

Major Works Sub Committee
Report on Major Works August 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 have been completed .

2. Other Works

Individual Unit Repairs

Unit 18: Repairs to a roof construction joint in progress (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 and accepted.

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.

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 is being 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/September.

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

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 completed.

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

Unit 69 Repairs to pergola due to wind damage and inadequate fixing of roofing material has been requested.

Unit 119 Replacement of original wooden pergola due to dilapidation, quotes have been requested.

Common Areas

Other Front entrance planter box to be rebuilt quotation received.
"Ponding" issue with main courtyard drain to be investigated and repaired.

Gardens The detail of the "spring" works required for the gardens (fertilizing, spraying ,pruning and extensions to irrigation have been received. The works totaling \$7,200.00 are planned for August.

3. Major Works Expenditure

As at 30/6/08 the Major Works Expenditure for the year ending 31 October 2008 was \$331,829.84 compared to the budget for this period of \$415,909.09 .

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. Meetings between Premier , Bright and Duggan and representatives of the Executive Committee to resolve the operations of this service have been held. A report of the outcome of these meetings and a list of works assessed to date will be presented at the Executive Committee meeting.