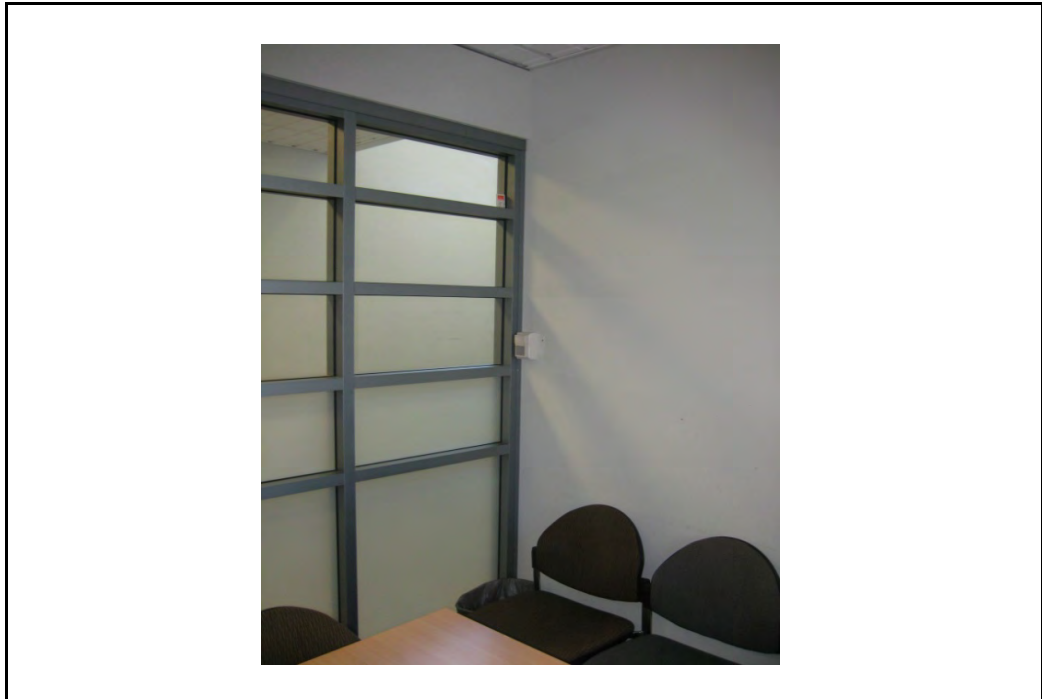
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Suspended ceiling tiles, generally good condition. Some moisture stains in north east corner of room	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair	

ACTION REQUIRED	
------------------------	--

OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.
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ASSET ELEMENT	WALLS
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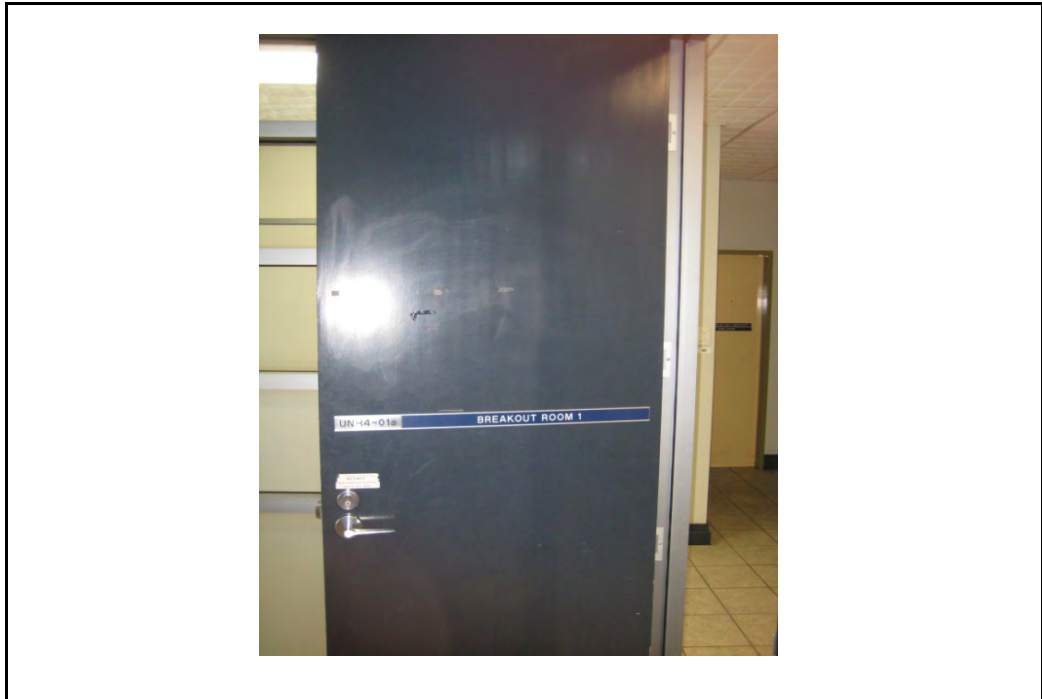
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Render and paint finish. Generally good condition, some scuff marks. Anodised aluminium framed glazed walls to east and south of room. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	
	North, west walls only	High
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

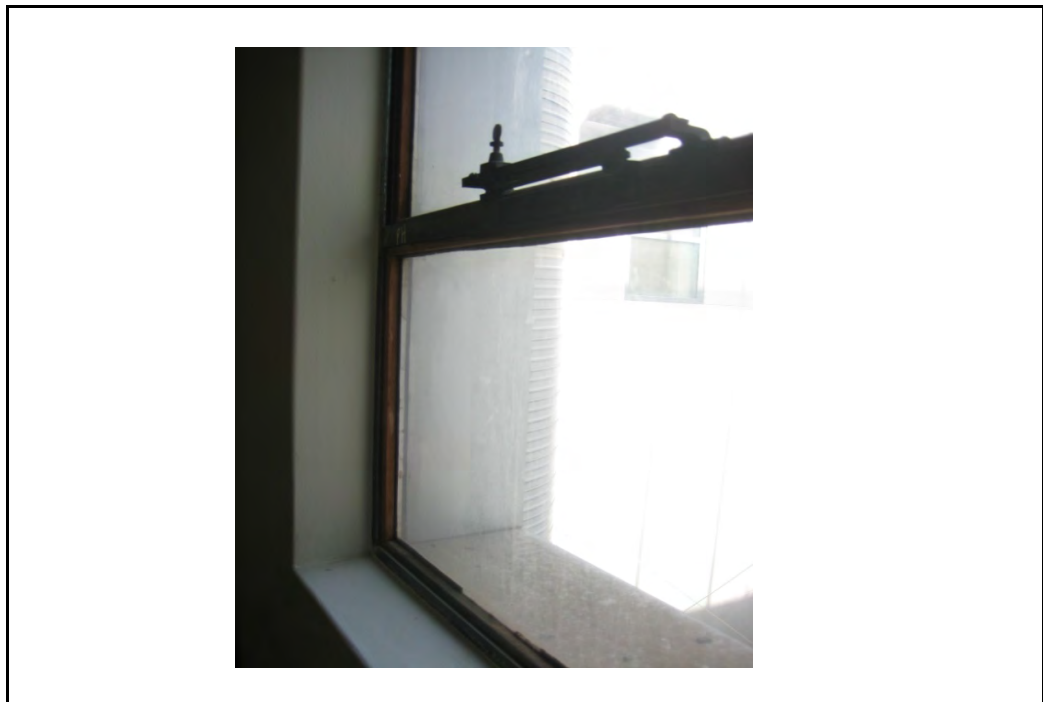
OVERVIEW	
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ASSET ELEMENT	DOORS
---------------	-------



EXISTING CONDITION		
OVERVIEW	Painted timber door. Good condition, some marks.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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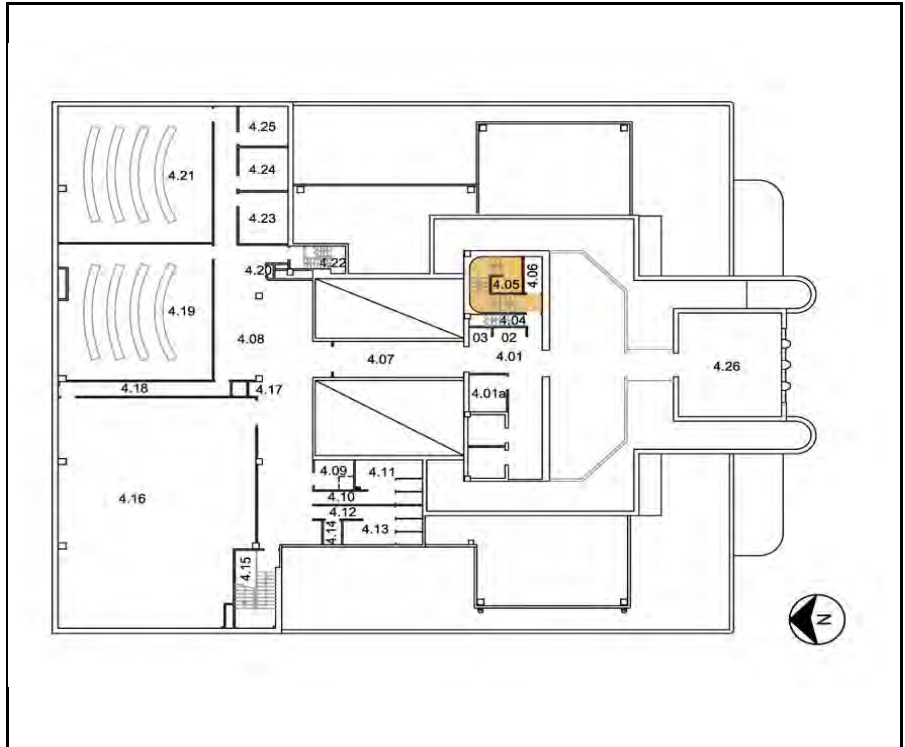
EXISTING CONDITION		
OVERVIEW	Original metal framed casement window, fair condition - frame discoloured, some sealant perished and missing.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring repair	
ACTION REQUIRED		
OVERVIEW	Restore glazing frames and sealant as required.	

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 4.05	STAIR LANDING FOURTH FLOOR, INCL. STAIR FROM THIRD FL.
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LOCATION: THIRD / FOURTH FLOOR

KEY PLAN:



OVERVIEW

EXISTING CONDITION

Generally good condition, some damage to ceiling in southern corners.

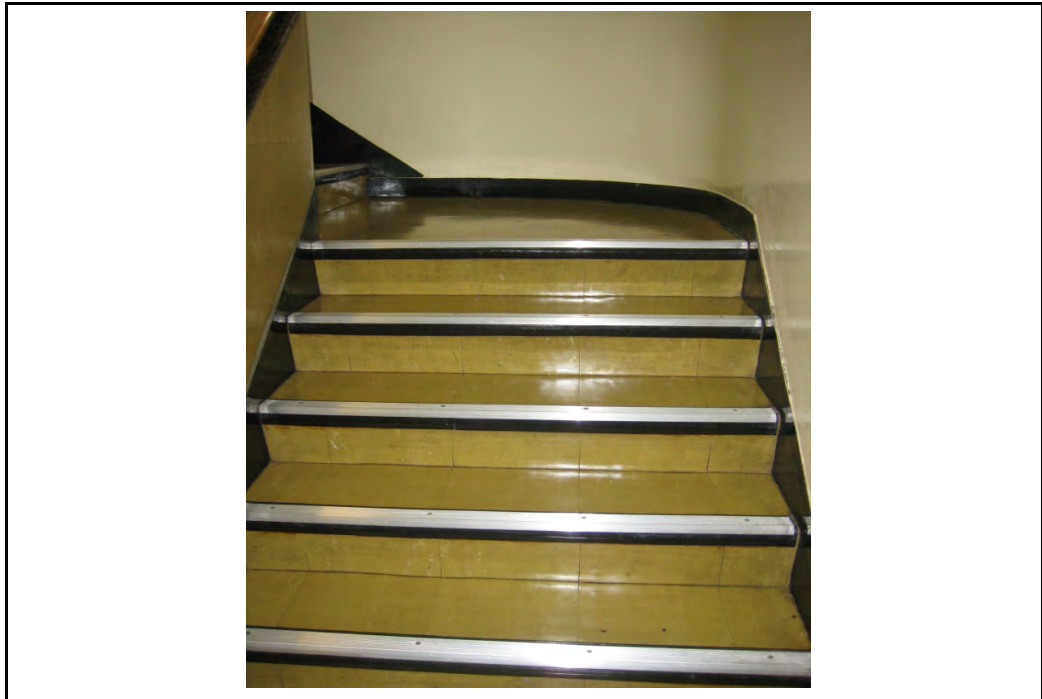
HERITAGE OVERVIEW

Nil

REQUIRED CONDITION

Finishes to be restored as required.

ASSET ELEMENT	FLOOR
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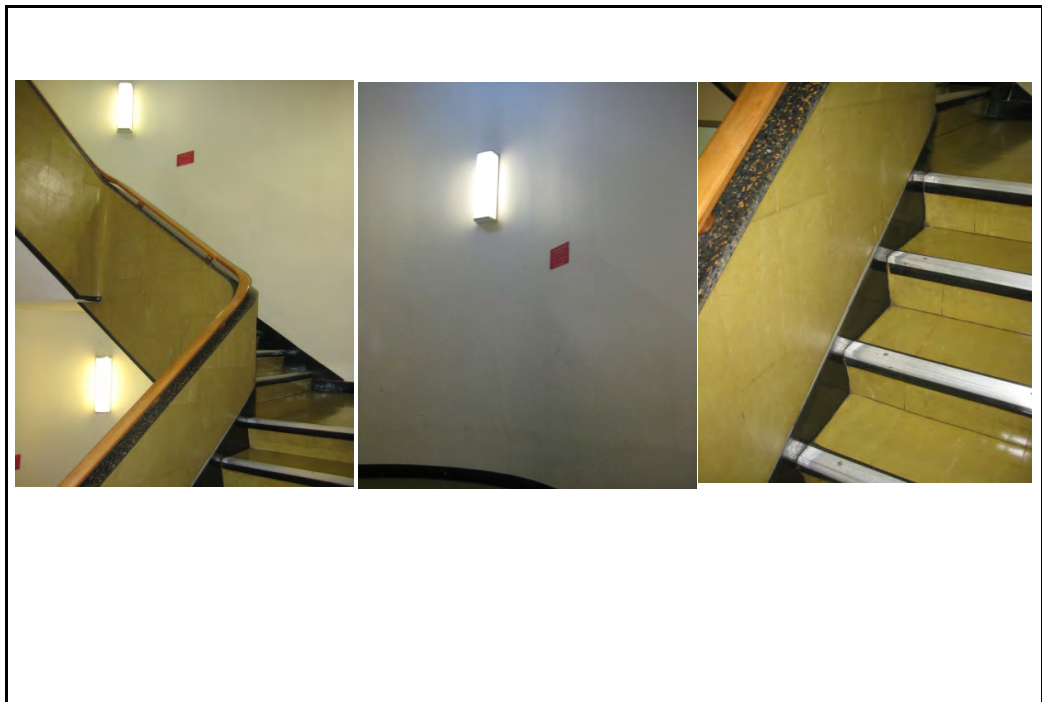
EXISTING CONDITION		
OVERVIEW	Vinyl flooring to treads, risers and intermediate and top landings. Generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional.	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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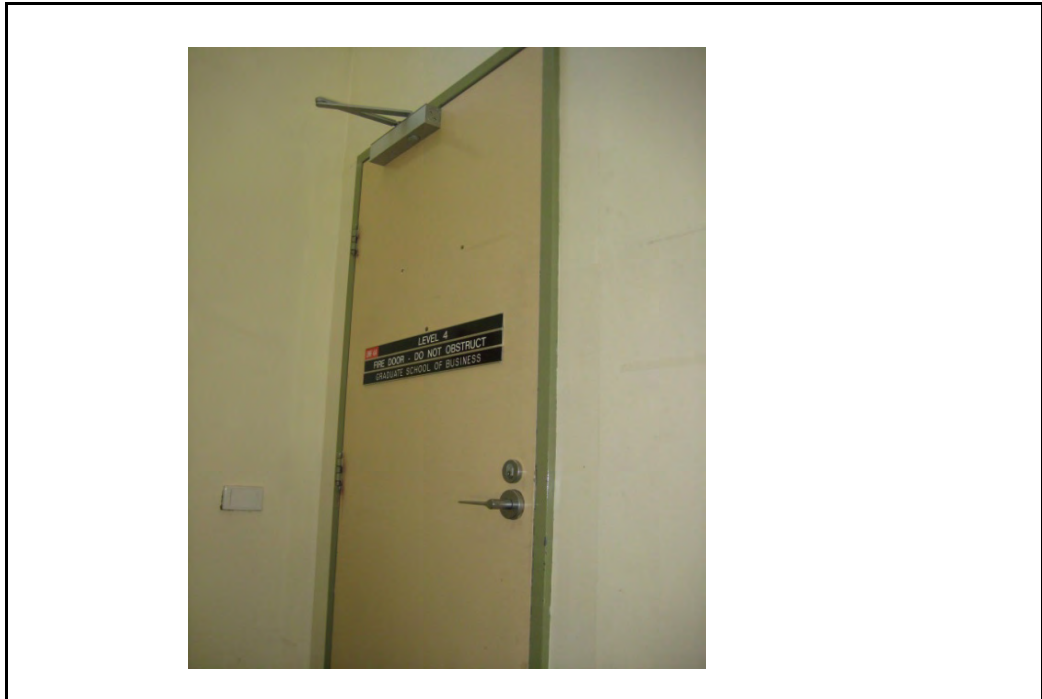
EXISTING CONDITION		
OVERVIEW	Painted plasterboard ceiling, generally good condition, paintwork bubbling, flaking at southern corners of room, possible moisture damage.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional, requiring repair	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, repair and repaint ceiling as required.	

ASSET ELEMENT	WALLS
---------------	-------



EXISTING CONDITION		
OVERVIEW	Vinyl tiles with black vinyl skirting to balustrade, stone capping and timber rail over. Generally good condition, vinyl skirting separating from balustrade near top landing. Render and paint finish to outer walls, good condition, black vinyl skirting - separating from wall near top landing.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional but requiring repair.	
ACTION REQUIRED		
OVERVIEW	Repair and restore wall finishes as required	

ASSET ELEMENT	DOORS
---------------	-------



EXISTING CONDITION		
OVERVIEW	Painted timber with painted steel frame. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
---------------	---------



EXISTING CONDITION		
OVERVIEW	Bronze anodised aluminium framed highlight window to south wall.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FITTINGS
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EXISTING CONDITION	
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OVERVIEW	Timber handrail fixed to balustrade top with timber mountings. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	High
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	FLOOR
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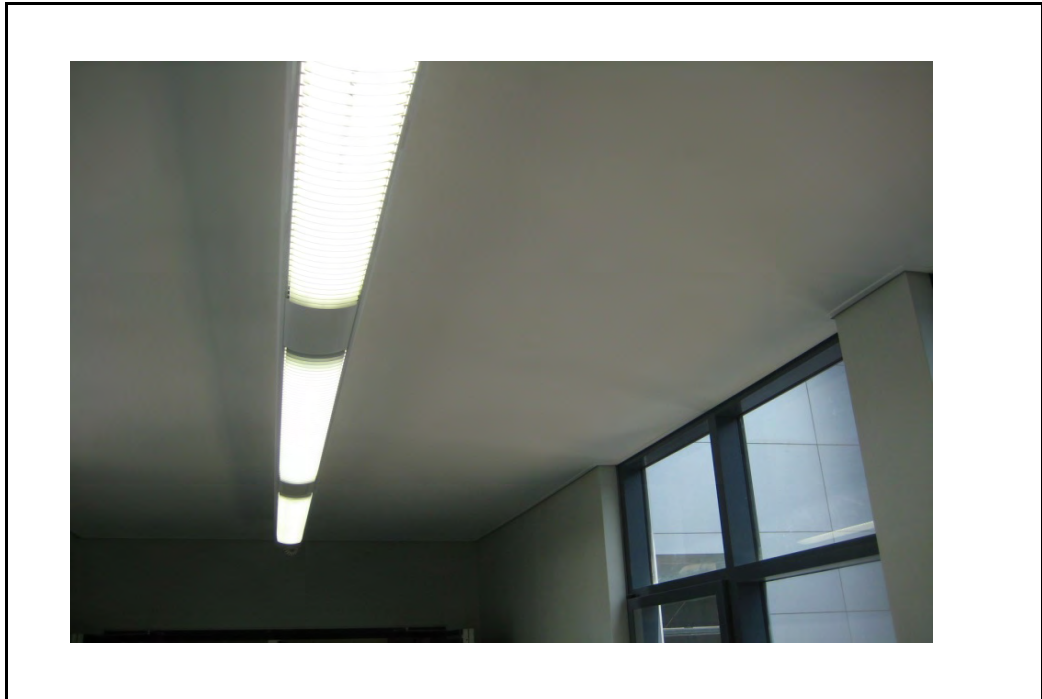
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Carpet tile, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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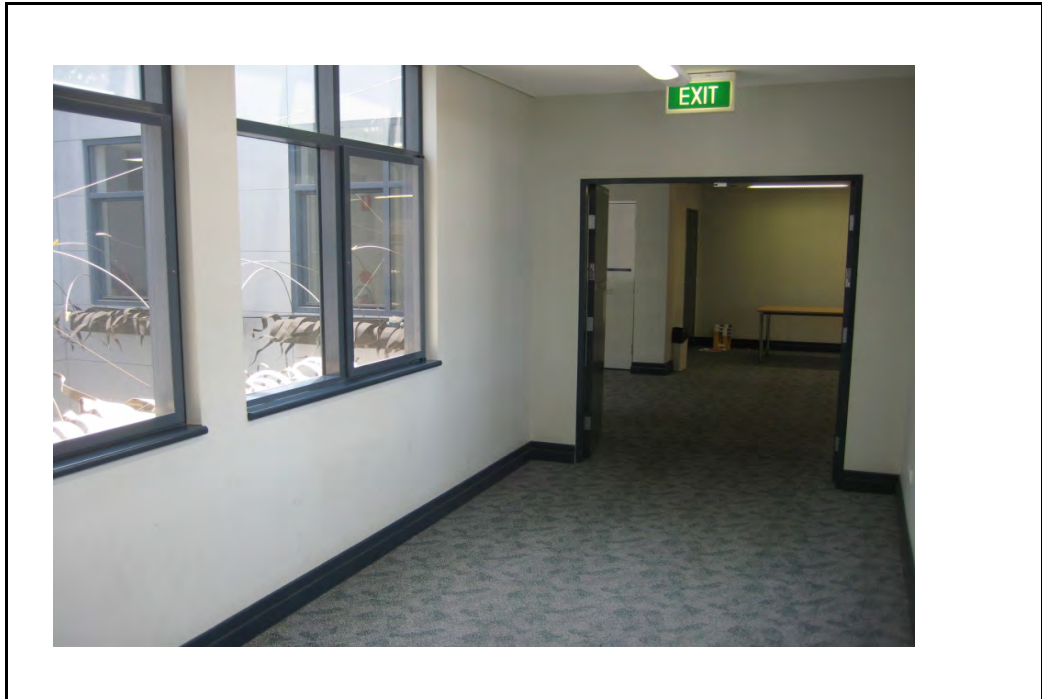
EXISTING CONDITION	
---------------------------	--

OVERVIEW	Plasterboard and paint finish, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
----------	--

ASSET ELEMENT	WALLS
---------------	-------



EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
------------------------	--

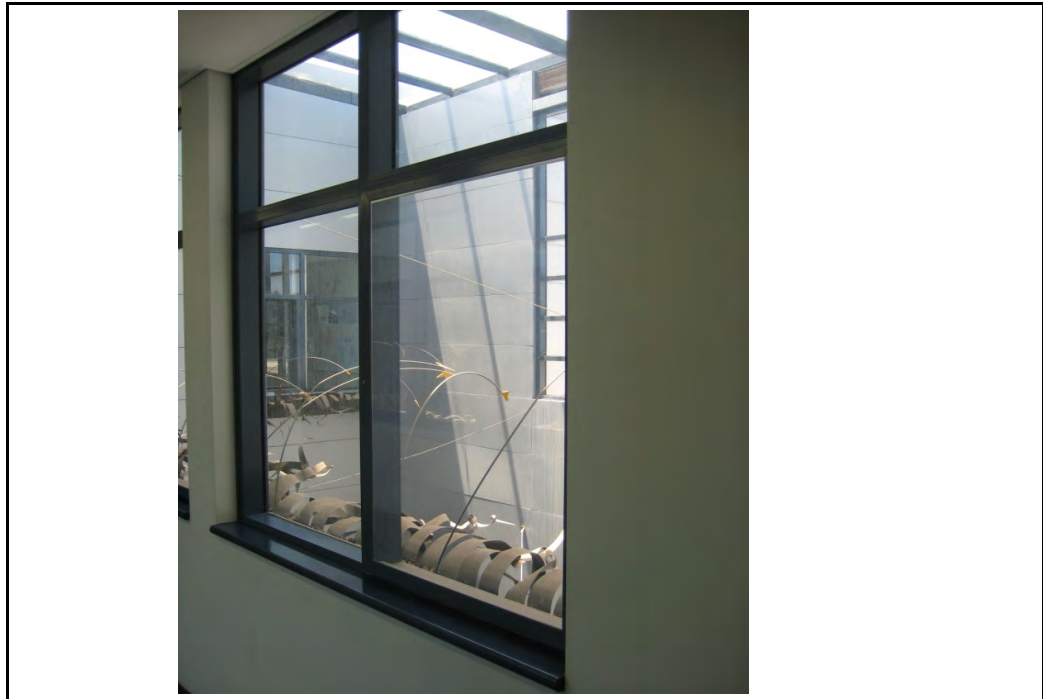
OVERVIEW	
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Painted timber doors. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
---------------	---------



EXISTING CONDITION		
OVERVIEW	Powdercoated aluminium framed windows each side of passageway. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FLOOR
---------------	-------



EXISTING CONDITION	
---------------------------	--

OVERVIEW	Carpet tile, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
------------------------	--

OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
OVERVIEW	Suspended ceiling tiles, generally good condition. Some moisture stains in main lobby area and at western end near toilets.
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element Low
FUNCTIONALITY	Functional, requiring repair
ACTION REQUIRED	
OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.

ASSET ELEMENT	WALLS
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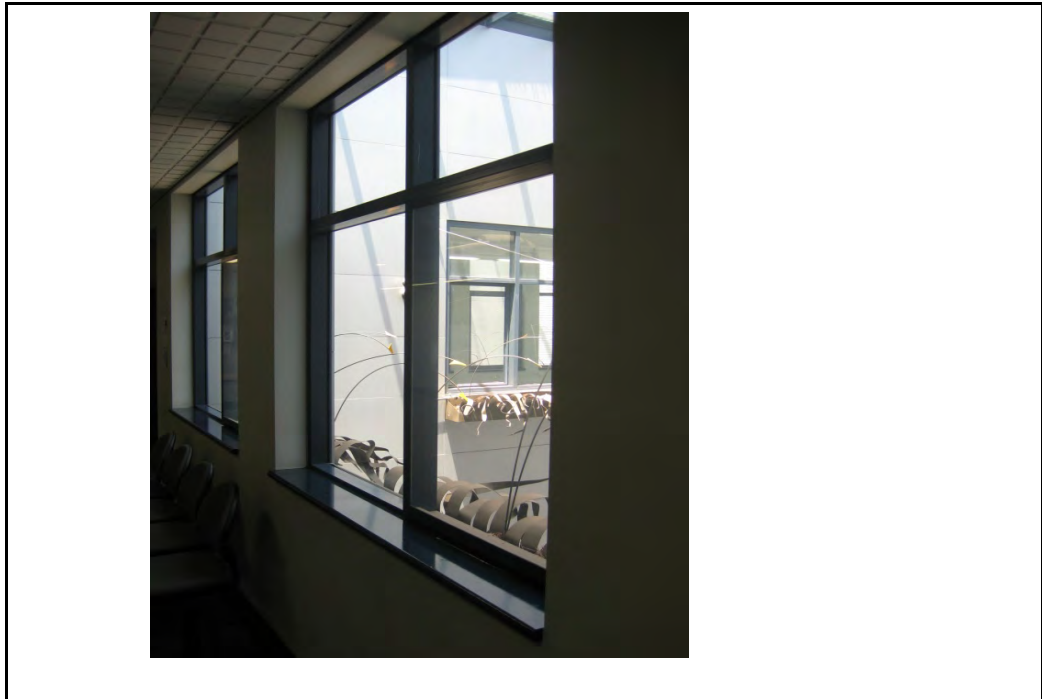
EXISTING CONDITION		
OVERVIEW	Plasterboard and paint finish. Good condition. Anodised aluminium framed glazed walls to breakout rooms at eastern end. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Painted timber doors. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION		
OVERVIEW	Powdercoated aluminium framed windows with painted timber sills. Good condition. Bronze anodised aluminium framed window, painted plasterboard sill at eastern end. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FITTINGS
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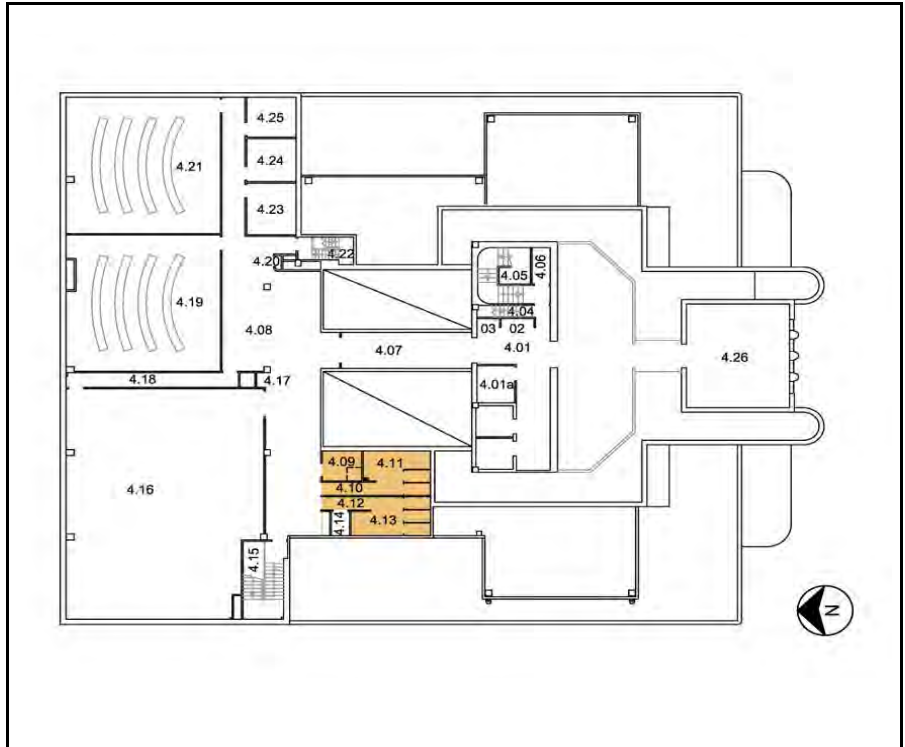
EXISTING CONDITION		
OVERVIEW	Kitchenette fitout at western end of room. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

UNIVERSITY HOUSE: ROOM DATA SHEETS

ROOM: 4.09,4.10,4.11,4.12,4.13	DISABLED, MALE, FEMALE AMENITIES
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LOCATION: FOURTH FLOOR NORTH WEST

KEY PLAN:



OVERVIEW

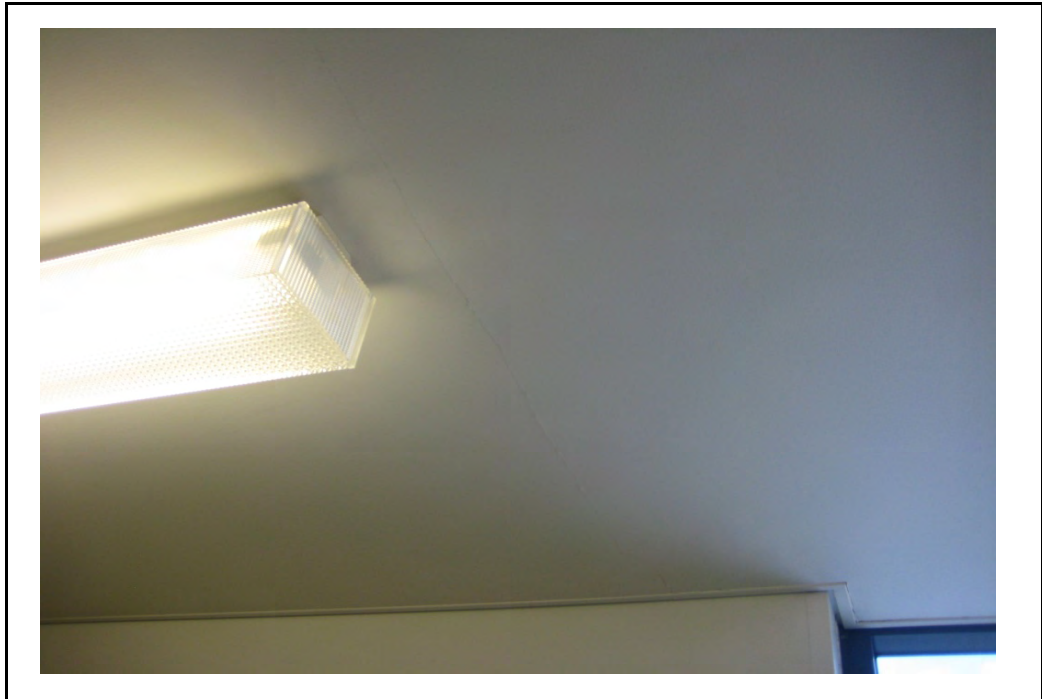
EXISTING CONDITION	Generally good condition, modern toilet fitouts. Some cracking to wall and ceiling at western part of room 4.13.
HERITAGE OVERVIEW	Nil
REQUIRED CONDITION	Finishes to be restored as required.

ASSET ELEMENT	FLOOR
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EXISTING CONDITION		
OVERVIEW	Tile flooring, generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	CEILING
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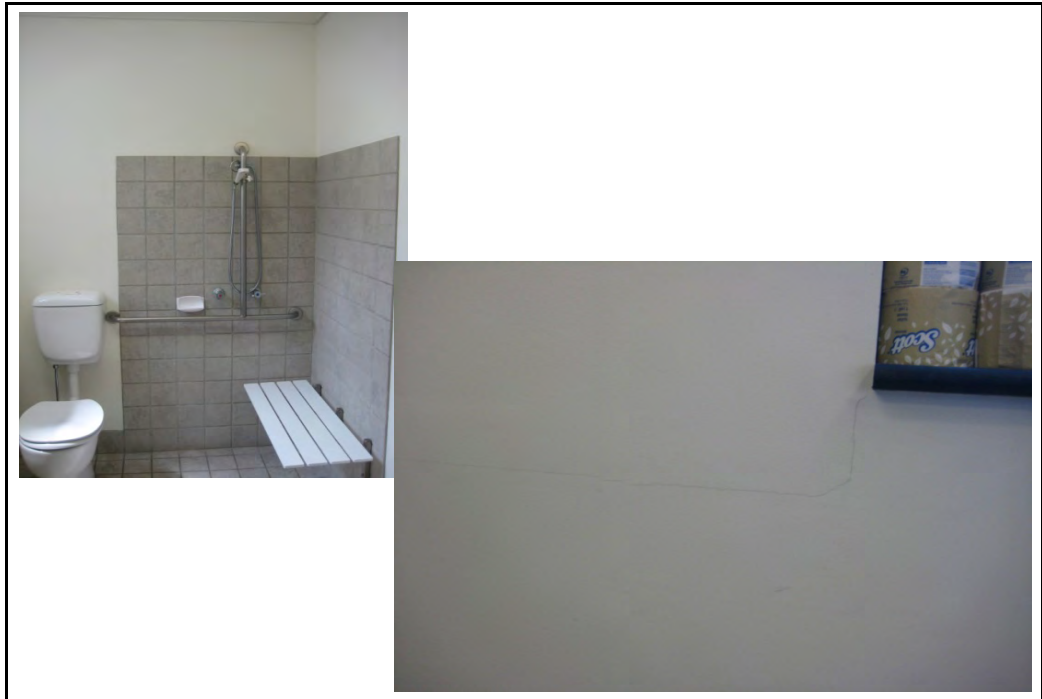
EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish - generally good condition. Cracking perpendicular to western wall in room 4.13.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair	

ACTION REQUIRED	
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OVERVIEW	Repair and repaint as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION		
OVERVIEW	Fibre cement sheeting, paint finish, with skirting tile. Wall tiles to approx. 1200 AFFL at urinals in room 4.11, tiles to approx 1800 AFFL for shower in room 4.09, splashback tiles at vanities. Generally good condition, narrow crack at lower left corner of window in room 4.13.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repairs	
ACTION REQUIRED		
OVERVIEW	Repair and restore wall finishes as required	

ASSET ELEMENT	DOORS
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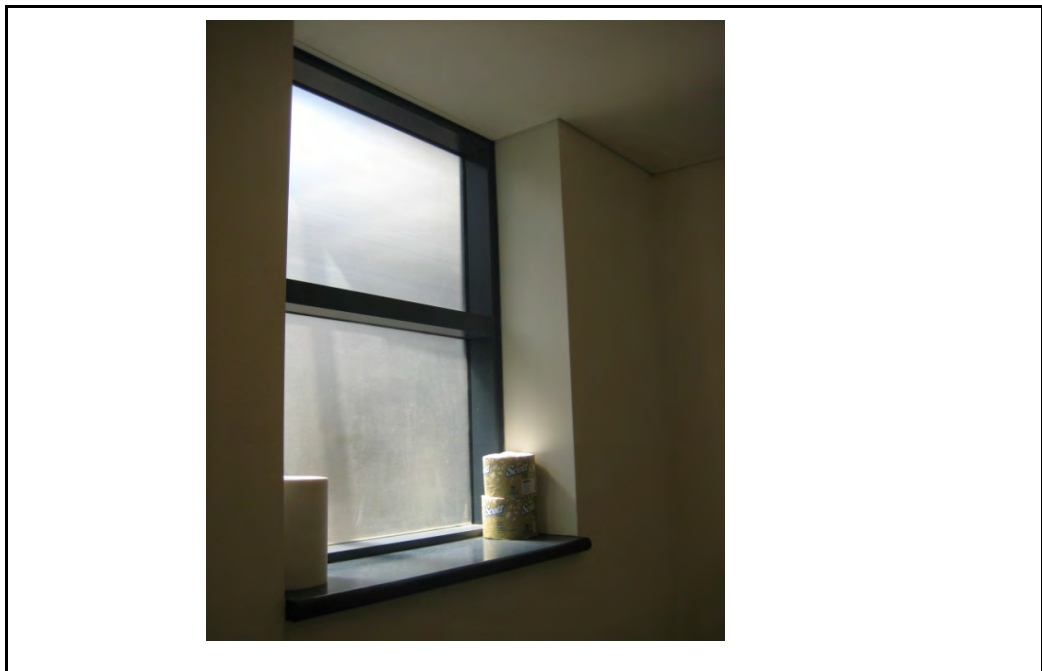
EXISTING CONDITION	
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OVERVIEW	Painted timber doors, good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WINDOWS
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EXISTING CONDITION	
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OVERVIEW	Powdercoated aluminium framed windows to rooms 4.09, 4.11 and 4.13. Painted timber sills. Generally good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	Repair and repaint sill as required.
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ASSET ELEMENT	FITTINGS
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EXISTING CONDITION		
OVERVIEW	Modern laminated toilet partitions, vanity bench and sanitary fittings. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet, generally good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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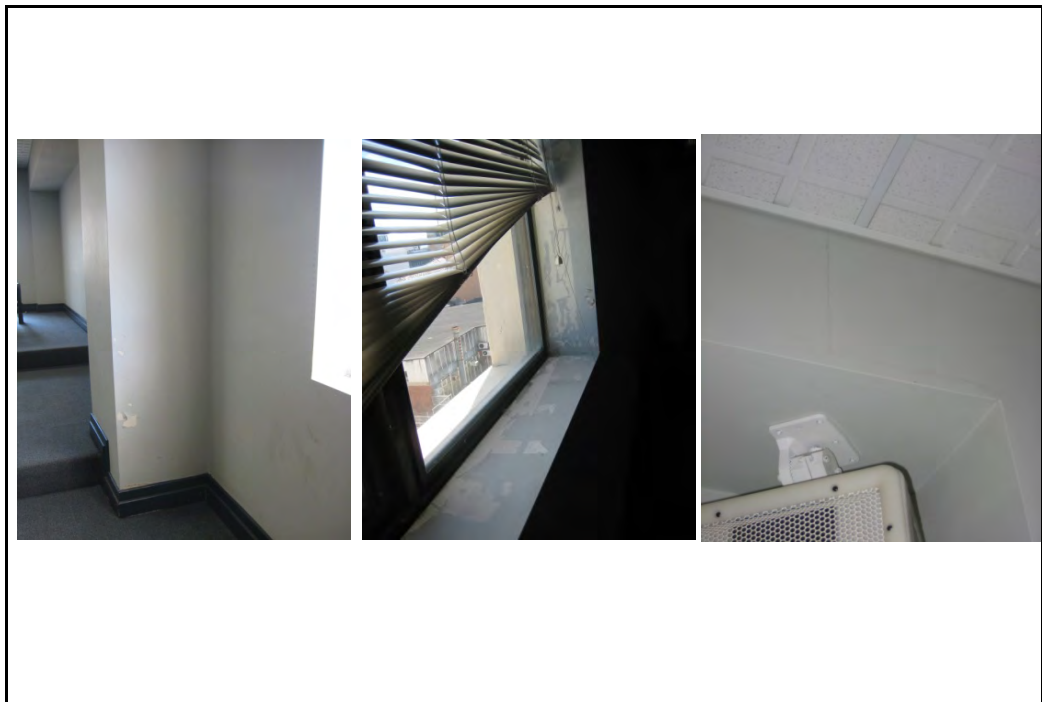
OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
OVERVIEW	Suspended ceiling tiles, with area of painted plasterboard at front of the room. Generally good condition, moisture stain on ceiling tiles in western and northern parts of room, paint damage, hole in plasterboard bulkhead in northern part of room.
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element Low
FUNCTIONALITY	Functional, requiring repair
ACTION REQUIRED	
OVERVIEW	Investigate and rectify source of moisture, replace tiles. Patch affected sections of plasterboard bulkhead and repaint as required.

ASSET ELEMENT	WALLS
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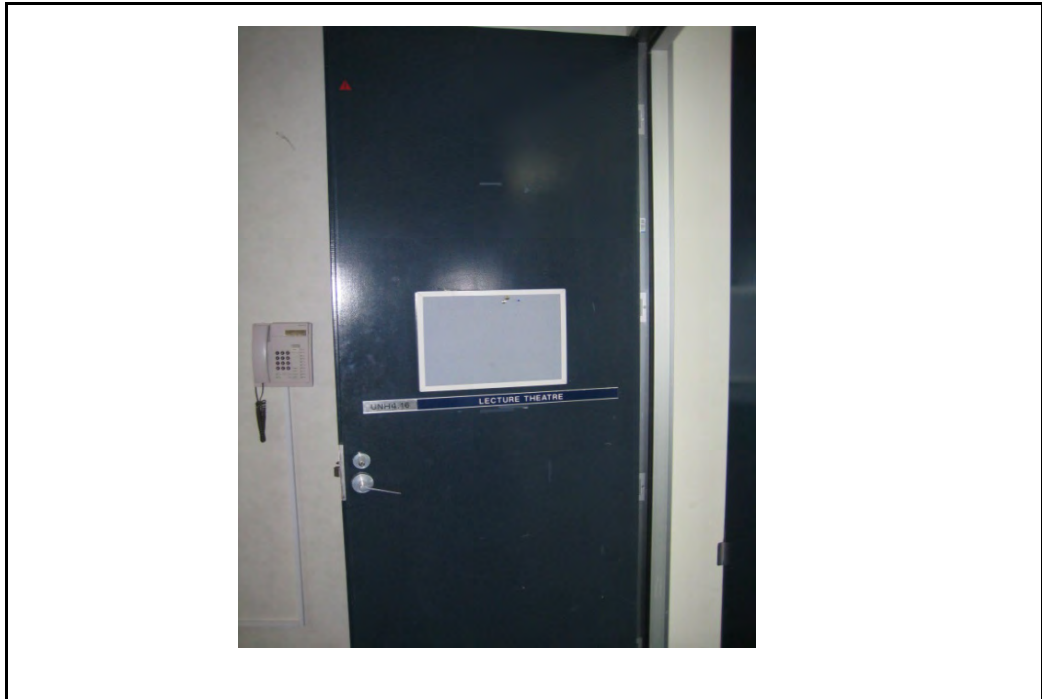
EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish. Generally fair - good condition, some scuff marks, paint peeling on column on northern wall, paint peeling, missing at window reveals and sills. Minor cracking at bulkhead on north wall, toward eastern end.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair	

ACTION REQUIRED	
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OVERVIEW	Repair wall finishes as required.
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ASSET ELEMENT	DOORS
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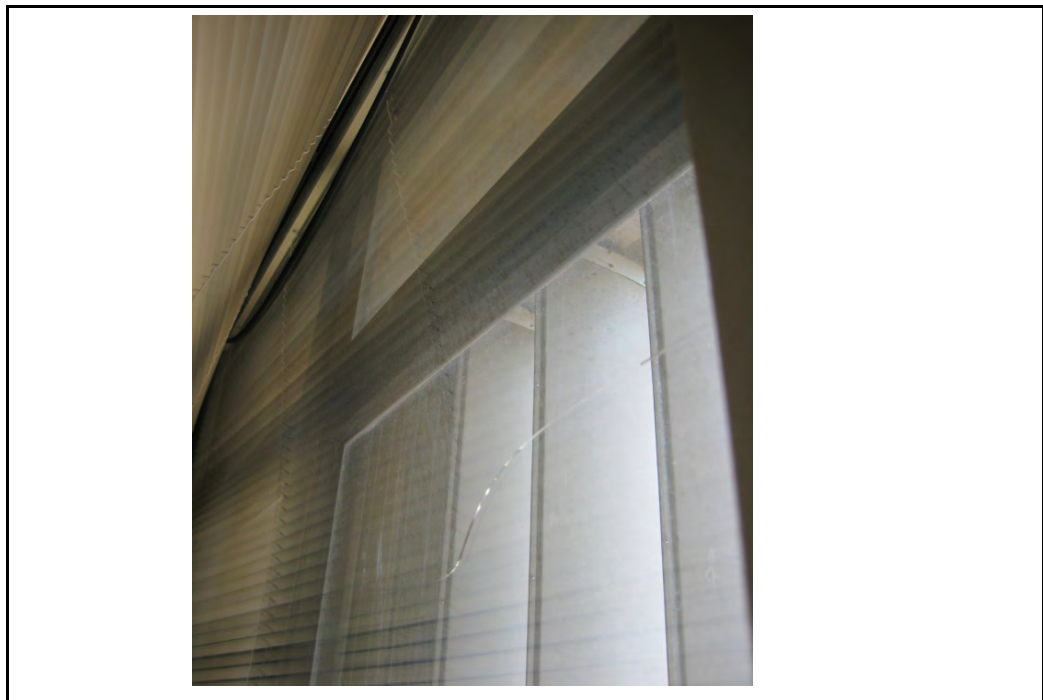
EXISTING CONDITION	
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OVERVIEW	Painted timber doors. Good condition, some marks, scratches, etc.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	Repaint as required.
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ASSET ELEMENT	WINDOWS
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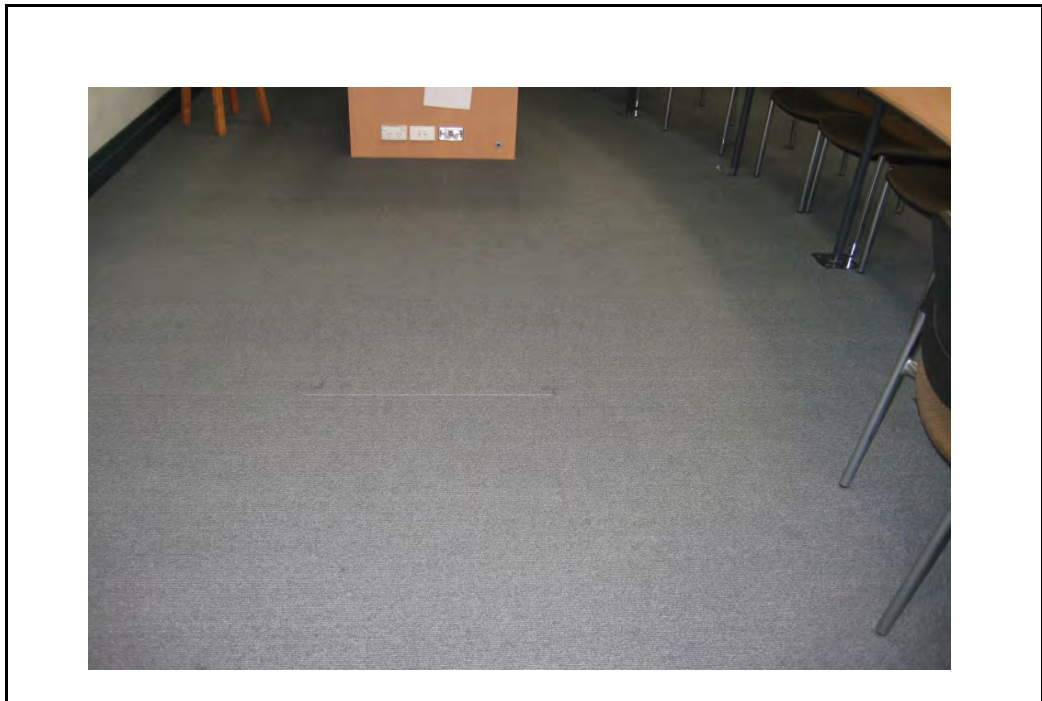
EXISTING CONDITION	
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OVERVIEW	Bronze anodised aluminium windows with painted plasterboard sills. Generally good condition. Additional (fixed) panel of glazing added to western windows, panel cracked and rubber seal separating on second window from the northern end of the western wall.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair	

ACTION REQUIRED	
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OVERVIEW	Repair windows as required.
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ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet, generally good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION	
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OVERVIEW	Suspended ceiling tiles, with area of painted plasterboard at front of each room. Generally good condition, moisture stain on ceiling tiles in eastern part of room, moisture damage, rust marks, paint bubbling on plasterboard bulkhead in north-eastern part of room. Mould also present on underside of bulkhead.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair	

ACTION REQUIRED	
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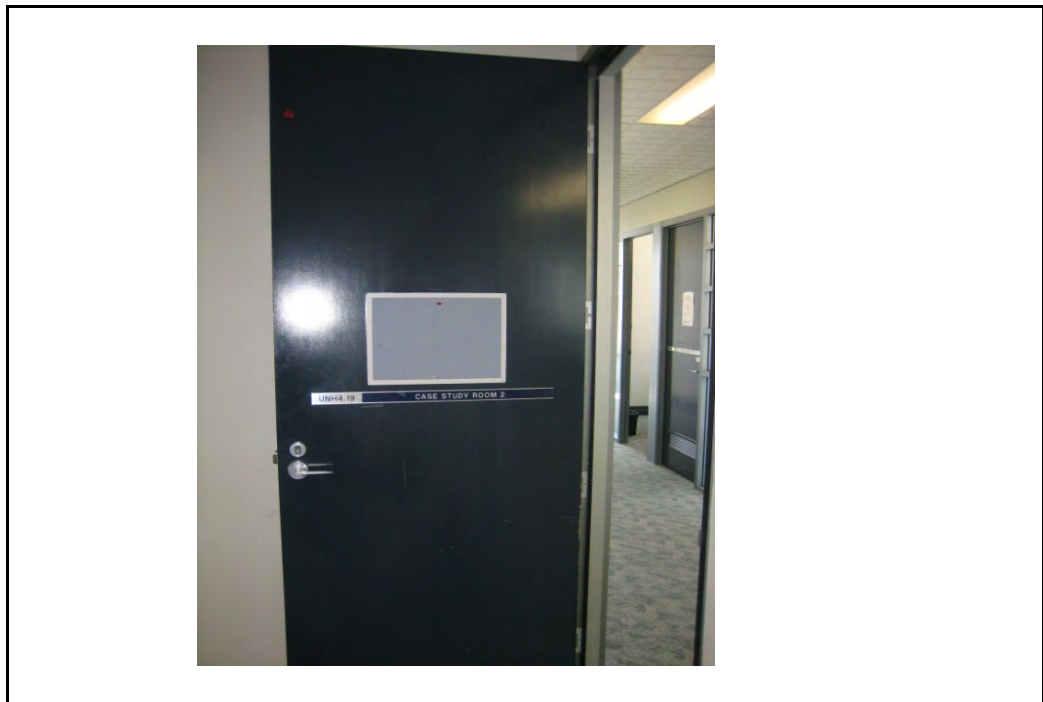
OVERVIEW	Investigate and rectify source of moisture, replace tiles, remove affected sections of plasterboard bulkhead, rebuild and repaint as required.
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ASSET ELEMENT	WALLS
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EXISTING CONDITION		
OVERVIEW	Plasterboard and paint finish. Generally good condition, some scuff marks.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair	
ACTION REQUIRED		
OVERVIEW	Repair wall finishes as required.	

ASSET ELEMENT	DOORS
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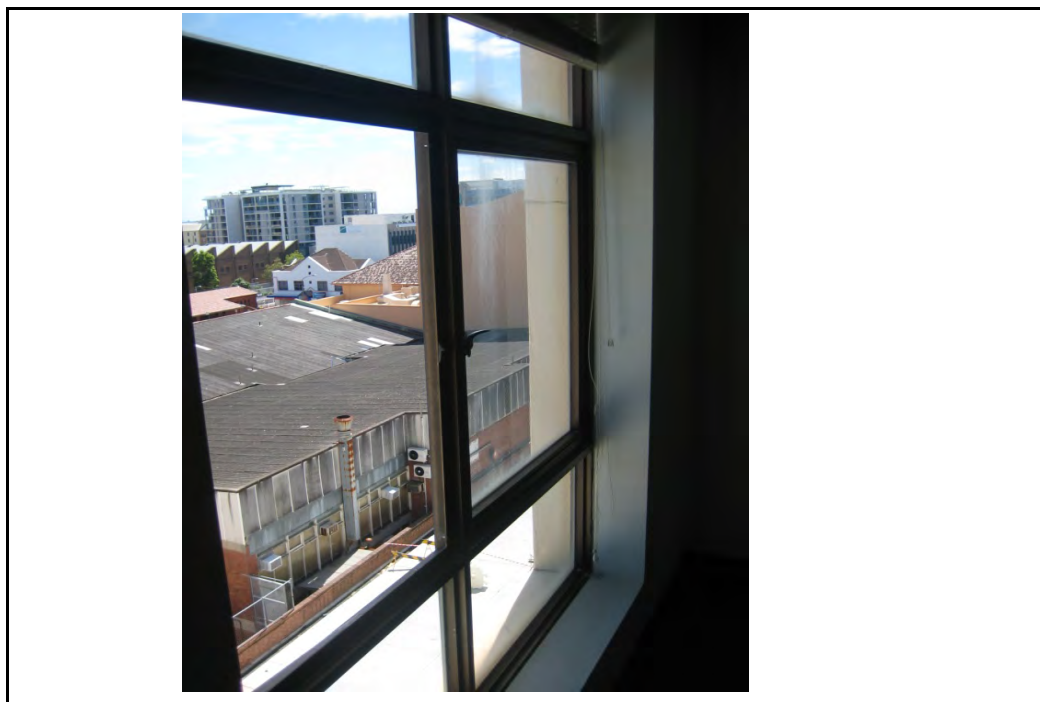
EXISTING CONDITION	
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OVERVIEW	Painted timber doors. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	

ACTION REQUIRED	
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OVERVIEW	
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ASSET ELEMENT	WINDOWS
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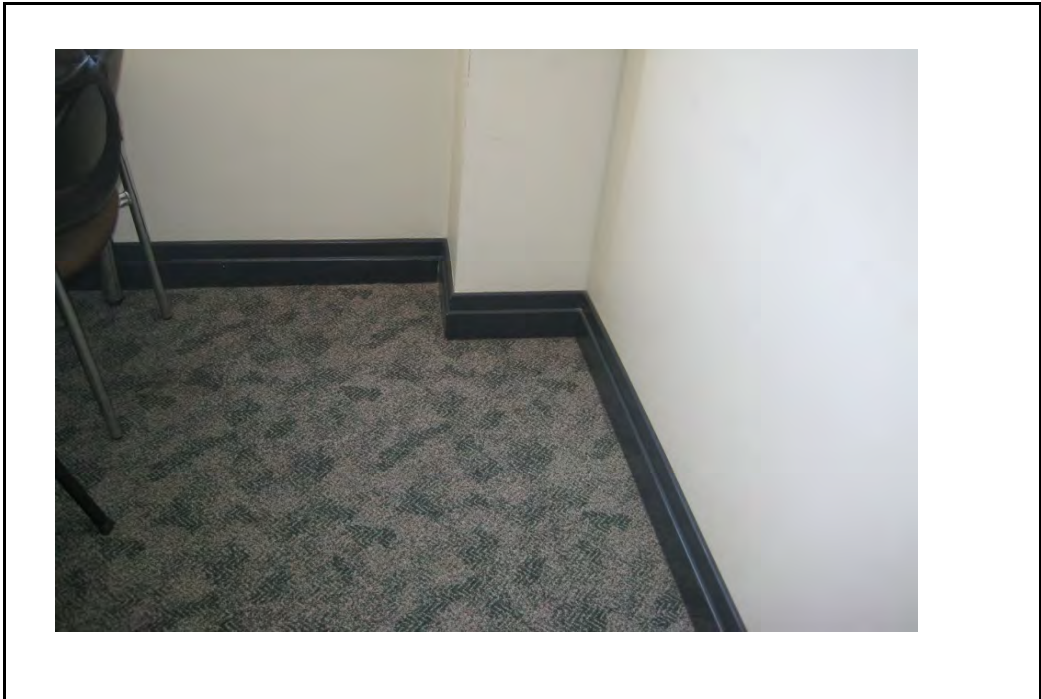
EXISTING CONDITION	
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OVERVIEW	Bronze anodised aluminium windows with painted plasterboard sills. Generally good condition. Pane missing from eastern-most window in room 4.19. (Issue of window pane discussed on site at time of inspection - 24.11.2010, was raised with maintenance on this date)	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair	

ACTION REQUIRED	
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OVERVIEW	Repair windows as required.
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ASSET ELEMENT	FLOOR
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EXISTING CONDITION	
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OVERVIEW	Carpet tile, good condition	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional.	

ACTION REQUIRED	
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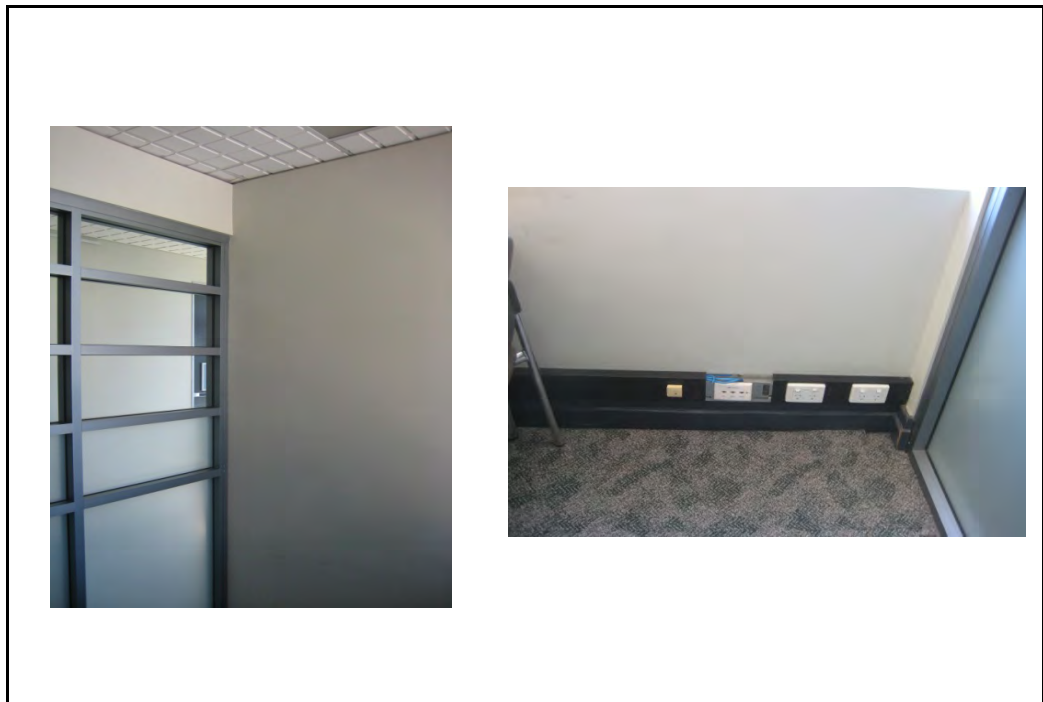
OVERVIEW	
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ASSET ELEMENT	CEILING
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EXISTING CONDITION		
OVERVIEW	Suspended ceiling tiles, generally good condition. Some moisture stains at south wall in room 4.25, and damaged tile at north east corner of room 4.25. Paperwork inserted into A/C vent in room 4.23, damaged light diffuser in room 4.24.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring repair	
ACTION REQUIRED		
OVERVIEW	Investigate and rectify source of moisture, replace tiles as required.	

ASSET ELEMENT	WALLS
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EXISTING CONDITION	
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OVERVIEW	Plasterboard and paint finish. Generally good condition, some scuff marks, crack in south west corner of room 4.25, section of ducted skirting missing in room 4.23. Anodised aluminium framed glazed walls to corridor. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional, requiring minor repair	

ACTION REQUIRED	
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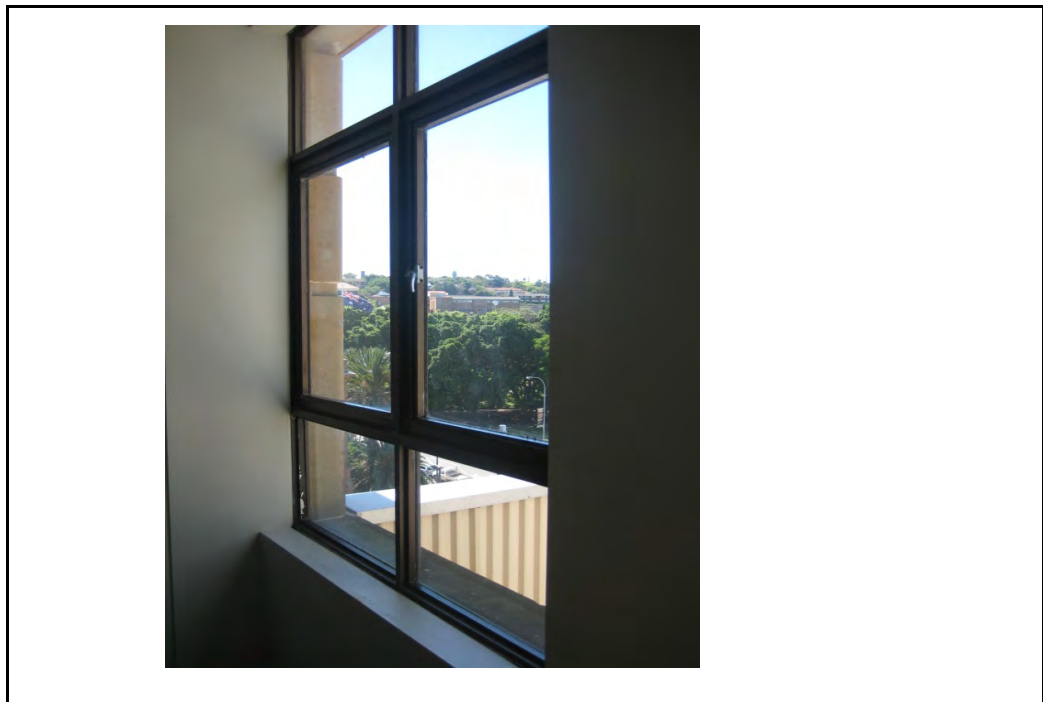
OVERVIEW	Repair wall finishes as required.
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ASSET ELEMENT	DOORS
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EXISTING CONDITION		
OVERVIEW	Painted timber doors. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		

ASSET ELEMENT	WINDOWS
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EXISTING CONDITION		
OVERVIEW	Bronze anodised aluminium windows with painted plasterboard sills. Good condition.	
HERITAGE SIGNIFICANCE	Heritage Significance Value of the element	Low
FUNCTIONALITY	Functional	
ACTION REQUIRED		
OVERVIEW		