

Major Works Sub Committee
Report on Major Works May 2008

1. Major Works Programme

a) **Building Exterior Painting/Repairs**

The costings in relation to the staged completion of the exterior painting and repairs of the building are currently under review with works planned to recommence in the 2008/09 financial year.

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 finalising the refurbishment programme in time for the June Executive Committee meeting.

c) **Repairs to Common Areas**

No works undertaken

d) **Other**

Main Car Park Doors

The existing "overhead roller" car park doors on Rocklands Road are being replaced with commercial industrial-strength hinged doors designed specifically to meet our usage requirements. The new doors offer greater security, reliability and durability together with significantly lower operating costs.

Installation of the doors will commence on Monday 12 May 2008 and we expect that the installation will be complete by Friday 16 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.

Wiring for the new system has been completed and we anticipate that installation will be completed end May 2008.

A sub-group of the Executive Committee has the responsibility for the implementation and subsequent management of the new access system which is currently planned to be fully operational from mid July.

Tennis Court

Repairs to the tennis court have been approved. The works to be undertaken include repairing the current surface with a tennis court membrane (same colour green), repairs and upgrading of fencing, treatment of rust/corrosion on fence & net posts and painting of the western wall. The total cost for these works is \$13,540.00 excluding GST. The repairs which have been delayed due to wet weather are now expected to be completed by end June.

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.

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

Initial advice received from our architect has identified that this balcony membrane is currently functional. However the works being undertaken on this unit include the need to lift existing tiles and waterproof new works by joining onto the existing waterproof membrane. These works pose considerable risks in relation to both the effectiveness of the new work and the continuing effectiveness of the existing membrane.

A recent on site assessments by our architect have identified that the existing membrane has been damaged and that there are further issues which need to be resolved in relation to new works, specifically:

A) Hydraulics

The new works remove a number of the existing drains on the deck. As a result we will require a report confirming sufficient drainage will be provided to the deck and new roof areas.

B) Deck Drainage

The use of remaining deck drains is compromised due to the changes to the deck levels as a result of the new works. The proposal to regrade the existing deck would not be effective without the removal and replacement of a significant area of the existing tiles. Without changes to the "falls" to the drains the deck will have serious "ponding" issues made worse by the fact that the "ponding" would result in increasing the likelihood of the failure of the proposed joint between the new and existing tile areas.

C) Waterproofing

The original consent to the works stipulated a nominated waterproofing contractor (Premier Waterproofing); a request by the owners of Unit 18 to use an alternative contractor on part of the works is not acceptable.

A meeting with Unit 18 is planned for Monday 12 May to discuss these issues together with options to replace the existing deck membrane and tiles together with the waterproofing of the building's perimeter.

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 97: Replacement of waterproof membrane and tiles to balcony in progress, expected completion early June due to significant delays caused by wet weather.

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

Unit 68: Repairs in relation to waterproofing issues that are affecting units on the lower levels of the building are in progress with completion late May.

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.

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

3. Major Works Expenditure

As at 31/3/08 the Major Works Expenditure for the year ending 31 October 2008 was \$133,973.29 compared to the budget for this period of \$277,272.72 .

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 |