

Major Works Sub Committee
Report of Major Works Commitments 25 June 2006

1. Major Works Programme

a) Pergolas

The 2005/06 programme for the replacing of pergolas has been costed and the recommendation to the Executive Committee is as follows;

To replace pergolas for;

Unit 88

Unit 97

Unit 68 (Rockland Road facing only)

Unit 69 (Upper and Lower)

Unit 70

Unit 71 (three pergolas)

All the above pergolas are in very poor condition and are potentially unsafe (Unit 97 and 70 pergolas have been demolished already due to safety concerns).

In addition, when replacing the pergolas we are required to undertake repairs to the rendered concrete beam of the building onto which the pergolas are affixed. The construction of the above pergolas at the one time also offers savings in terms of contractors establishment and set up costs and crane hire estimated at approximately \$2000.

The above replacement programme cost is approximately \$78000.00 including GST which is \$38000.00 more than we had budgeted for this year and would require other works planned for this year to be deferred to remain within the overall budget for Major Works.

Subject to the Executive Committee's decision on the recommendation as to which pergolas will be replaced we expect construction of the pergolas would be undertaken July 2006.

The Major Works committee has yet to complete the drafting of 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.

b) Repairs to Common Areas

Lighting

Replacement of internal light fittings in the entrance level of Foyer 10, Foyer 6 level 2 and Foyer 2 all levels was completed (with paint work repairs to be completed in Foyer 2). The new fittings, which are more durable and provide improved light density, will be progressively replaced throughout the complex over the next 18 months.

Ventilation

Inspections of all roof mounted ventilation fans are being undertaken with inspections to date resulting in the replacement of three faulty fan units., Inspections subject to access will be completed in June.

It is intended that all ventilation units will be inspected on a regular basis in future (six monthly).

c) Garden Redevelopment

Stages 3 and 4 of the Garden Redevelopment being the garden area below the tennis courts including the Rocklands Road frontage adjacent to the garbage area and pruning and replanting of the area adjacent to the Bradfield College including the entrance gate to the park adjacent to Foyer 8 have been completed.

All gardens and lawns have been liberally top dressed with fertilizer to maximize next year's growing season.

The gardens have been fully maintained.

2. Other Works

a) Individual Unit Repairs Completed

Unit 107 installation of air vents completed however further works may be required to eliminate air flow problems.

Units 24 & 31 garages - rectification of water ingress works completed

3. Major Works Expenditure

As at 25 June 2006 the Major Works Expenditure for the year ending 31 October 2006 is \$96458.97 including GST (Budget for the 2005/06 year \$242,000.00 including GST).

4. Other

The Major Works Programme focus for 2004-2005 year, 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.

The status of works scheduled for 2005/06 not completed and carried forward to the new financial year is as follows:

- | | |
|---------------------------------|-------------|
| ▪ Painting Rocklands Road fence | Outstanding |
| ▪ Painting main entrance roof | Completed |

- | | |
|--|-------------|
| ▪ Painting lift entrances from garages | Completed |
| ▪ Replace carpet lifts Foyers 6 & 7 | Completed |
| ▪ Replace carpet level 2, Foyer 6 | Completed |
| ▪ Redirect water from construction joint Unit 18 to avoid noise/disturbance to residents Foyer 1 | Outstanding |