

Major Works Sub Committee
Report of Major Works Commitments 11 April 2005

1. Major Works Programme

a) Deck Tile replacement and Waterproofing

Works have been completed on Units 95, 141 and 148 with Unit 122 expected to be finished by 20/4/05. It was originally anticipated that these works would be completed by February 2005; unfortunately wet weather delayed the works programme.

b) Pergolas

The replacement of pergolas on Units 18 and 44 has been completed.

Construction of new pergolas for Units 141, 122, and 91 will commence in April and will be completed in May 2005.

The Major Works committee is in the process of drafting a proposed agreement/strata by-law in relation to owners wishing to affix any fixtures, including any roofing materials to the new pergolas. The purpose of this agreement/by-law is to ensure clarity in terms of the responsibility for future maintenance of the structures, access to undertake maintenance works and to specify approved materials to ensure uniformity of the building's appearance.

c) Repairs to Common Areas

Internal Painting of Foyers.

Painting of Foyers 6 and 7 will commence 14/4/05 and will be completed early May 2005.

Carpet

New carpet was fitted to the lifts in December 2004. On completion of waterproofing works May 2005 new carpet will be fitted to lifts in foyers 6 and 7.

2. Other (Unscheduled) Works

a) Water damage issues affecting Units 160, 153, 14, and 141 repaired in conjunction with the deck waterproofing works.

b) Repairs to deck tiles and waterproofing in relation to Units 18, 44, 16, 162 and 155 are being undertaken in conjunction with the major works programme (refer item 1 a) above) with completion by 30/4/05.

c) Other

Other works in progress:

Status

- Repairs to brick pier at lower driveway pedestrian entrance

April

- | | |
|--|----------|
| • Repairs to loose tiles in main courtyard area | April |
| • Repairs to construction joint upper level unit 18 | Complete |
| • Repair to construction joint lift foyer 6 level 3 | Complete |
| • Replacement sliding door hobs and waterproofing Unit 2 | May |
| • Waterproof repairs to main bathroom Unit 29 | April |
| • Repair to construction joint to entry Unit 17 | Complete |
| • Repair to render and waterproofing lower driveway | May |

3. Major Works Expenditure

As at 11 April 2005 Major Works Expenditure for the year ending 31 October 2004 is \$297464.43.

4. Other

The Major Works Programme for 2004-2005 year focus, as outlined at the AGM, relates to the replacement of pergolas, painting common areas, and remedial works to the gardens and the repairs to individual units where the primary cause of the damage/repair has been rectified.

New Works to be commenced include;

- Painting Foyers 6 and 7

The redevelopment of the extensive gardens within the complex will be discussed at the Executive Committee meeting to be held on the 11 of April. The proposal being considered involves the redevelopment of the gardens over a 24 month period.