



18 August 2017

SAT ruling on Hackett Hall

Following a State Administrative Tribunal decision, possession of Hackett Hall in Floreat has been returned to Playlovers – but the theatre group must complete a range of works before being allowed occupancy.

A report from Engineering Design Consultancy (EDC) last year found the building was in a dilapidated state and urgent repairs were required to ensure the structural integrity of the building.

The SAT decision requires Playlovers to address these matters to the City of Nedlands' satisfaction, within a reasonable timeframe, before occupancy can be granted.

Chief Executive Officer Greg Trevaskis said all the City ever wanted for was for Hackett Hall to be safe and habitable.

“When our attention was drawn to the structural report, we had no option but to close the building in the interests of safety,” he said.

“We couldn't have taken any other action and the SAT decision confirms this.”

Playlovers has held the lease for Hackett Hall since March 2009 – they did not have to pay rent under the lease but were required to maintain the premises.

“The lessee will maintain, at its own expense, the premises including, but not limited to, any structural parts, plate glass, electrical installations, gas and water pipes and fittings, toilets, sanitary appliances, drains, septic tanks, leach drains, paths, paving, park or garden furniture, retaining walls, fences and reticulation in good, safe order, repair and condition,” the lease states.

The EDC report also noted there were fire and electrocution risks and the window glass in the hall and green room presented a serious danger, should it break or collapse.

Roof beams in the hall part of the building were found to be not structurally adequate, requiring urgent remedial works or replacement.

“At the end of the day, the building is more than 50 years old and coming to the end of its useful life,” Mr Trevaskis said.

“In addition to the SAT requirements, there are many electrical works, guttering repairs and other remedial works that need to be undertaken before it can be deemed safe.

“All we ever wanted was the building to be safe and took action to ensure these requirements were met.

“If Playlovers can satisfactorily fulfil the requirements of both the SAT decision and the terms of their original release, occupancy of the building will be returned to them.”

ENDS

About the City of Nedlands

The City of Nedlands is situated 7km from Perth and stretches from the banks of the Swan River to the edge of the Indian Ocean. A population of more than 21,000 lives in the suburbs of Nedlands, Dalkeith, Mt Claremont, Swanbourne, Karrakatta and parts of Floreat and Shenton Park.

For further information, please contact communications@nedlands.wa.gov.au or 9273 3500.