

Major Works Sub Committee
Report for the period ending 17 June 2003

Inspections of units that had indicated repairs were necessary and which may be the responsibility of the Owners' Corporation and therefore be incorporated in the proposed rectification/renovation works are continuing.

The investigation of problems/repairs continues to be hampered by the lack of a full set of drawings for the building. The Owners' Corporation has formally requested Meriton to provide these drawings, but to date there has been no response from Meriton. A further follow up request by letter to Meriton has been made.

The major current priorities are:

i) Balcony Hand Rail System

Preliminary advise indicates the rail system as installed is unsafe. We have requested JJ Newlin-Mazaraki in conjunction with E G Trueman (a registered structural engineer) to prepare a report on the structural safety of the installed railing system. The report will, should the current railing system be found deficient, recommend temporary work to render the railing safe and options for permanent solutions to rend the railing safe.

The resolution of the rail system is required before external painting of the "concrete bands" can be considered on the main building structure.

ii) Decking System

We have requested JJ Newlin-Mazaraki to prepare a report on the design and installation of the decking systems with particular reference to "roof decks". Further, this report will provide an estimate on the likely costs for replacing the failed decks on the basis of:

- a) Replacement with membrane and fixed ceramic tile system;
- b) Replacement with membrane and removable pavers

iii) External Common Area Painting

A contractor is due to commence around second week in July. Painting works to include exterior of foyers and exterior doors (fire doors). Deteriorated signage to be replaced with new signage (engraved stainless steel) and where appropriate stainless steel kick plates are to be fitted to the doors.

iv) Main Pedestrian Entrance Lobby

A scope of work is being prepared to rectify water leaks and water damage to the main entrance canopy, painting of the entrance exterior and interior improvements to lighting and the general improvement/upgrade of this area.

The following items involved both JJ Newlin-Mazaraki and members of the Major Works sub-committee in the resolution of the issues. The items/issues however should be classified as normal maintenance/repair issues:

- Unit 78:** Rising damp/water damage caused by inadequate draining is adjacent plant room. Problem to be resolved by remedial works to the plant room.
- Unit 98:** Water damage/flooding via ventilation shaft. Remedial work to be undertaken improving "weep hole" drainage at the top of the ventilation shaft.
- Unit 103:** Sewer gas evident in parts of the unit. Exploratory destructive works to be undertaken to locate what appears to be a broken sewer pipe, then repair.