

Major Works Sub Committee
Report of Major Works Commitments 22 October 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.

b) Pergolas

The 2004/05 programme for replacing pergolas has been completed with the exception of Unit 87.

Construction of Unit 87 pergola is currently on hold pending agreement being reached in relation to costs and specification

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 garage access for Foyers 10,9,8 and 7 is in progress.

Painting of garage entry to lifts in progress.

Repairs and touch up of painted surfaces in progress

d) Garden Redevelopment

Stage 3 (part) of the garden redevelopment being the garden area below the tennis courts has been commenced with new gardens being installed adjacent to the outside garbage room and the partial replacement of lawn. The installation of a new drip irrigation system has been completed in throughout the complex ensuring the ongoing health of our gardens.

All garden and lawns were liberally topdressed with fertilizer to maximize this years growing season

2. Other Works

- a) Individual Unit Repairs Completed
Unit 72 tiling repairs were approved and completed.
- b) Common Area

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 has now been installed. With this new equipment the utilization of the gymnasium has increased dramatically.

3. Major Works Expenditure

As at 22 October 2005 Major Works Expenditure for the year ending 31 October 2005 is \$681,041.11.

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 not completed and to be carried forward to the new financial year 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
- Redirect water from construction joint Unit 18 to avoid noise/disturbance to residents Foyer 1