

Purpose

This document provides information on how assessors consider different environmental aspects and characteristics of spaces.

- 1 Spatial Relationships**

The assessment of spatial relationships examines how the usable space within buildings supports the activities of the user. The assessment criteria are generally assessed at either room level, where the characteristics of the room are examined, or at floor level, where the relationship between rooms is examined.
- 2 Environmental Comfort**

The assessment of environmental comfort examines the quality of the indoor environment. The assessment criteria are generally assessed at either room, or floor level.
- 3 Provision/Amenity**

The assessment of provision and amenity differs from other assessment aspects, in that it needs to be viewed from a building and space perspective.
- 4 Legislative Compliance**

The assessment of legislative compliance occurs at building level.
- 5 Aesthetics**

One of the most challenging aspects of the Functionality Assessment Framework is the assessment of building aesthetics and design quality. This aspect is reviewed at a building level.

Aspects	Topics	Characteristics
1. Spatial Relationships	1.1 Scale and Layout	<ul style="list-style-type: none"> Is the room correctly sized for its use? Does the layout of the room support its use? Does the room have adequate access to support services?
	1.2 Location	<ul style="list-style-type: none"> The rooms are well located relative to the activities that need to use the space? The space is easy to find?
	1.3 Flexibility	<ul style="list-style-type: none"> The room/area can be easily modified? The room can be used by multiple users? The room can be easily modified to accept new technology?
	1.4 Utilisation	<ul style="list-style-type: none"> How well is the room used?
2. Environmental Comfort	2.1 Heating in Winter	<ul style="list-style-type: none"> Is the temperature in winter comfortable? Is the temperature in winter stable? Can room comfort be individually adjusted?
	2.2 Cooling in Summer	<ul style="list-style-type: none"> Is the temperature in summer comfortable? Is the temperature in summer stable? Can room comfort be individually adjusted?
	2.3 Ventilation	<ul style="list-style-type: none"> Is the air flow in the room adequate? Can the rooms be naturally ventilated?
	2.4 Air Quality	<ul style="list-style-type: none"> Is the air flow in the room adequate? Can the rooms be naturally ventilated?
	2.5 Acoustics	<ul style="list-style-type: none"> Does the air in the room feel fresh? Is the air in the room odourless?
	2.6 Lighting	<ul style="list-style-type: none"> Is the room adversely impacted by internal noise? Is the room adversely impacted by external noise?
3. Provision/Amenity	3.1 Safety & Security	<ul style="list-style-type: none"> Assesses the appropriateness of access control to the space.
	3.2 Power	<ul style="list-style-type: none"> Measures the adequacy of the power supply
	3.3 Data	<ul style="list-style-type: none"> Assesses the adequacy of data connection
	3.4 Appliances	<ul style="list-style-type: none"> Examines the adequacy of specialist equipment (i.e. fume cabinets in laboratories).
	3.5 Furniture and Fitout	<ul style="list-style-type: none"> Examines the adequacy of furniture and fitout.
	3.6 Other	<ul style="list-style-type: none"> Assess key components of the space not identified above.

Aspects	Topics	Characteristics
4A. Legislative Compliance (BCA Compliance)	4.1 Disabled Access	<ul style="list-style-type: none"> • Compliance with code access requirements.
	4.2 Fire	<ul style="list-style-type: none"> • Compliance with fire provisions.
	4.3 Egress and Access (Stairs)	<ul style="list-style-type: none"> • Compliance of stairs and balustrades. • Provision of safe roof access and safe access to plant & equipment.
	4.4 Environmental Compliance	<ul style="list-style-type: none"> • Compliance with Section J of the BCA.
4B. Legislative Compliance (Hazardous Materials)	4.5 Asbestos	<ul style="list-style-type: none"> • All states and territories require that building owners have an asbestos register and asbestos management plan in place. This register should inform the asbestos rating. This rating should reflect the extent and risks associated with the presence of asbestos throughout the estate.
	4.6 Lead	<ul style="list-style-type: none"> • Compliance with requirements for management of lead paint and lead dust.
	4.7 Other Hazards	<ul style="list-style-type: none"> • Examples could include PCB's, unflued gas heaters etc.
5. Aesthetics	5.1 Character and Innovation	<ul style="list-style-type: none"> • Are there clear ideas behind the design of the building? • Does the building appropriately express Monash Institution values? • Is the building likely to influence future designs?
	5.2 Form and Materials	<ul style="list-style-type: none"> • Does the building have a human scale and feel welcoming? • Does the design take advantage of natural light and shelter from prevailing winds? • Are the entrances obvious and logically positioned? • Do the external materials and detailing appear to be of a high quality? • Are the external colours & textures appropriate and attractive?
	5.3 Internal Environment	<ul style="list-style-type: none"> • Are there good views from inside the building? • Do staff/students have good access to outdoors? • Is the building clearly understandable? • Is the interior attractive?
	5.4 Urban and Social Interaction	<ul style="list-style-type: none"> • Does the height, volume and skyline of the building relate well to the surrounding environment? • Does the building contribute positively to its locality? • Does the hard and soft landscape around the building contribute positively? • Is the building sensitive to its neighbours?