

Major Works Sub Committee
Report of Major Works Commitments 21 August 2006

1. Major Works Programme

a) Pergolas

The 2005/06 programme for the replacement of pergolas has been estimated at approximately \$78000.00 including GST and was approved at the Executive Committee meeting held on the 26 of June. The replacement programmed will see the replacement of the following pergolas:

- Unit 88
- Unit 97
- Unit 68 (Rockland Road facing only)
- Unit 69 (Upper and Lower)
- Unit 70
- Unit 71 (three pergolas)

The repairs to the rendered concrete beams of the building onto which the pergolas are to be affixed have been completed.

All building materials for the construction of the pergolas has been delivered to our building and pre cut and painted ready for installation.

Installation works have been delayed due to wet weather, the need to finalize design requirements for certain pergolas and delays associated with obtaining permits for the use of a crane to lift the materials onto the individual unit balconies. Installation of the pergolas is now planned to start on Friday 25 August and subject to weather will be completed by 15 September..

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. The proposed by-law will be considered at the next General Meeting of Owners.

b) Repairs to Common Areas

Lighting

The painting work repairs subsequent to the installation of the new interior light fittings in Foyer 2 have been completed.

The new interior light fitting were installed in Foyers 1 and 10 in August.

The replacement of the interior light fitting is continuing with Foyers 9, 8 and 7 being scheduled next.

c) Garden Redevelopment

The gardens continue to be fully maintained.

Planning has now commenced for the next stage of redevelopment works at the Southern boundary to the property and the maintenance for all garden areas prior to spring

d) **.Painting**

The planned painting programme was undertaken in August with all painted areas within the complex being inspected for damage, scuffing etc and repainted as necessary. These works included the main entrance to the complex and the floor area adjacent to Foyer 6 level 1.

2. **Other Works**

a) **Individual Unit Repairs**

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

Units 121 issues with exhaust fan noise being investigated.

b) **Other**

Main Carpark Doors

Quotes are being obtained for the replacement of the existing carpark doors (on Rocklands Road).

Security/Intercom System

Options and prices for the upgrading of or replacement of the existing security/intercom system are being obtained

Waterproofing of Certain Balconies (Completed 24/6/05)

These works totaling \$472,177.86 were completed on 24/6/05. Under the contract for these works retentions totaling \$11,805.00 were withheld from the contractor for a 12 month period. Subject to the outcome of an inspection of these works by our supervising architect Mr. Jack Mazaraki later this month the retentions will be released to the contractor.

3. **Major Works Expenditure**

As at 21 August 2006 the Major Works Expenditure for the year ending 31 October 2006 is \$125,136.65 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:

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| ▪ Painting Rocklands Road fence | Partially completed |
| ▪ 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 |