

Major Works Sub Committee
Report of Major Works Commitments 25 October 2004

1. Major Works Programme to 31 October 2004

a) Deck Waterproofing

Works have commenced on the repairs for Units 95, 122, 141 and 148 and it is anticipated these works will be completed by February 2005.

b) Pergolas

The replacement of pergolas on Units 141, 122 and 91 have commenced with the existing pergolas having been removed. Construction of new pergolas for Units 141, 122 will be undertaken in conjunction with the deck waterproofing repairs on those units. Unit 91 replacement to be undertaken in November 2004.

The Major Works committee are in the process of drafting a proposed agreement/strata by-law in relation to owners wishing to affix any fixtures, including any roofing materials to the new pergolas. The purpose of this agreement/by-law is to ensure clarity in terms of the responsibility for future maintenance of the structures, access to undertake maintenance works and to specify approved materials to ensure uniformity of the building's appearance.

c) Repairs to Common Areas

Entrance Rocklands Road - Painting of the interior and exterior of the Main Foyer has been completed. We are awaiting delivery of new furniture and wall decoration. Currently investigating options to reseal floor tiles to improve appearance and assist with cleaning.

Internal Painting of Foyers - Foyer 4 is currently in progress.

Carpet to Foyers 10, 9 & 8 - will be installed October 2004.

2. Unscheduled Works

a) Water damage issues affecting Units 160, 153, 14, 95 to be repaired in conjunction with the deck waterproofing works currently being undertaken.

b) Repairs to roof tiles and waterproofing in relation to Units 18, 16 & 162 - to be undertaken in conjunction with the major works programme (refer item 1 a) above)

3. Major Works Expenditure

As at 25 October 2004 the projections for Major Works Expenditure for the year ending 31 October 2004 indicate expenditure of approximately \$875,000 compared to our budget of \$1,140,279. The difference relates to the delay in commencing the deck repair works which have now started.

4. Other

The Major Works Programme for 2004-2005 year is being developed. The focus of the next Major Works Programme will be the repairs to individual units where the primary cause of the damage/repair has been rectified.