

## **WORKS COMMITTEE REPORT – JUNE 2009**

### **STRATA PLAN 47991**

#### **41 ROCKLANDS ROAD WOLLSTONECRAFT**

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### **MAJOR WORKS PROGRAMME**

#### **Pool and Gym Area Refurbishment**

The pool and gym refurbishment works are progressing well with the reopening scheduled for Saturday 1 August 2009. The reopening is approximately 17 days later than originally planned due to some variations which are to be expected in refurbishment works. The value of the variations is currently being worked through with Premier.

The security cameras and swipe card system are being installed as agreed at the recent Executive Committee meeting. The clean up of the pool water will commence on Saturday 18 July and it will take approximately 7 days to balance and heat the water.

The gymnasium area is expected to be completed by Friday 24 July however the amenities, floor tiling and installation of the safety rails will not be completed until Friday 31 July.

#### **Communications Recabling**

There are 2 specialist consultants preparing proposals which are due to be submitted to Jack Mazaraki this month.

### **OTHER WORKS**

#### **Unit 16**

The bathroom renovations have commenced and will take approximately 1 month to complete.

#### **Pool Equipment**

Our pool contractor has reviewed the pool equipment and has refurbished the two automatic chemical dosing systems. The three pool pumps were extensively corroded and have been replaced as it was not viable to try and repair them. The filter material and valves have been replaced on all three filters.

#### **Lifts**

We have entered into a new maintenance agreement with Otis that has a 6 year term. The new rate is \$9,700 + GST per quarter, previously it was \$10,095 + GST per quarter. We have been able to negotiate some additional KPI's in respect response times and penalties in some instances if KPI's are not achieved.