

**Major Works Sub Committee**  
**Report on Major Works July 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**

We had anticipated finalising the refurbishment programme in June however discussions with our architect are suggesting the scope of these works should be broadened with the result that we now expect the refurbishment programme to be finalized in September .

c) **Repairs to Common Areas**

No works undertaken

d) **Other**

**Tennis Court**

The works 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/cold weather are now expected to be completed July.

**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.

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.

A report from Chapman Hutchison Pty Ltd dated 23 June 2008 confirming sufficiency of drainage (including additional actions to ensure sufficiency of drainage) has been received.

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 replace the residual deck areas will resolve this issue.

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.

Resolved that the nominated waterproofing contractor to be used.

An agreement has been reached with the owner of Unit 18 in relation to resolving the deck drainage and damage to existing membrane issues that involves the replacement of the residual deck area whereby the Owners Corporation will contribute up to \$65,000 to the repairs with the balance being contributed by the owner of Unit 18 .

A deed covering these arrangements has been prepared for execution together with an amended By Law to be adopted at the General Meeting of Owners. The proposed works are envisaged to be completed in August.

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 the balcony has been completed.

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 have been completed.

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.

Unit 98 Water damage in relation to bathroom repairs. Repairs have been authorized.

Unit 138 Investigation into causes and rectification of water in the ceiling slab underway.

### **Common Areas**

Other Front entrance planter box to be rebuilt.

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

### **3. Major Works Expenditure**

As at 30/6/08 the Major Works Expenditure for the year ending 31 October 2008 was \$228,209.8 compared to the budget for this period of \$369,696.96 .

### **4. Other**

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

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

### **Minor Works**

As approved at the last Executive Committee meeting Premier Building Contractors were appointed to provide for the management of minor works. A meeting between Premier , Bright and Duggan to resolve the operations of this service was held. A verbal report of the outcome of this meeting will be presented at the Executive Committee meeting.