

Major Works Sub Committee
Report of Major Works Commitments 21 October 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 the works will be completed and the contractors off site by Friday 2 November 2007.

Additional rectification works (treatment to corroded steel reinforcing and surface cracks to slab edges) of the building is being undertaken above walkway by the pool (due to safety concerns) as part of these works.

The methods and materials utilized will achieve our stated objective as to durability and longevity and now as the majority of the scaffold has been removed the overall appearance of the building has been greatly improved.

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 until the 2007/2008 programme 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. It will be recommended that these works are deferred and incorporated in the 2007/2008 programme.

d) Repairs to Common Areas

Painting

Painting maintenance in relation to all internal and external painted surfaces of common areas is to be undertaken late November/December 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 has been completed. 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 this has been recognized by our gardens being a winner in the 2007 North Sydney Council Garden Competition in the "Most Beautiful Garden" category.

f) **Other**

Main Car Park Doors

Revised quotes have been received for the replacement of the existing car park doors (on Rocklands Road) and are currently being assessed by our architects prior to any a decision to be taken.

Security/Intercom System

The upgrading of or replacement of the existing security/intercom system has been deferred and will be considered in the 2007/2008 Major Works programme.

2. Other Works

Individual Unit Repairs

- Unit 47 Issues cracking at construction joints to be investigated (programmed 2007 for end November with J Mazaraki)
- Unit 97 Repairs to balcony tiling and other defects investigated and quotation for repairs approved awaiting access to unit.
Request for access to undertake repairs other than Balcony tiling has been made.
- 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 repairs in progress and will be completed by Friday 26 October (subject to access)
- Unit 45 Repairs to exterior glass sliding door hob investigated and repairs authorized completed
- Unit 68 Repairs to exterior glass sliding door hob investigated and repairs authorized completed
- Unit 121 Repairs to tiling and building expansion control joint investigated and repairs authorized

3. Major Works Expenditure

As at 21/10/07 the Major Works Expenditure for the year ending 31 October 2007 is \$226857.52 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:

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|---------------------------------|---------------------|
| ▪ Painting Rocklands Road fence | Partially completed |
| ▪ Security Upgrade | Outstanding |
| ▪ Garage Gates | Outstanding |
| ▪ Roof Access (F1-4) | Deferred |

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| ▪ 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 |

The financial year for SP 47991 ends on 30 October 2007 and the proposed Major Works programme for 2007/2008 is currently being prepared for presentation and approval at the EGM. The major elements of the 2007/2008 programme will include:

- Stage 2 Building Exterior painting and repairs (Rockland Road frontage)
- Pool Area refurbishment
- Replacing Garage Doors
- Security Upgrade for the building
- Completion of the pergola replacement