

Major Works Sub Committee
Report on Major Works October 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 for commencement 2009 .

c) **Repairs to Common Areas**

Repairs to the tiling of the planter box at the Rocklands Road main entrance were completed

2. Other Works

Individual Unit Repairs

Unit 18:

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 \$60,000 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 September. The tiling and deck works have been completed and the owner of Unit 18 has meet their obligations to contribute to the repairs as set out in the Deed covering these works.

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 69 Repairs to pergola due to wind damage and inadequate fixing of roofing material quotations requested.

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

Unit 97 Request to repair/repaint water damaged ceilings has been received and has been completed

Unit 127 Repairs to water damage arising from defective exterior wall flashing has been investigated and quotations for repairs have been received.

Common Areas

Other "Ponding" issue with main courtyard drain to be investigated.

3. Major Works Expenditure

As at 30/9/08 the Major Works Expenditure for the year ending 31 October 2008 was \$413,339.62 compared to the budget for this period of \$508,333.32 .

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

A Minor Works Report detailing works assessed and undertaken will be presented separately.