

**Major Works Sub Committee
Report of Major Works Commitments 18 August 2007**

1. Major Works Programme

a) Building Exterior Painting/Repairs

Stage 1 which comprises the southern face of the building overlooking the Mater Park commenced on 4 June 2007. The works are budgeted to cost \$298,000.00 including GST and are expected to be completed by the end of November 2007. Substantial rectification works (treatment to corroded steel reinforcing and surface cracks to slab edges) of the building are being undertaken as part of these works. Reports to date indicate that the repairs and renovation works are proceeding well and that the methods and materials being utilized will achieve our stated objective as to durability and longevity.

b) Pool Area Refurbishment

Prices have been received for the major items comprising the Pool Area refurbishment. The works involve waterproofing repairs to the pool area, repainting, installation of new lighting, installation of new safety gates and the extension of the current gymnasium area.

These works have been deferred due to budgetary constraints given the costs of Stage 1 of the Building Exterior Painting/Repair works.

c) Pergolas

The 2006/07 programme for the replacement of pergolas has been estimated to cost \$75000.00 excluding GST. The decision as to proceed with the replacement programme will be made in September 2007.

d) Repairs to Common Areas

Painting

Painting maintenance in relation to all internal and external painted surfaces of common areas was undertaken during July/August with the next scheduled maintenance to be undertaken November/December 2007.

The painting of foyer 3 & 4 fire stairs was undertaken and completed in August 2007.

e) Garden Redevelopment

The gardens continue to be fully maintained and the redevelopment works being undertaken on the south western corner of the property were completed in August.

The installation of the rainwater capture and storage tanks for irrigation purposes has been completed. The commissioning of the tank system is currently being undertaken and is planned for completion by the end of August 2007. The tank system will ensure our compliance with water use regulations and will protect both the investment and amenity of our gardens.

North Sydney Council 2007 Garden Competition

As many may recall Pacific Park was one of the winners in the North Sydney Council's 2006 Garden competition in the "Most Beautiful Garden" category.

Our gardens have developed and matured over the last 12 months due to the effort and commitment of our gardener Mark Fitzgerald and we have entered the completion this year in two categories:

Most Beautiful Garden and
Most Beautiful Courtyard

The judging will take place 10-15 September 2007

f) **Other**

Main Car Park Doors

Quotes have been received for the replacement of the existing car park doors (on Rocklands Road) however further technical specification/detail required to enable a decision to be taken.

Security/Intercom System

Options and prices for the upgrading of or replacement of the existing security/intercom system have been received.

2. Other Works

Individual Unit Repairs

Unit 107 The ventilation problems in this unit were finally identified and rectified.

Unit 47 Issues cracking at construction joints to be investigated.

Unit 60/64 Water leak problem resolved.

Unit 97 Repairs to balcony tiling and other defects investigated and quotation for repairs approved awaiting access to unit..

Unit 95 Water damage investigated and quotation for repairs received awaiting completion Unit 97 repairs

Unit 22 Render delamination on internal wall adjacent to construction joint inspected and repairs authorized

Unit 45 Repairs to exterior glass sliding door hob investigated and repairs authorized

Unit 68 Repairs to exterior glass sliding door hob investigated and repairs authorized

Unit 160 Repairs to ceiling in main living area completed.

3. Major Works Expenditure

As at 18/8/07 the Major Works Expenditure for the year ending 31 October 2007 is \$83429.12 including GST (Budget for the 2006/07 year \$363,000.00 including GST).

4. Other

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
▪ Security Upgrade	Outstanding
▪ Garage Gates	Outstanding
▪ Roof Access (F1-4)	Deferred
▪ Lifts Stage 1 Upgrade	Deferred
▪ Pool Area Vents	Deferred
▪ Redirect water from construction joint Unit 18 to avoid noise/disturbance to residents Foyer 1	Outstanding