

**Major Works Sub Committee**  
**Report of Major Works Commitments 27 June 2005**

**1. Major Works Programme**

a) Deck Tile replacement and Waterproofing

Works have been completed on Units 95, 122, 141 and 148 it was originally anticipated that these works would be completed by February 2005; unfortunately, wet weather delayed the works programme.

Water damage issues affecting Units 14, 95, 141, 153 and 160 have been repaired in conjunction with the deck waterproofing works.

Repairs to deck tiles and waterproofing in relation to Units 16, 18, 44, 87, 91, 97, 140, 155 and 162 were completed in conjunction with the deck waterproofing works.

b) Pergolas

The replacement of pergolas on Units 18, 44, 91, 122 and 141 has been completed.

Construction of Unit 87 pergola will be undertaken in July 2005.

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

Painting

Painting of Foyers 6 and 7 was completed in June 2005.

Painting of lower driveway (after waterproofing repairs) completed in June.

Waterproofing

Waterproofing works were undertaken and completed in June on the lower driveway.

Repairs to the waterproof membrane and the installation of a new construction joint and relaying of tiles in main courtyard area were completed.

Other Works

Installation of a new construction joint at lift entrance lobby 6 level 1 completed.

Repairs to the brick column adjacent to the lower driveway and the installation of a protective bollard to prevent further damage to the brick column completed.

New interior wall lights were installed on level 2 foyer 6 to improve previously inadequate lighting.

d) Garden Redevelopment

Stage 1 of the garden redevelopment being the Rocklands Road entrance and main courtyard areas was extended to include the Rocklands Road street frontage. These works including the installation of a new drip irrigation system have been completed.

**2. Other Works**

a) Individual Unit Repairs Completed

Unit 2 waterproofing repairs to concrete hob supporting two bedroom sliding doors.

Unit 17 installed a timber trim to conceal operation of building construction joint.

Unit 29 waterproofing repairs to main bathroom.

Unit 95 waterproofing repairs and painting to main bedroom.

Unit 123 treating dampness and repainting.

Unit 160 painting subsequent to completion of waterproofing repairs.

b) Common Area Works Completed

The replacement of the exterior plastic light fittings with more durable waterproof metal/glass light fittings has commenced with the new fittings installed on stairs from main courtyard to level 3 outside Foyers 6, 7, and 8 and the passage from this area to the tennis court.

**3. Major Works Expenditure**

As at 25 June 2005 Major Works Expenditure for the year ending 31 October 2005 is \$508146.14.

**4. Other**

The Major Works Programme for 2004-2005 year focus, as outlined at the AGM, relates to the replacement of pergolas, painting common areas, and remedial works to the gardens and the repairs to individual units where the primary cause of the damage/repair has been rectified.

New Works to be commenced include:

- Painting Foyers 8
- Painting Rocklands Road fence
- Painting main entrance roof
- Painting lift entrances from garages
- Painting gymnasium (prior to upgrade of equipment)
- Replacement of external lights
- Replacement of Unit 87 pergola
- Repair/Replacement of garbage enclosure adjacent to the lower driveway
- Garden redevelopment Stage 2 (Pacific Highway frontage)
- Redirect water from construction joint Unit 18 to avoid noise/disturbance to residents Foyer 1