

Major Works Sub Committee
Report on Major March 2008

1. Major Works Programme

a) **Building Exterior Painting/Repairs**

We are currently reviewing the costings in relation to the staged completion of the exterior painting and repairs of the building.

b) **Pool Area Refurbishment**

A detailed scope of works is being prepared prior to requesting quotations for undertaking refurbishment of the pool/gym area. We anticipate finalizing the refurbishment programme for the June Executive Committee meeting.

c) **Repairs to Common Areas**

Painting

Painting maintenance in relation to internal and external painted surfaces of common areas was undertaken February/March 2008.

d) **Other**

Main Car Park Doors

The replacement of the existing "overhead roller" doors with commercial industrial-strength hinged doors designed specifically to meet our usage requirements has been approved. The proposed doors offer greater security, reliability and durability together with significantly lower operating costs.

We are awaiting advice from our architect on the detailed installation timetable for these doors but we expect that the installation will be complete early/mid May 2008.

Security/Intercom System

The installation of a new security access system to the Pacific Park's Rocklands Road car park access points has been approved. The new system will replace the existing magnetic card readers with a proximity card system.

We are awaiting advice from our architect on the detailed installation timetable but anticipate May 2008.

A sub group of the Executive Committee are considering the procedures regarding the implementation and subsequent management of the new access system.

Tennis Court

Quotations to repair the tennis court surface have been received. Based on advice the recommendation would be to repair the current surface with a tennis court membrane and not overlay the existing painted surface with a professional synthetic grass court surface.

The decision not to use the synthetic grass was based on the need to repair the existing surface prior to the installation of the "grass" and the considerably higher maintenance costs associated with the "grass" surface.

Other works to be undertaken include repairs to the fences/netting.

A recommendation on proceeding with the repairs together with options for the court surface colour will be presented at the Executive Committee Meeting on 17 March.

2. Other Works

Individual Unit Repairs

Unit 18 Repairs to a roof construction joint inspected and repairs approved (approximately \$3600.00).

Relocation of a construction joint drain on the upper northern balcony to be undertaken in March.

An assessment of the options, risks and costs of replacing the residual area of original balcony tiles and waterproof membrane undertaken.

Unit 47 Instances of cracking at construction joints have been investigated with rectification works agreed to be undertaken when the owner undertakes interior decoration in 2008.

Unit 60 Repair options and costs to address water leak to be investigated in March 2008.

Unit 97 Repairs to balcony tiling and other defects investigated and quotation for repairs will commence on Monday 10 March 2008 with completion expected (subject to weather) late April 2008.

The delays in undertaking these works and the final scope of works to be undertaken have seen the original cost of these works (April 2007) having to be increased by approximately \$6000.00 to approximately \$25,000.00 plus GST.

Unit 95 Water damage investigated no further action required at this time.

Unit 121 Repairs to tiling and building expansion control joint to be investigated and repairs initiated.

Unit 68 Architect has inspected the waterproofing issues that may be affecting units on the lower levels of the building. We have now scoped the repairs and quotes were accepted (approx \$26,540.00) with the works to be commenced in March 2008

Unit 90 Water seepage issues in the garage area to be investigated.

Unit 122 Pergola repairs to be undertaken in relation to unauthorized fixing of roofing material by a tenant.

Common Areas

Other Front entrance planter box to be repaired March 2008.

"Ponding" issue with main courtyard drain to be investigated and repaired.

3. Major Works Expenditure

As at 29/2/08 the Major Works Expenditure for the year ending 31 October 2008 was \$44,755.82 including GST compared to budget for this period of \$184,848.49 (Budget for the 2007/08 year \$587,000.00 including GST).

The actual expenditure includes legal costs (approx \$7,400.00) in relation to Unit 97. The major factor of the under spend is the decision to review the options and timings in relation to Stage 2 of the external painting and repairs.

4. Other

The status of works not completed and carried forward to the new financial year is as follows:

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|---------------------------------|---------------------|
| ▪ Painting Rocklands Road fence | Partially completed |
| ▪ Roof Access (F1-4) | Deferred |
| ▪ Lifts Stage 1 Upgrade | Deferred |