

**Strata Plan 47991  
41 Rocklands Road  
Wollstonecraft NSW 2065**

**Major Works Sub Committee  
Report for the period ending 29 April 2003**

The Committee, in a meeting held on Saturday 22 March 2003, discussed the proposal dated 18 December 2002 from Integrated Building Consultancy ("IBC") to undertake the proposed Rectification/Renovation works.

The Committee also considered at this meeting a position paper dated 20 March 2003 outlining areas of concern in relation to the IBC proposal and tender process together with a suggested approach for the engagement of a Contract Manager to oversee the proposed works. The Committee resolved to adopt the recommendations as set out in the position paper and that these recommendations should be discussed with IBC with a view to incorporating the Committee's requirements into a revised proposal from IBC.

Mr Joy and Mr Nichols met with David Roberts of IBC on Monday 24 March 2003 and discussed the Committee's proposed strategy for undertaking the works as set out in a letter to IBC from the Committee dated 21 March 2003 with attachment. IBC responded to our request on 31 March 2003 declining to provide a revised proposal in the form requested by the Committee.

The Committee discussed IBC's position and resolved to document a Request for Proposal (RFP) to be sent to qualified groups to undertake the role of Contract Manager in accordance with the Committee's strategy. The RFP was approved by the Committee and sent to the following parties with a request that responses be received by close of business Monday 28 April 2003:

- JJ Newlin-Mazaraki, Architects
- Steve Alexander Pty Ltd, Architects
- Templum Projects Project Management (Mr Leigh Cashel, Architect)
- WHP Architects

All the above parties have submitted proposal which will now be considered by the Committee with the intention to appoint the Contract Manager by Monday 12 May 2003.

In addition, the Committee members inspected on 5 April 2003 a number of units that had indicated repairs were necessary and which may be the responsibility of the Body Corporate and therefore should be considered for inclusion in the proposed rectification works. Units inspected were:

- Unit 59 - vertical crack in lounge room adjacent to column to be repaired, balance of items unit owner's responsibility;

- Unit 98 - water damage from leaking shower to be incorporated into either proposed rectification works or into Body Corporate maintenance programme;
- Unit 112 - cracking in render - unit owner's responsibility;
- Unit 140 - balcony tiles - to be investigated for inclusion into proposed rectification works;
- Unit 3 - water damage to ceiling - to be investigated for inclusion into proposed rectification works;
- Unit 122 - balcony railing dangerous with failure of rivets and securing bolts, glazing in balcony rail dangerous and loose - this work should be done immediately. Other work identified for this unit includes major problems with tiles on balcony and repair to balcony hobs in the bedroom and lounge areas.

Other units contacted but no action required at this time, were Unit 78 - damp, Unit 95 - reduction in rectification works, Unit 97 - reduction in rectification works, Unit 132 - owner will contact Committee members on her return from holiday, Unit 37 - balcony glass panels to be managed through normal maintenance programme.

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Ray Joy  
Chairman, Major Works Sub Committee