

Major Works Sub Committee
Report on Major April 2008

1. Major Works Programme

a) **Building Exterior Painting/Repairs**

The costings in relation to the staged completion of the exterior painting and repairs of the building are currently under review with works planned to recommence in the 2008/09 financial year.

b) **Pool Area Refurbishment**

A detailed scope of works is being prepared prior to requesting quotations for undertaking refurbishment of the pool/gym area. We anticipate finalising the refurbishment programme in time for the June Executive Committee meeting.

c) **Repairs to Common Areas**

No works undertaken

d) **Other**

Main Car Park Doors

The replacement of the existing "overhead roller" doors with commercial industrial-strength hinged doors designed specifically to meet our usage requirements has been approved. The proposed doors offer greater security, reliability and durability together with significantly lower operating costs.

Final designs have been approved by our architect, construction of the doors has commenced and we expect that the installation will be complete by mid May 2008.

Security/Intercom System

The installation of a new security access system to the Pacific Park's Rocklands Road car park access points has been approved. The new system will replace the existing magnetic card readers with a proximity card system.

Wiring for the new system has been completed and we anticipate that installation will be completed mid May 2008.

A sub-group of the Executive Committee has the responsibility for the implementation and subsequent management of the new access system which is currently planned to be fully operational from mid July.

Tennis Court

Repairs to the tennis court have been approved. The works to be undertaken include repairing the current surface with a tennis court membrane (same colour green), repairs and upgrading of fencing, treatment of rust/corrosion on fence & net posts and painting of the western wall. The total cost for these works is \$13,540.00 excluding GST. The repairs will be completed by mid June.

2. Other Works

Individual Unit Repairs

Unit 18: Repairs to a roof construction joint inspected and repairs approved (approximately \$3600.00).

Relocation of a construction joint drain on the upper northern balcony to be undertaken.

An assessment of the options, risks and costs of replacing the residual area of original balcony tiles and waterproof membrane has been undertaken.

Advice received from our architect has identified that this balcony membrane is currently functional. However the works being undertaken on this unit include the need to lift existing tiles and waterproof new works by joining onto the existing waterproof membrane pose considerable risks in relation to both the effectiveness of the new work and the continuing effectiveness of the existing membrane.

Our Architect has contacted the representatives of Unit 18 identifying this risk and the possible costs to the owners of Unit 18 should a failure occur and suggesting that the potential problem be avoided by replacing the existing membrane/tiling now. The replacement of the existing membrane and tiles together with the waterproofing the buildings perimeter at this time would cost approximately \$100,000.00 (with construction equipment on site). Subject to approval by the Executive Committee we have suggested this be undertaken now and that the cost of these works be shared equally by the Owners Corporation and Unit 18. This proposal would remove the significant potential future liability for any deck/membrane failure from the owners of Unit 18 plus it would complement the extensive works being undertaken on this unit. At this time the owners of Unit 18 have not accepted this offer/suggestion.

The Owners Corporation has been indemnified in relation to the new works being undertaken on Unit 18 and the potential that the new works cause damage to Owners Corporation property; a review of these indemnities will be required given that the potential cost to repair a failure of the membrane will be in the order of \$150,000.00 (assessed cost after construction on Unit 18 complete).

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 60: Repair completed.

Unit 97: Replacement of waterproof membrane and tiles to balcony in progress expected completion mid May.

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

Unit 121: Repairs to tiling and building expansion control joint to be investigated and repairs initiated.

Unit 68: Repairs in relation to waterproofing issues that are affecting units on the lower levels of the building are in progress with completion late May.

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.

Common Areas

Other Front entrance planter box to be repaired
"Ponding" issue with main courtyard drain to be investigated and repaired.

3. Major Works Expenditure

As at 31/3/08 the Major Works Expenditure for the year ending 31 October 2008 was \$97,495.70 compared to the budget for this period of \$231,060.60 .A revised Major Works Budget for 2007/08 as discussed at the Executive Committee Meeting of 17 March is attached.

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 |