

**Major Works Sub Committee**  
**Report of Major Works Commitments 23 October 2006**

**1. Major Works Programme**

**a) Pergolas**

The 2005/06 programme for the replacement of pergolas has been completed at a cost of \$74006.97 including GST (Budget \$78000.00 including GST). The replacement programmed saw 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 were also completed.

The Major Works committee has completed 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 replacement of the interior light fitting is continuing with Foyers 9, 8 and 7 being completed.

**c) Garden Redevelopment**

The gardens continue to be fully maintained with a major spring work programme seeing a number of activities undertaken including spraying, fertilizing and the planting of additional plants in the established areas.

The redevelopment works at the Southern boundary to the property has been completed. These works saw the establishment of new gardens to the Tafe and the southern boundary of our property together with a major refurbishment and replanting of the existing gardens. In addition the lawn area was top dressed and re sown.

Other works undertaken include:

Two additional large planters with Traveler Palms being positioned adjacent to Foyer 10 and the walkway through to the tennis court.

Additional plantings were undertaken to provide screening to the complex from the Mater Park.

Pacific Park was nominated in relation to the North Sydney City Council's Annual Garden Competition and despite being a young and developing garden we achieved 5<sup>th</sup> place in THE MOST BEAUTIFUL GARDEN category against some formidable opposition. Our thanks and congratulation to Mark Fitzgerald and his team from Madderlake Gardens for their hard work and care in developing our gardens.

## **Painting**

The planned painting programme for 2005/06 has been completed.

## **2. Other Works**

### **a) Individual Unit Repairs**

Unit 107 installation of air vents completed however further reports and assessments have yet to determine the solutions to the ventilation problem

Units 121 issues with exhaust fan noise were resolved.

### **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. Subsequent to the inspection of these works by our supervising architect Mr. Jack Mazaraki these retentions were 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 \$183,766.12 including GST (Budget for the 2005/06 year \$242,000.00 including GST).

The final expenditure for the 2005/06 year will be determined after a detailed review of the draft accounts to 31/10/06 for both the Administrative and Sinking funds.

## **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  | 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         |