



MINISTRY OF EDUCATION

Te Tāhuhu o te Mātauranga

Ministry Of Education

10 Year Property Plan & Dental Clinic Audit 2007



ats

ARGEST TECHNICAL SERVICES LIMITED

Facilities Managers • Independent Qualified Persons

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10 YEAR PROPERTY PLAN AUDIT - EXECUTIVE SUMMARY

Full Report (200 Schools) completed 21st December 2007

Argest Technical Services have now completed the 2007 **10 Year Property Plan Audit**. The Audit consisted of visiting 200 Schools. The Schools were selected by the MOE and covered a geographical sample of the full country.

Stage 4 (2007) was completed by 21st of December 2007 and included 200 Schools.

School Dental Clinics and **Building Warrant of Fitness** survey questions were additional to the 10YPP audit.

Electrical Appliance testing was deleted from the 2007 Audit on the request of the Ministry of Education.

Results are based on our findings "at the time of our visit". We highlight this because, the question relating to Work Requirement Notices is affected by the issue date of the WRN, i.e.; The WRN may have only been issued within a day or two of our visit, and may not have yet been actioned.

Also, Schools were found to be in the process of updating their Property plans. As most 10YPP were first commenced in 2002, it was common to find that schools were in the change over period between the old and new Plans (this is a good thing as the Property Plan is required to be treated as a "Working Document" and consequently a "Living Document" which therefore must be continually reviewed). Some of our results were influenced by the updates in progress.

Generally all schools have adopted the need to plan ahead (we observed that this is in fact necessary to obtain Finance's) and have, or have had, a Property Plan in Place for several years. We found that any schools which did not fully meet the Criteria to answer the Question, "**Does the School have a 10YPP in Place?**" were schools that had not "policed" their 10YPP diligently and had exceeded their budgeted expenditure. They had had a Plan but it was "out of Date" or "not in line with MOE guidelines". As compared to Stage 1 (pilot) 2, and 3: Stage 4, compared favourably and in fact highlighted an improvement on the Schools understanding and execution of the requirements for the plan.

It still could be stated (as in Stage 1, 2 & 3) that some of the Elected School Trustee Board members, particularly those elected to the "Property Managers" positions, have inherited the 10YPP and (in some cases) are not particularly suited to being in charge of running a Financial structure as big as a School. Having said that, nearly all Principals (or someone in authority) have an association or oversight over the "Budgets" and are adhering (generally) to the programs outlined in the plan.

As per previous audit, some Principals are reliant on their Caretakers, Office assistants or Executive Officers to administer the Maintenance programs and therefore only take a "Chairman's" type approach to the allocation of funds.

Most Principals were "comfortable" with being audited, but there were some that were noticeably "agitated" when asked questions (we suspect that that was because they were the ones that relied heavily on others to administer the Budget plan).

At no time did we detect that financial irregularities were taking place, but we are not Accountants and our Audit was more of a Survey than an actual Accounts audit. Our Site inspections of "Works Done" as per the budget indicated that the work is being done as per the 10YPP Plans, and to a high standard. However, we were not completely comfortable that ID 3852 Waikouiti School had fully adhered to their Programmed Budget for the upgrade of their Boiler. Our inspector was not convinced by their explanation, (Personal feeling only)

We have noted that the Percentage ratings given to the Schools in Stage 4 are extremely close to the Ratings from Stage 1, 2, & 3 results. We therefore deduce that the Survey has given a fairly accurate overview of the schools throughout the Country.

Comments:

- 2 schools fell into the category where they did not have what we considered to be **“Up to date”** 10YPPs.
Both schools are now fully aware that they are obliged to have a “living 10 YPP”, and have set a time to have the Plan in place.

We recommend that a “Work Requirement Notice” be issued to each of these schools to confirm completion or to initiate the installation of a Current 10 YPP, (see Main Audit Result sheet).

- **The preparation and administration of school 10 Year Property plans have been mostly prepared by Independent Property Consultants (87%).**
Other plans have either been prepared by the Property Manager, Executive Officer or the Principal.
- **All Property Plans are based on the Ministry’s guidelines.**
- **All 10 YPPs, being Working Documents, encompass a 5 YPP.**
- **Emergencies under Health and Safety have been allowed for in the Property Plans and are usually assessed on an “on demand” basis.**
- Work requiring Action from the Annual Building Warrant of Fitness Inspection and listed on **Work Requirement Notices** was being actioned in accordance with requirements. Not all people understood the need to return the Blue (completed) copy to ATS. They were instructed on this requirement. Any old completed copies were dispatched (if the work had been completed).
- Building Warrant of Fitness forms (Form 12) were displayed correctly in 97.5% of the Schools, **which required a BWOFF (187 Schools)**. Six schools had the wrong (expired) copy displayed. The last or current BWOFF form was however, obtained or was awaiting final sign off from a WRN.
- Approx 86% of Return Cards are being sent correctly, Schools **Owners records** were fully completed. All schools were reminded of the importance of returning the cards. However it should be noted that Inspection visits did not always coincide with the Schools Inspection schedule.
- Painting, as part of the Maintenance Program is generally done by Outside Contractors.
Tuatapari School in Southland was experiencing problems contracting Painters to paint the school as tradesmen were basically not interested in undertaking Painting work in the remote location (the school is overdue a full paint).
- Contractors, Parent working Bees, and / or School Staff carry out minor Painting. (In some cases it may have been Parents Working Bees that did do some Major Painting)
- Compliance Schedules and Verification Certificates have now been sent out to those schools, the survey identified not having them in their manual.

Note: all 200 School Audit Summary Sheets (hard copy) are available from Argest, if required.

Results Compiled by: D.E. Husband and D.F. Drummond
Argest Technical Services Ltd. Christchurch
21 January 2008

10 YPP Audit. Results Sheet; Full Summary

Total = 200 Date Completed: 21/12/2007

Total Number of Schools Audited:- 200

Audit Questions:

		Yes	No	% Yes
1.	Does the School have a 10 Year Property Plan in place?			
	Of the 200 schools visited only 2 did not have a current 10YPP in place.	198	2	99%
2.	If No, when will a plan be completed and what is the implementation date?			
	ID 1305 Hay Park (Principal denied Knowledge of need for a 10YPP) ID 2100 Korauni (Being done, ready by February 2008)			1 Month = 1 6 Months = 1
3.	Is the plan adopted (to be adopted) to the overall strategic objective of maintaining the school to an acceptable standard?			
	Although 2 schools answered "No", all schools were observed to be endeavouring to meet MOE acceptable Standards. Generally very good	198	2	99%
4.	Does the School have a 5 Year Property Plan in place for support?			
	Basically yes, the 5 year plan is part of the 10YPP. The Schools recorded as not having a 10YPP(2) and two schools who couldn't identify the 5YPP from the 10YPP make up the 4 schools that answered they do not have a 5YPP	196	4	98%
5.	Is the plan a working document in terms of planning, guiding and monitoring Property management practices			
	Of those with 10YPP ,overall, " yes"	196	4	98%

		Yes	No	% Yes
6.	Comments from schools to question: Did the school have difficulties in compiling its plan in terms of balancing identified needs and priorities within the available budgets over a projected 10 Year period?			
	General comment was that the schools try to work within their budget, but some schools were quick to point out that the funding was an issue; they were affected by a lack of funds. However overall it was felt that if there was more funding available then more projects could be undertaken. The schools who required more funding were being ambitious in their long term goals but realised the need to work within budget.			
6.1	What is the process for implementing the work recorded in the 10YPP.			
	<ul style="list-style-type: none"> An overall view of the objective is taken into account (Q3) 	Yes		
	<ul style="list-style-type: none"> Planned meetings between Principal, Property Manager, Exec Officer, Caretaker. 	Yes		
	<ul style="list-style-type: none"> When needed, meetings with Property Personnel. 	Yes		
6.2	Does the school regularly update the plan in terms of inspecting plant and Machinery, Buildings and Grounds?			
	<p>Generally, all Schools appear to understand their requirements</p> <ul style="list-style-type: none"> Regular inspections of items Update when issues are brought to notice 	Yes Yes		
6.3	Does the school have a routine preventative maintenance programme in place in line with the "Preventative Maintenance" provisions in the MoE's guidelines for:-			
	<ul style="list-style-type: none"> Major Exterior painting maintenance, by others (outside Contractors) 	185	15	92.5%
	<ul style="list-style-type: none"> Major Exterior painting maintenance, by school staff *(or Working Bees??) 	9	196	4%
	<ul style="list-style-type: none"> Minor Maintenance (& painting) carried out by contactors 	148	53	74%
	<ul style="list-style-type: none"> Minor Maintenance (& painting) carried out by school staff 	139	61	69.5%
	Most schools have "Major" painting completed by outside Contractors. Some smaller schools use Volunteer Working Bees to do painting. A high percentage of the Minor painting is done by outside contractors. Minor painting is carried out by outsiders and by Caretakers.			

		Yes	No	% Yes
7.	Does the school regularly check the safety and compliance of the school's Electrical systems and installations (general Buildings)?			
	Although most schools do not make a pre-planned inspection, all faults are "noted" and attended to immediately. Safety is observed very well.	187	13	93.5%
7.1	Electrical contractors provide Compliance Certification for installations. (Records kept by School)?			
	<ul style="list-style-type: none"> Where applicable. Not all Schools have had Electrical work done over the past few years; therefore they do not (and will not) all have any Electrical Compliance Certificates. (Only 88% of schools were able to answer yes, because they had had work done and had acquired a Cert for that work) 			88%*
8	How does the school respond to emergencies in terms of undertaking unforeseen work required for Health and Safety purposes?			
	<ul style="list-style-type: none"> Have a separate fund for Health and Safety remedial works 	20	180	10%
	<ul style="list-style-type: none"> Allowed for in maintenance budget 	180	20	90%
	<ul style="list-style-type: none"> Dealt with on an "on demand" basis (General rule) 	188	12	94%
	Unforeseen Work is almost always covered by the "contingency allowance" within the 10YPP (separate fund may mean in Maintenance Budget)			
9.	Has the plan been prepared in accordance with the Ministry's guidelines using the template provided by the Ministry?	195	5	98%
	All Schools are aware of the MOE Guidelines (on Web) and follow the Guidelines (as do all Independent Property Consultants). Person responsible for preparing final plan.			
	<ul style="list-style-type: none"> Plan prepared by <u>Principal</u> 	Principal Input = 74		
	<ul style="list-style-type: none"> <u>Property Manager</u> 	Property Manager Input = 40		
	<ul style="list-style-type: none"> <u>Executive Officer</u> 	Executive Officer Input = 175		
	<ul style="list-style-type: none"> <u>Independent Property Consultant</u> 	I.P.C = 175		
	Ministry Guidelines are generally followed correctly. Input can be from several sources but even when the Plan is done by an outside Consultant, the School, be it the Principal, Exc Officer Caretaker or Office assistant do consult with the Independent Consultant. Various consultants and School personal have input in preparing Plans.			

		Yes	No	% Yes
10	Select a project and conduct a spot audit using the Plan Audit Sheet (See Form 2)			
	An inspection of projects and areas where budgeted money has been spent or stated that the money is to be spent, were inspected. It would appear (from our site inspections) that the money is being correctly allocated to those projects that the 10YPP indicate. We are not able to fully audit the amounts of money spent per project but overall the work done matches (to the best of our knowledge) the money spent.			
	<i>As a result of our Audit there was one school, where it was felt further investigation is recommended. The School is ID 3852 Waikouiti. Our inspector was not comfortable about the Money that had been Budgeted for a Boiler upgrade. There was no signs of where that budgeted money was spent, however the rest of the school looked to be OK??.</i>			
11	Building Warrant of Fitness, Audit			
	• BWOFF display <i>*(187 schools of the 200 required a BWOFF)</i>	183	4	97.5%
	• Displayed copy current? (School advised as required)	181	6	96.5%
	• Copy of Compliance Schedule in Manual? (Section 2)	183	4	97.5%
	• Owners Inspection Records up to date <i>(On day of Inspection)</i>	175	25	87.5%
	• Owners/ATS, Return Cards in Manual, up to date. <i>(on day of inspection)</i>	162	25	86.5%
	• <i>Not all schools require a BWOFF. Of the 200 Schools surveyed only 187 schools required a BWOFF.</i> • <i>* of the 187 BWOFF, schools, 4 did not have the BWOFF displayed (but should have).</i>			

It was found that overall, Schools are well aware of their responsibility towards managing their school along the lines of the MOE guidelines.

Although there is always some school person who is responsible for the 10YPP, that person varies from School to school. Not all Principals are fully compliant with the 10YPP, in many cases the Administration staff, the Exec Officer or even the Caretaker is the person who administers the "running of the 10YPP.

BOT Property people are not always familiar with the running of the School, they are usually volunteers without sufficient Financial knowledge to run a big business (the size of a School), however because most plans are prepared by an Independent Property Consultant, the Plans meet the necessary requirements to ensure the school complies with the MoE's 10YPP requirements.

BWOFF audit: Visits to schools did not always match the schools scheduled BWOFF inspection dates and consequently results are slightly influenced by this. Overall BWOFF is being carried out correctly.

SCHOOLS WITH NO 10YPP

ID	SCHOOL	PH NUMBER
1305	Hay Park School	09 625 9531
2100	Korauni School	04 939 9707

SCHOOLS WITH NO BWOFF (DISPLAYED AT TIME OF VISIT)

ID	SCHOOL
1991	Tauranga Primary
1676	Te Mahia School
2341	Bainesse School
2899	Mangaroa School

DENTAL CLINIC PROPERTY AUDIT

Overall Results Stage 4

The Audit was in the form of a check list and took into consideration:

- Exterior Paint Condition
- Interior Paint condition.
- Building Elements
- Backflow protection.

Overall: Of 200 Schools. 103 have Dental Clinics (51.5%).

Backflow Prevention: is present in 11 of the 200 schools (5.5%).

Spittoons are no longer used (under the environmental regulations etc), the source of contaminated water (Mouth Washing) is now removed; therefore there may be very little requirement (in the future) for Backflow protection in any of the Dental Clinics (except where they are existing).

The MOE (and Architects working on school Sites) should be aware that the Councils are asking for full protection for B/F and Cross Contamination, in Dental Clinics. Therefore if alterations to a Dental Clinic (or School) require B/F protection as part of the Consent, it should be investigated if there is still a need for an installation.

Most schools with Dental Clinics are painting and Maintaining the buildings satisfactorily.

The only schools that stand out as requiring possible attention are:

- Note: For attention/actions required please refer to the comments on the main spreadsheet.

It was noted that there are some schools where there is a Dental clinic building but the building is no longer used for the Dental practice, in some Schools the building is used for other purposes i.e.; Storage, Special teaching.



10 Year Property Plan Audit Summary Sheet

Q1	Property Plan in place
Q2	If NO Why not?
Q2.1	What is being done about it?
Q2.2	When will it be done?
Q3	Is the plan adopted to the MOE guidelines.
Q4	Does the School have a 5 Year Plan?
Q5	Does the Plan meet expectations
Q6	Does the School have any difficulties in Compiling it's plan with the available budget over 10 year projected period
Q6.1	Does the school have a plan for implementing the work.
Q6.2	Does the school have regular updated plans of inspecting plant, Machinery Building and Grounds?
Q6.3	Is there a Preventative Maintenance in the MOE's guidelines in place.
Q7	Electrical appliance testing current
Q7.1	Electrical Safety Records kept
Q8	Contingency plan for emergency work required under Health and Safety.
Q9	Has the plan been prepared in accordance with the Ministry's guidelines?
Q9.1	Property prepared by:
Q9.2	Name of Independent Property Consultant
Q10	Does the School have a Dental clinic

ID	School Name	DPOID	TAID	Q1	Q2	Q2.1	Q2.2	Q3	Q4	Q5	Q6	Q6.1	Q6.2	Q6.3	Q7	Q7.1	Q8	Q9	Q9.1	Q9.2	Q10	Comments
2330	Aberfeldy School	6	37	Yes	N/A	N/A	N/A	Yes	Yes	Yes			Yes	Yes	No	Yes	Yes	Yes	Independent Property Consultant	Education Services	No	School Type 3 school has a heat pump in new office/resource room.
1195	Adventure School	7	44	Yes	N/A	N/A	N/A	Yes	No	Yes		Yes	Yes	Yes	No	Yes	Yes	Yes	Independent Property Consultant	Ian Rattray Consultant	Yes	Clinic part of Administration building
1213	Avondale Primary	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Building Property Service	Yes	Part of the clinic is now a part of a special needs classroom
324	Avonside Girls High	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within Budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	CES	No	
1216	Bailey Road School	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Principal not involved. Some Projects delayed health issues. Operational vandalism does not cover damage.	Yes	No	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Trevor Gould	Yes	In basic sound condition but needs general refurbishment. Building is sound.
2341	Bainesse School	6	39	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Education Services	No	School recently built. Committee member has Compliance Manual.
1219	Balmoral School	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Planning for future needs within present funding is difficult	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Waitakere Architect	Yes	
1226	Belmont School	5	5	Yes	N/A	N/A	N/A	Yes	Yes	No	Need more funding	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager		Yes	Roof on dental clinic ok, but will need painting as it is peeling.

10 Year Property Plan Audit Summary Sheet

ID	School Name	DPOID	TAID	Q1	Q2	Q2.1	Q2.2	Q3	Q4	Q5	Q6	Q6.1	Q6.2	Q6.3	Q7	Q7.1	Q8	Q9	Q9.1	Q9.2	Q10	Comments
31	Birkenhead College	2	5	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Not enough funding for ongoing maintenance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Unknown	No	
2811	Blenheim School	8	53	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Putting plan together ok. Objective taken into account for money available	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Independent Property Consultant	School support	Yes	
2812	Bohally Intermediate School	8	53	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within Budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	Statutory Manager in charge of Curriculum and Personnel. New Principal
2814	Brandon Intermediate	7	44	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	No	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Ian Rattray Consultant	Yes	
3185	Brooklyn School (Motueka)	8	51	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within the restrictions of the allowed budget meeting basic needs	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	Drawn down amount - \$106,000.00 Amount left \$61,000.00
3810	Carlton Hill School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Ok Working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	
1704	Cargill Open Plan	3	19	Yes	N/A	N/A	N/A	Yes	Yes	Yes	10YPP too long a time	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Giesler Architects	No	
2345	Carlton School	6	37	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	No	Dental clinic is being used for dental treatment.
3310	Cashmere Primary School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Budget needs are not met, high level of maintenance required (Drainage on hill)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	All ok
2346	Castlecliff School	6	37	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	Yes	Dental clinic is being used for dental treatment.
2823	Chartwell School	7	47	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Brown & Watson Ltd	No	
327	Christchurch Boys' High School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Lots of trouble balancing allowance. Historic building costs extra expense	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Opus	No	
3322	Cobden School	8	56	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Project envisaged (as deemed necessary) do not meet the available funds in budget. Administration area will cost more than the available budgeted amount of \$158,000.00	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	School appears to be in good condition. Board and Principal working to ensure school meeting all standards.
1708	David Henry	3	19	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Barely managing with MoE funds 10 years to long	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager	N/A	Yes	
3327	Diamond Harbour	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Worked within the Budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	

10 Year Property Plan Audit Summary Sheet

ID	School Name	DPOID	TAID	Q1	Q2	Q2.1	Q2.2	Q3	Q4	Q5	Q6	Q6.1	Q6.2	Q6.3	Q7	Q7.1	Q8	Q9	Q9.1	Q9.2	Q10	Comments
372	Dunstan High School	10	69	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within allocations	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Independent Property Consultant	School support	N/A	All ok. School neat and tidy and looked after under maintenance
2164	Egmont Village School	6	33	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	No	
2165	Eltham School	6	41	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Education Services	Yes	To be removed by the MoE
2837	Evans Bay Intermediate	7	47	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	No	No	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Ashby Property Services	No	
400	Fiordland College	11	73	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Major issues with roof: - debatable how they will be financed for repair. All other matters from 5 - 10 year budget working within allowance.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	Book correct - No problem
3739	Flagswamp School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within Budget	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Independent Property Consultant	School support	No	
1721	Frankton School	3	16	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No real problems. Funding could have been greater but adequate for basic works only	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Executive Officer/Independent Property Consultant	Joyce Group	Yes	
3343	Franz Josef Glacier School	8	57	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Financial difficulty meeting school contributions. School still trying to meet funding.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	Type 1 Fire Alarm system (230 volt) No Building Compliance. ATS will contact council, get a CS and issue BWoF. Schedule 2 manual sent.
1290	Glenavon School	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Need more money for maintenance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Bob Hughes	Yes	To be demolished.
1292	Glenbrook School	2	10	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Need more money - roll reduction led to reduction in funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	GM Architects	No	Ministry was not happy with the plan inherited by the current Principal. He is working with MoE on an acceptable plan.
1294	Glendowie Primary	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Waitakere Architects	No	

10 Year Property Plan Audit Summary Sheet

ID	School Name	DPOID	TAID	Q1	Q2	Q2.1	Q2.2	Q3	Q4	Q5	Q6	Q6.1	Q6.2	Q6.3	Q7	Q7.1	Q8	Q9	Q9.1	Q9.2	Q10	Comments
3741	Goldfields School	10	69	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Changing Roll: - Therefore the increase in pupils determines a greater need than originally planned. School 5 & 10 yearly property plans are being reviewed to cover the projected changes and increased funding.	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Independent Property Consultant	Unknown	No	
1727	Goodwood School	3	17	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Not enough funding.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Paul Barnett Property Ltd	No	Problems with manual. A lot of work - nothing for water property test. Poor electrical leads etc. Manual could be reviewed and simplified. Project has taken over 6 months of Principal's time in addition to full time job.
3957	Gorge Road School	11	75	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget as to available resources.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	
3192	Granity School	8	55	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Used resources available to complete all projects as planned over the 10 year period	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	
2567	Greenmeadows School	5	31	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Helped by Judd Dougan Team Architecture Limited Napier	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Judd Dougan	No	
3359	Greta Valley School	9	58	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Worked budget with Prudent Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	The school overall was good
2570	Hastings Intermediate School	5	30	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	No	No	Yes	Yes	Independent Property Consultant	School support	Yes	
2706	Hatea A Rangi School	5	28	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems. Had help from Manoeuvre Enterprise.	Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Manoeuvre Enterprise Ltd	No	Old Clinic use by Caretaker.
2571	Haumoana School	5	30	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Drawn by School support	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	Good
112	Hauraki Plains College	3	12	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Adequate funding for basic needs	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Joyce Group	No	
1305	Hay Park	2	7	No			2007	Yes	No	N/A	The Principal is unaware of an existing 10YPP. The school is in the process of having a Property Plan compiled by Opus.	No	No	Yes	Yes	N/A	Yes	N/A	Independent Property Consultant	Opus	No	
2575	Heretaunga Intermediate School	5	30	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Gary Pidd Architect	Yes	

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3750	High Street School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	
1737	Hikuai School	3	12	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Funds adequate but more funding needed in reality.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Alan King MOE	No	
1738	Hikutaia School	3	12	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems but funds only adequate for basic needs. Bigger project will use over half the budget. Rural centers have high contractors costs.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Joyce Group	No	
3381	Hororata School	9	62	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Received entitlement and got an increase.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	
1318	Howick Intermediate	2	8	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Budgeting for work 10 years in advance is difficult	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Executive Officer		Yes	
2366	Huntermere Consolidated School	6	38	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Education Services	Yes	
1018	Hurupaki School	1	2	Yes	N/A	N/A	N/A	Yes	Yes	Yes	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Property Manager		Yes	The Property Manager prepared and organised the plan. Chairs and equipment removed from Dental clinic now being used as a resource room.
2863	Hutt Intermediate	7	46	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Ashby Property Services	Yes	
2177	Inglewood School	6	33	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Not "reactive" enough, re dispensations and moving of funds project to project.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	Yes	Separate building in use as a dental clinic. Mostly all new windows.
316	Kaiapoi High School	9	59	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	All ok.
26	Kaipara College	2	4	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Insufficient funding	Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Waitakere Architect	No	
2871	Kapanui School	7	44	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Ian Rattray Consultant	Yes	
1763	Karangahake School	3	12	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Able to allocate budget but bigger budget allow for bigger job.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Joyce Group	N/A	
3756	Karitane School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support		

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2378	Keith Street School	6	37	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	Yes	Backflow on footpath outside school fence, assume Council tested for whole supply to school.
1330	Kelston Intermediate	2	6	Yes	N/A	N/A	N/A	Yes	Yes	No	The needs of the school far exceeds the available funds	Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Adams De La Mere	No	The school has a dental clinic but not being used. The chairs have been removed.
1332	Kelvin Road School	2	9	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Michael Wilson	Yes	Needs repair.
1774	Kereone School	3	15	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Cost of 5YPP very expensive. More funds needed but have enough for the basics only.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	RDT Pacific	Yes	School nice and tidy. Property plans good.
2379	Kimbolton School	6	39	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Education Services	No	
383	Kings High School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Project was underfunded had to take out a loan to fund. Performing Arts Centre (Assembly Hall).	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Executive Officer/ Independent Consultant	School support	No	
1335	Konini School	2	6	Yes	N/A	N/A	N/A	Yes	Yes	Yes	NO	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal		Yes	Dental room now used as a resource room.
2100	Koraunui School	7	46	No				Yes	Yes	Yes	By Feb 2008 this will be drawn up by consultant	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Executive Officer/ Independent Property Consultant	Octa Associates	No	
1341	Lincoln Heights School	2	6	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Wallace Associates	Yes	
3419	Loburn School	9	59	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	All ok.
2892	Lyall Bay	7	47	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Don Jamieson Architect	Yes	
3425	Mairehau Primary	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Worked with Budget allowance. Many projects required money raised by the school.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	All ok.
3982	Makarewa School	11	75	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Ok Working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	

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2899	Managara School	7	45	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Ashby Property Services	No	
205	Manawatu College	6	39	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Education Services	No	
2599	Mangateretere School	5	30	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Ted Ercoland	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Ted Ercoland	Yes	
1346	Mangere Bridge	2	8	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Waitakere Architect	No	
1348	Mangere East	2	8	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	N/A	Yes	Yes	Independent Property Consultant	Opus	Yes	
2102	Maromaku	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Funding insufficient for compiling 10YPP. Quality of providers.	Yes	Yes	Yes	No	Yes	Yes	Yes	Independent Property Consultant	Jack Freeman	No	School does not require a BWoF
2397	Marton School	6	38	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Education Services	Yes	
124	Matamata College	3	15	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Underfunded. Plan has no allowance for major reroofing etc with long term repairs.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Giesler Architects	No	
1819	Matatoki School	3	11	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Never enough money - able to budget what they got but not really for work required.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Education Services	No	
1046	Matihetihe	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Balancing funds to projects requiring more money than allocated.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Pat Brennan	Yes	Very old building not usable.
2197	Merrilands School	6	33	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	Yes	
1825	Merviale School	3	23	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Need more funding	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Paul Barnett Property Ltd	Yes	Well maintained. Repaint in approximately 5 years
1826	Mihi School	4	24	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Left to architect - no problems. Requires management school burnt down in 2000	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Barrington Architect	No	
3990	Mossburn School	11	73	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Happy working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal	School support	Yes	

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1380	Mountain View	2	8	Yes	N/A	N/A	N/A	Yes	Yes	Yes	School has difficulties with MoE bureaucracy which is a burden to the school, governance and management.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Trevor Gould	Yes	
1837	Mt Maunganui Intermediate	3	23	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Would like more funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Paul Barnett Property Ltd	Yes	Dental clinic overall condition ok but exterior needs a paint.
294	Nelson College	8	52	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problem Under "Catch Up" mode.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal	Deputy Principal	No	
1390	New Windsor School			Yes	N/A	N/A	N/A	No	No	Now	Money wasted on plan should have been used on teaching resources. Principal thinks property plan is a waste of time.	No	No	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Waitakere Architect	Yes	
2406	Newbury School	6	40	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Education Services	No	
2927	Ngaio School	7	45	Yes	N/A	N/A	N/A	Yes	Yes	No		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Ashby Property Services	Yes	
1845	Ngakonui Valley School	3	36	Yes	N/A	N/A	N/A	Yes	No	No	Paid Consultants. No problem - money adequate as most recent work from SPG funding	Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Education Services	Yes	Building in good condition, but no dental equipment. Building being used by school as an extra space. This school is a schedule 3.
1055	Ngataki School	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Pat Brennan	No	
32	Northcote College	2	5	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Opus	No	
32	Northcote Intermediate	2	5	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Insufficient funding	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Opus	Yes	Larger than normal buildings being used by student from Auckland University Technology.
395	Northern Southland College	11	73	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within Budget, but projects would be increase if budget was greater.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager	School support	No	All seems to be ok
2624	Nuhaka School	5	29	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems. Had help from Manoeuvre Enterprise.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Executive Officer/ Independent Property Consultant	Manoeuvre Enterprise Ltd	No	
1861	Omarumutu School	4	27	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems could do with more money. No compliance manual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Paul Barnett Property Ltd	No	

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108	Onewhero School	2	4	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	N/A	Yes	Yes	Principal		No	The school caretaker had a serious accident in March. The stand in person was not aware of the owners inspections or the return cards.
2215	Ongarue School	3	16	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No real problem - building not old. More money	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
1063	Opua School	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Difficulties planning 10 years in advance	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Principal		Yes	Building only no chairs.
25	Orewa College	2	4	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Plan had to be scaled back to meet funds available.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Opus	Yes	The clinic is not use at present as the last Dental Nurse has not been replaced.
2414	Oroua Downs School	6	39	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Education Services	Yes	Clinic closed. Building converted redecorated for remedial reading.
1066	Oruaiti	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Pat Brennan	No	
88	Otahuhu College	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Gill Wallace	No	
1408	Otahuhu Intermediate	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Present Principal not involved with 10YPP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Delta Management	Yes	
1409	Otahuhu School	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	G M Architects	Yes	Very old building but structural sound.
1872	Otamarakau School	4	22	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Prior to this year no funds were used. New Property Plans may change proprieties.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Executive Officer/ Independent Property Consultant	Paul Barnett Property Ltd	Yes	Dental clinic not operational. To be converted to an Art studio.
1069	Otangarei School	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Opus	Yes	Dental building only. No equipment no chair.
80	Pakuranga College	2	8	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Difficulties with balancing objectives with funds available.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	G M Architects	Yes	
1416	Pakuranga Heights School	2	8	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal		No	
1076	Pamapurua	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Pat Brennan	No	

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1418	Panama Road School	2	8	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Used Property Consultant, no particular problems but could do with a larger budget	Yes	Yes	Yes	Yes	No	Yes	Yes	Property Manager/ Independent Property Consultant	C Tucker Property	No	Average condition.
1419	Panmure Bridge School	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Budget not adequate. How valuable is 10YPP as it is variable at any stage. Very hard to project 10 years out	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Property Manager/ Independent Property Consultant	Bob Hughes	Yes	Recently demolished. been
1885	Papamoa School	3	23	Yes	N/A	N/A	N/A	Yes	Yes	Yes	New Principal making detail plan. Could work within budget but would be done poorly as in the past projects were done poorly due to lack of funds.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Paul Barnett Property Ltd	Yes	
319	Papanui High School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget. Using locally raised funds to bolster expenses of projects.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	
3467	Paparoa Street School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within Budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	All ok
1434	Park Estate School	2	9	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Easy to identify areas - big problem - roof has not been replaced in previous plan, money was spent on other projects. Will need to reroof.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	G M Architects	Yes	Excellent condition.
1888	Paroa School (Whakatane)	4	25	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No real problem	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal	Education Services	Yes	
2953	Pauatahanui School	7	44	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Octa consultants are drawing up the new plan.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Ian Rattray Consultant	No	
3474	Phillipstown School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Worked within budget, but unable to program all identified problems	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	All ok
1439	Pigeon Mountain Primary	2	8	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Opus	No	
2646	Porangahau School	5	29	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Originally setup 9/3/06 but had to altered it and re-submitted by School Support.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	School support	No	
1902	Puahue School	3	17	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No serious problem. Increased MoE funding would be useful. School should not have to spend time accessing funding and running projects.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Executive Officer		No	

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2846	Pukeatua Primary School Wainuiomata	7	46	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Ashby Property Services	No	
1449	Pukekawa School	2	10	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Present staff not involved in original plan	Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Barry Bone	No	
201	Queen Elizabeth College	6	40	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Executive Officer/Independent Property Consultant	Education Services	No	
3481	Rangiora Borough School	9	59	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget no problems	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	All ok
165	Rangitahi College	4	25	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems - Budget appeared adequate but a larger budget would be better.	Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Paul Barnett Property Ltd	No	
2971	Rapaura School	8	53	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working with resources available	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	School support	No	Records ok.
3484	Redwood School (Christchurch)	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget Audit revealed that property is under funded compared to a school of a similar size.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	All ok
3486	Richmond School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget. Prioritised needs into the future.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	All ok
1470	Roscommon School	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	More funding would be helpful Was 1-4 became 1-5 not enough funding for amalgamation. No serious difficulties.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Education Services	Yes	Used on rotation - used approximately 6 out of 10 weeks per term.
3813	Rotary Park School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Ok within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	
1930	Rotokauri School	3	16	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Received extra funding which eased problem but would still require extra funding. Principal's not Property Managers. Lost funding because of school upgrade decile	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Giesler Architects	No	
1094	Ruakaka School	1	2	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Plan not realistic in terms of not meeting the maintenance needs of school as insufficient funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	John Cooper	Yes	
4014	Salford School	11	75	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget but would do more if there was more money.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	

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1479	Sandspit Road School	2	10	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems identifying needs or spending money - spent a lot of time on property matters. Process ok but frustrated at MoE. Would like to see property office run better.	Yes	Yes	Yes	No	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	East City PML	Yes	Building being shifted, backflow to be installed. Building in sound condition.
2443	Sanson School	6	39	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/Independent Property Consultant	Education Services	No	
2994	South Wellington Intermediate School	7	47	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	No	Yes	Yes	Yes	Independent Property Consultant	Ashby Property Services	No	
306	South Westland Area School	8	57	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Money will cover all projects planned.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	
3509	Southbridge School	9	62	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget ok.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	All ok.
2995	Springcreek School	8	53	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working with budget. Limits of Finance available	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	Schedule 3 school
3829	St Leonard's School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	
3836	Stirling School	10	72	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	
3027	Strathmore Community School	7	47	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Ashby Property Services	No	
1972	Tahuna School	3	15	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Lot of adjustment required. A demand of Principal's time.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal		Yes	Dental building used as storage.
2684	Takapau School	5	32	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Set up by school support	Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	David Wilkinson	Yes	
1976	Tamahere Model Country School	3	16	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Problems balancing the budget. Would like more funding.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Paul Barnett Property Ltd	No	
1983	Tatuanui School	3	15	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Budget inadequate. Very time consuming for principal. Budget does not allow for caretaker.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Tim Geilser	Yes	School in good condition.
1986	Taumarunui Primary School	3	36	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Discontented with the amounts of funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal	Education Services	Yes	Sound building
1529	Taupaki School	2	4	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No enough funding.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Executive Officer		No	

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1991	Tauranga School	4	23	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Need more funding	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Paul Barnett Property Ltd	Yes	
1873	Te Kura Kaupapa Maori o Otepou	4	23	Yes	N/A	N/A	N/A	Yes	Yes	Yes	More funding would be helpful.	Yes	Yes	Yes	Yes	No	Yes	Yes				
2011	Te Kura Kaupapa Maori O Te Matai	4	23	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Principal not part of planning	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal		Yes	Not operating - used as storage.Schoolbuilding and worth repainting and retaining.
1651	Te Kura Kaupapa Maori O Wairarapa	7	48	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	No	N/A	Yes	Yes	Principal		Yes	This school is managed by a commissioner in lieu of a Board of Trustee (They were fired).
2062	Te Kura Maori-a- Rohe o Waiohau	4	25	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Used Property Consultant, had enough funds but could do with more. Need sun shades using left over money.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Paul Barnett Property Ltd	No	
10	Te Kura Taumata O Panguru	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Pat Brennan	Yes	The caretaker was at a funeral on the day of the audit and staff were unable to locate the Building Compliance Manual. ATS inspector was unable to check records (?).
1676	Te Mahia School	5	29	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Manoeuvre Enterprises	Yes	Yes	Yes	Yes	No	Yes	Yes	Independent Property Consultant	Manoeuvre Enterprise Ltd	No	
2010	Te Mata School (Raglan)	3	13	Yes	N/A	N/A	N/A	Yes	Yes	Yes	This school is very run down and needs to have a revamp. Not enough funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Tim Geilser	Yes	Building in good condition but needs repainting.
123	Te Puke High School	4	22	Yes	N/A	N/A	N/A	No	Yes	Yes	Prior Boards - What was planned and money available - shortfall \$3.3 million to bring it up to scratch. More funds required. Long term maintenance will use 5YPP development funds for maintenance.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Executive Officer/ Independent Consultant		No	
160	Te Kuiti High	3	20	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Not enough money - Focus on 5YPP as this covers variations on 10YPP	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Tim Geilser	No	
2702	The Terrace School	5	32	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Harvey Burgess Property Consultant	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/ Independent Property Consultant	Harvey Burgess	No	
2703	Tikitiki School	5	28	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems. Had help from Manoeuvre Enterprise.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Manoeuvre Enterprise Ltd	No	Building closed not used.

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2467	Tiritea School	6	40	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	No	Yes	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Education Services	No	
3043	Titahi Bay Intermediate	7	44	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Ashby Property Services	No	
3044	Titahi Bay North School	7	44	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/ Independent Property Consultant	Ashby Property Services	No	
4212	TKK Maori O Waitaha	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Worked within budget but was forced to defer work through principal retainer.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	
2104	TKKM Taumarere	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes			Yes	Dental clinic chairs and equipment have been removed.
1696	TKKM o Bernard Fergusson	3	13	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Outside consultants. Bigger budget would assist. Managed within budget	Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/ Independent Property Consultant	Joyce Group	Yes	School immaculate. Credit to principal and staff. All building in excellent condition.
4230	TKKM O Whakarewa I Te Reo Tuwharetoa	4	25	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Adequate funds.	Yes	Yes	Yes	Yes	No	Yes	Yes	Principal/ Property Manager/ Independent Property Consultant	Paul Barnett Property Ltd	No	School to lose part of the transit NZ By Pass. May have to relocate.
1116	Totara North School	1	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Shortage of funds.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Property Manager/ Independent Property Consultant	Mike Glover	No	The school have answered yes to question 1 but all they have is a downloaded copy of the 10YPP format from the MoE website with no details or figures. They are however in the process of having a plan drawn up by Mike Glover.
402	Tuatapere Community College	11	75	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems - working within budget. Having difficulty obtaining Tradesman to paint school.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal		Yes	Dental clinic pipes have burst and has now dried up. Needs cleaning to bring it back to full use.
527	Twizel Area School	9	65	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Under budgeted for the project plans. E.g Upgrade Admin area etc. Plans are now on hold. Retender and readjust budget.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	

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2711	Twyford School	5	30	Yes	N/A	N/A	N/A	Yes	No	Yes	No Difficulties. Plan set up by school support which according to the school was a great help.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	
3852	Waikouauti School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Independent Property Consultant	School support	No	
3574	Waimate Main School	9	66	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	
476	Wainuiomata High School	7	46	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Initial plan drawn up by Ian Rattray Consultant Upper Hutt. Present consultant OCTA Assoc. Ltd. Wellington	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Octa Associates	No	
1646	Wainuiomata Intermediate	7	46	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	No	Yes	Yes	Yes	Principal/Property Manager/Executive Officer/Independent Property Consultant	Ian Rattray Consultant	Yes	
237	Waiopahu College	6	40	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager	Rere Hammond	No	
2063	Waiotaha Valley School	4	27	Yes	N/A	N/A	N/A	Yes	Yes	Yes	10YPP was hard to anticipate for 10 years. Not enough funding.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Independent Property Consultant	Paul Barnett Property Ltd	No	
3577	Wairakei School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Worked within budget to date but expectations of expenditure will exceed present allowance. Assessment needs will require additional funding.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	No	No longer used as a dental clinic. Looked after by school.
2721	Wairoa Primary School	5	29	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No. Maneuvre Enterprises Ltd	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Manoeuvre Enterprise Ltd	Yes	
2261	Waitara East School	6	33	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	Yes	
105	Waiuku College	2	10	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problem but would like more money.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Gill Wallace	No	
3860	Waldronville School	10	71	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	

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2476	Wanganui East School	6	37	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Compulsory to use/pay for a consultant and project manager.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	Yes	In use as a resource room.
1563	Waterview School	2	7	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Funding not sufficient.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Building Property Service	Yes	
4047	Waverley Park School	11	75	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Because of school review (closing school) revised the school was given a revival and school was retained. Projects were restarted but prices were raised. The cost was an extra \$65,000.00, cost to school.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Property Manager		Yes	
2264	Welbourn School	6	33	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Education Services	Yes	Used as a reading recovery room.
1565	Wesley Primary			Yes	N/A	N/A	N/A	Yes	Yes	Yes	Due to lack of previous property maintenance, substantial repairs and maintenance desperately needed, when new principal appointed.	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Principal/Independent Property Consultant	G M Architects	No	
2867	West Park School	7	47	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Difficulty in setting priorities for the number of maintenance items to be done. Not enough money.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Ashby Property Services	No	All funds used in 2005.
3588	West Spreydon School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Working within budget.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	Ok
305	Westland High School	8	57	Yes	N/A	N/A	N/A	Yes	Yes	Yes	No problems implementing Property Plan but funds do not meet the projected plans financial realities.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	N/A	
1127	Whananaki School	2	1	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Principal not at school at time of completion of 10YPP.	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Independent Property Consultant	HP K Architects	No	The school has only received the building manual. There are no inspection records or cards. School is a schedule 3.
3591	Wharenui School	9	60	Yes	N/A	N/A	N/A	Yes	Yes	Yes	Worked within budget. Found allowance impregnate of projects. Audits revealed that property is under funded compared to a school of a similar size.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	School support	Yes	
3072	Wilford Street	7	46	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Independent Property Consultant	Possennisrie Consultants	Yes	
3074	Windley School	7	44	Yes	N/A	N/A	N/A	Yes	Yes	Yes		Yes	Yes	Yes	No	Yes	Yes	Yes	Principal/Property Manager/Independent Property Consultant	Ashby Property Services	Yes	