

Major Works Sub Committee
Report of Major Works Commitments 3 April 2007

1. Major Works Programme

a) Building Exterior Painting/Repairs

Prices for Stage 1 of the building exterior painting and repairs have been received and are currently being reviewed with the assistance of Mr. Jack Mazaraki. Subject to resolving outstanding issues it is anticipated that Stage 1 which comprises the southern face of the building overlooking the Mater Park will commence in May 2007.

b) Pool Area Refurbishment

Prices have been received for the major items comprising the Pool Area refurbishment. The works involve waterproofing repairs to the pool area, repainting, installation of new lighting, installation of new safety gates and the extension of the current gymnasium area.

A decision has been deferred on this expenditure pending decisions taken in relation to Building Exterior Painting/Repair works.

c) Pergolas

The Major Works committee drafted a proposed 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. The proposed by-law was considered and approved at the General Meeting of Owners held on 4 December 2006.

The 2006/07 programme for the replacement of pergolas has been estimated to cost \$75000.00 excluding GST. The replacement programme is expected to commence August/September 2007.

d) Repairs to Common Areas

Painting

The painting of foyer 1 & 2 fire stairs, the caretakers office together with painting maintenance in relation to all exterior and interior painted surfaces is in progress with completion estimated 16/4/07.

Next scheduled painting works will be commence in June/July 2007.

e) Garden Redevelopment

The gardens continue to be fully maintained with preliminary clearing works being undertaken on the south western corner of the property as part of the overall garden redevelopment.

A proposal for the installation of rainwater tanks to be installed for irrigation purposes has been developed for consideration. Under this proposal the tanks would ensure compliance with water use regulations and would protect both the investment and amenity of the gardens.

f) **Other**

Main Car Park Doors

Quotes have been received for the replacement of the existing car park doors (on Rocklands Road) however further technical specification/detail required to enable a decision to be taken.

Security/Intercom System

Options and prices for the upgrading of or replacement of the existing security/intercom system have yet to be received.

2. Other Works

Individual Unit Repairs

Unit 107 installation of air vents completed however further reports and assessments have yet to determine the solutions to the ventilation problem of this unit.

Unit 47 issues with excessive cracking at construction joints to be investigated.

Unit 60/64 Water leak problem to be resolved.

Unit 97 Repairs to balcony tiling and other defects investigated and report received now awaiting quotation for repairs.

Unit 95 Water damage investigated and report received now awaiting quotation for repairs

3. Major Works Expenditure

As at 2/4/07 the Major Works Expenditure for the year ending 31 October 2007 is \$20286.15 including GST (Budget for the 2006/07 year \$363,000.00 including GST).

4. Other

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

- | | |
|---|---------------------|
| ▪ Painting Rocklands Road fence | Partially completed |
| ▪ Security Upgrade | Outstanding |
| ▪ Garage Gates | Outstanding |
| ▪ Roof Access (F1-4) | Outstanding |
| ▪ Lifts Stage 1 Upgrade | Outstanding |
| ▪ Pool Area Vents | Outstanding |
| ▪ Redirect water from construction joint Unit 18 to | |

avoid noise/disturbance to residents Foyer 1

Outstanding