

Major Works Sub Committee
Report of Major Works Commitments 10 April 2006

1. Major Works Programme

a) Pergolas

The 2004/05 programme for replacing pergolas has now been completed with construction of Unit 87's pergola subsequent to an agreement being reached as to the costs and specification of this pergola.

The 2005/06 programme for the replacing of pergolas is currently being costed and we expect that decisions as to which pergolas will be included in this year's programme to be made during April. Construction of the pergolas would be undertaken June/July 2006.

The Major Works committee has yet to complete the drafting of 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.

b) Repairs to Common Areas

Painting

Painting of fire stairs to Foyers 3, 7, 8, 9, and 10 completed

Painting of concrete floors (10) adjacent to lift entries in the garages completed

Painting of Foyer 5 completed

Painting of external garbage room and adjacent structures completed

Repairs and touch-up of all painted surfaces ongoing

Carpet

Carpet replaced in Foyer 5 and Foyer 6 (level 2)

Carpet replaced in lifts servicing Foyer 6 & 7

Lighting

Replacement of all internal light fittings in all entrance level Foyers (excluding Foyer 10) has been completed. The new fittings, which are more durable and provide improved light density, will be progressively replaced throughout the complex over the next 18 months.

c) Garden Redevelopment

The balance of Stage 3 of the Garden Redevelopment being the garden area below the tennis courts has commenced with new plants being installed adjacent to the boundary with the hospital and below the tennis court; these works will be

completed in April. The expansion to our existing drip irrigation system has been completed ensuring the ongoing health of our gardens.

All garden and lawns will be liberally top dressed with fertilizer to maximize next year's growing season

Part of Stage 4 of the Garden Redevelopment will be completed in April. This work will see the pruning and replanting of the area adjacent to the Bradfield College and will include replanting to the entrance gate to the park adjacent to Foyer 8

The gardens have been fully maintained and in particular the road frontages to Pacific Highway and Rocklands Road have had all trees and shrubs pruned and shaped.

2. Other Works

a) Individual Unit Repairs Completed

Unit 107 rectification of air ventilation completed

Units 24 & 31 garages - rectification of water ingress quotations approved with works to be completed in April

3. Major Works Expenditure

As at 10 April 2006 the Major Works Expenditure for the year ending 31 October 2006 is \$41,614.50 including GST (Budget for the 2005/06 year \$242,000.00 including GST).

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.

The status of works scheduled for 2005/06 not completed and carried forward to the new financial year is as follows:

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| ▪ Painting Rocklands Road fence | Outstanding |
| ▪ Painting main entrance roof | Outstanding |
| ▪ Painting lift entrances from garages | Completed |
| ▪ Replace carpet lifts Foyers 6 & 7 | Completed |
| ▪ Replace carpet level 2, foyer 6 | Completed |
| ▪ Redirect water from construction joint Unit 18 to avoid noise/disturbance to residents Foyer 1 | Outstanding |