

Major Works Sub Committee
Report of Major Works Commitments 22 August 2005

1. Major Works Programme

a) Deck Tile replacement and Waterproofing

The 2004/05 programme for deck tile replacement and waterproofing has been completed. The total value of works completed this year is \$405,008.99.

The Works involved the replacement of the membrane and tiles on units 122, 141, 148 and repairs to decks/waterproofing on Units 14,16,18,44 87,91,95,97,140 155 and 162.

b) Pergolas

The replacement of pergolas on Units 18, 44, 91, 122 and 141 have been completed at a cost of \$51356.84.

Construction of Unit 87 pergola and temporary repairs to Unit 97 pergola will be undertaken in August 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

Painting

Painting of Foyers 8 is in progress.

Painting of gymnasium was completed in August.

Painting to Unit 98 common area completed in August

Repairs and touch up of painted surfaces will be completed in August

d) Garden Redevelopment

Stage 2 of the garden redevelopment being the Pacific Highway frontage, these works including the installation of a new drip irrigation system has been completed in August.

2. Other Works

a) Individual Unit Repairs Completed

No new individual unit works undertaken since last report

b) Common Area

The repair/replacement of the external garbage area adjacent to the lower driveway to be completed in August

The replacement of the exterior plastic light fittings with more durable waterproof metal/glass light fittings has been completed

The replacement of lights in the gymnasium to provide improved lighting, the installation of ventilation fans, painting and the cleaning of the carpets has been completed. New equipment for the gymnasium organized by Danielle Groves will be installed on 27 August.

3. Major Works Expenditure

As at 22 August 2005 Major Works Expenditure for the year ending 31 October 2005 is \$583,264.44.

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 Rockland's Road fence
- Painting main entrance roof
- Painting lift entrances from garages
- Replace carpet Lifts Foyer 6 & 7
- Replace carpet level 2 foyer 6
- Replacement of Unit 87 pergola
- Temporary repairs Unit 97 pergola
- Repair/Replacement of garbage enclosure adjacent to the lower driveway
- Redirect water from construction joint Unit 18 to avoid noise/disturbance to residents Foyer 1
- Installation of new gymnasium equipment
- Maintenance and fertilizing of garden area including repairs to lawn areas