

## **WORKS COMMITTEE REPORT – JANUARY, 2009**

**Strata Plan 47991**

**41 Rocklands Road, Wollstonecraft NSW 2065**

---

### **MAJOR WORKS PROGRAMME**

#### **Pool Area Refurbishment**

A scoping document has been prepared by JJ Newlin-Mazaraki of all works necessary to refurbish the pool and gym area. The 2009 budget of \$80,000 (net of GST) will not allow all the works to be completed and as such, a priority been identified. The items on the priority list are contained to the pool area and a cost budget is currently being prepared by Jack Mazaraki.

#### **Exterior Façade Repairs and Repainting**

A quotation is being prepared by Premier Waterproofing to continue the exterior façade repairs and painting along the façade to the west of Mater Park. The 2009 budget is \$230,000 (net of GST) and we anticipate this will allow completion of the façade works to the corner of the building behind Bradfield College

### **OTHER WORKS**

#### **Unit 61 Garage**

A quote has been requested from Premier Waterproofing. The leak is originating from unit 64 garage and is also effecting unit 65 garage.

#### **Unit 100**

A quote has been requested from Premier Waterproofing. To prepare the quote access to unit 101 is required which will not be possible till early March, 2009.

#### **Unit 74**

The cement render has extensive cracking and has come away from the brickwork. We are attempting to obtain the engineering drawings for the building with no success to date. We will instruct Premier to investigate further.

### **OTHER MATTERS**

#### **Otis**

The current maintenance contract with Otis expires 16<sup>th</sup> April, 2009. We are awaiting the details of the proposed new maintenance agreement.

## **WORKS COMMITTEE REPORT – JANUARY, 2009**

**Strata Plan 47991**

**41 Rocklands Road, Wollstonecraft NSW 2065**

---

### **Window Tinting**

We have received a request from the owner of Unit 104 as to the Owners Corporation's policy regarding window tinting. Currently we do not have a protocol and we have requested Jack Mazaraki to provide such protocol for consideration and approval by the Executive Committee.