

Major Works Sub Committee
Report of Major Works Commitments 1 February 2005

1. Major Works Programme

a) Deck Waterproofing

Works have commenced on the repairs for Units 95, 122, 141 and 148. It was originally anticipated that these works would be completed by February 2005, unfortunately wet weather has delayed the works programme. It is essential that the prepared base on the decks is totally dry before applying the new waterproof membrane - this will require about 5-6 clear hot days from the last rain. We expect that a further 4-5 weeks will be required to complete the tiling works subsequent to the application of the new membrane.

b) Pergolas

The replacement of pergolas on Units 141, 122 and 91 has commenced with the existing pergolas having been removed and the building's edge beams to which the pergolas are affixed have been repaired and the waterproof membrane applied.

Construction of new pergolas for Units 141, 122 will be undertaken on completion of the deck waterproofing repairs on those units.

Units 91, 44 and 18 replacement will be completed by early March with construction to start shortly.

The Major Works committee is 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.

Internal Painting of Foyers - Foyer 4 is completed.

Carpet to Foyers 10, 9 & 8 - was installed in November 2004.

New carpet was fitted to the lifts in December 2004. On completion of waterproofing works (see 1. above) new carpet will be fitted to lifts in foyers 6 and 7.

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 and 155 are being undertaken in conjunction with the major works programme (refer item 1 a) above).
- c) Other

Other works in progress:

- Repairs to leaks in storm water pipes units 141,16 and 160
- Repairs to brick pier at lower driveway pedestrian entrance
- Repairs to loose tiles in main courtyard area
- Repairs to construction joint upper level unit 18
- Repair to construction joint lift foyer 5 level 3

3. Major Works Expenditure

As at 1 February 2005 Major Works Expenditure for the year ending 31 October 2004 is \$293,814.54.

4. Other

The Major Works Programme for 2004-2005 year is being developed. The focus of this Major Works Programme will be as outlined at the AGM (replacement of pergolas, painting common areas including pool, tennis court, and gardens) and the repairs to individual units where the primary cause of the damage/repair has been rectified.