

WORKS COMMITTEE REPORT – MAY, 2009

Strata Plan 47991

41 Rocklands Road, Wollstonecraft NSW 2065

MAJOR WORKS PROGRAMME

Pool and Gym Refurbishment

The works commenced 7 May, 2009 and are scheduled for completion in July, 2009. Works are progressing to plan with some variations identified to repair leaks to the ceiling slabs and the relocation of a sewer pipe. We have asked Premier to provide a price to replace the front entrance door and side panels as they have significant corrosion of the base plate and to replace the external tiles to match the new internal tiles.

The PC allowance for the mechanical works was \$44,500 plus GST and the works have been let to Direct Air Conditioning for \$44,672 plus GST who were the lowest tenderer.

Communications Recabling

Jack Mazaraki has returned from leave and will be meeting with a specialist consultant to discuss the scope of works.

OTHER WORKS

Unit 61 Garage

The garage leaks have been completed.

Unit 90 Garage

The garage leaks have been completed.

Unit 23

The wet wall repairs have been completed.

Unit 121

The repairs have been completed.

Unit 160

The unit owner has reported extensive cracking and drummy render which we will arrange to inspect.

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Unit 16

We have reviewed the membrane product to be used and it has been approved. Stephen Howes (unit owner), has advised that works are planned to commence 6th July, 2009.

Pool Equipment

Whilst the pool is shutdown, we have taken the opportunity to have all the equipment reviewed for any necessary repairs and maintenance.