

Major Works Sub Committee
Report on Major Works February 2008

1. Major Works Programme

a) Building Exterior Painting/Repairs

Stage 1 which comprised the southern face of the building overlooking the Mater Park commenced on 4 June 2007 and was completed on 2 November 2007. The works as scoped cost \$298,000.00 including GST.

Additional rectification works and variations to the scope of these works were approved to correct other defects as identified by our architect Jack Mazaraki. These additional works totaled \$37,701.74.

We are currently reviewing the costings in relation to the staged completion of the exterior painting and repairs of the building.

b) Pool Area Refurbishment

A detailed scope of works is being prepared prior to requesting quotations for undertaking refurbishment of the pool/gym area.

c) Repairs to Common Areas

Painting

Painting maintenance in relation to all internal and external painted surfaces of common areas was undertaken in late November/December 2007 and in February 2008.

d) Garden Redevelopment

The gardens continue to be fully maintained with additional pots/planters being installed outside the pool area in December 2007.

e) Other

Main Car Park Doors

Revised quotes have been assessed with the recommendation that the existing "overhead roller" doors be replaced with commercial/industrial strength hinged doors designed specifically to meet our usage requirements. The proposed doors offer greater security, reliability and durability together with significantly lower operating costs.

Total installed costs for both upper and lower carpark doors is \$48730.00 incl GST and including 12 months maintenance/warranty.

It is also recommended that we install a new gate to the garbage room on Rocklands Road (matching the new garage doors) to improve the complex security at a cost of \$3,300.00 incl GST.

Security/Intercom System

It is recommended that we install a new security access system to the Pacific Park facility with initial installations being to the Rocklands Road carpark access points.

The new system will replace the existing magnetic card readers with a proximity card system.

The initial installation will cost \$15801.50 incl GST. This price includes the software and control equipment to enable the other access points in the complex to be progressively incorporated into this system at a marginal cost.

Tennis Court

Quotations have been requested to repair the tennis court surface. Subject to further advice the current proposal would be to replace the existing painted surface with a professional synthetic grass court surface. Other works being costed include repairs to the fences/netting.

2. Other Works

Individual Unit Repairs

Unit 47 Instances of cracking at construction joints have been investigated with rectification works agreed to be undertaken when the owner undertakes interior decoration in 2008.

Unit 97 Repairs to balcony tiling and other defects investigated and quotation for repairs were approved in April 2007.

A dispute with Unit 97 regarding the adequacy of the proposed repairs involved a mediation hearing with the Department of Fair Trading. The mediation process failed and the matter was considered by the Tenancy, Trader and Tenancy Tribunal in December 2007.

The decision of the Tribunal dismissed Unit 97 's objections to the repair process proposed and the Tribunal ruled in favour of the Owners Corporation undertaking the repairs as proposed in April 2007.

A copy of the Tribunal's decision is attached to this report.

A request for access to undertake repairs and to assess other works that Unit 97 has identified as being necessary will be made by our architect Jack Mazaraki with works to commence subject to the availability of the preferred contractors.

Unit 95 Water damage investigated no further action required at this time.

Unit 22 Render delamination on internal wall adjacent to construction joint inspected and repairs completed.

Unit 121 Repairs to tiling and building expansion control joint investigated and repairs completed.

Unit 68 Architect to inspect waterproofing issues that may be affecting units on the lower levels of the building.

Unit 90 Water seepage issues in the garage area to be investigated.

Unit 122 Pergola repairs to be undertaken in relation to unauthorized fixing of roofing material by a tenant.

3. Major Works Expenditure

As at 11/2/08 the Major Works Expenditure for the year ending 31 October 2008 is \$15,405.10 including GST (Budget for the 2007/08 year \$587,000.00 including GST).

4. Other

The status of works not completed and carried forward to the new financial year is as follows:

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| ▪ Painting Rocklands Road fence | Partially completed |
| ▪ Roof Access (F1-4) | Deferred |
| ▪ Lifts Stage 1 Upgrade | Deferred |
| ▪ Redirect water from construction joint Unit 18 to avoid noise/disturbance to residents Foyer 1 | Outstanding |