

Major Works Sub Committee  
Report on Major Works June 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 June.

c) **Repairs to Common Areas**

No works undertaken

d) **Other**

**Main Car Park Doors**

The existing "overhead roller" car park doors on Rocklands Road have been replaced with commercial industrial-strength hinged doors designed specifically to meet our usage requirements. The new doors offer greater security, reliability and durability together with significantly lower operating costs.

**Security/Intercom System**

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

**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 which have been delayed due to wet/cold weather are now expected to be completed July.

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.

A recent on site assessments by our architect have identified that the existing membrane has been damaged and that there are further issues which need to be resolved in relation to new works, specifically:

A) **Hydraulics**

The new works remove a number of the existing drains on the deck. As a result we will require a report confirming sufficient drainage will be provided to the deck and new roof areas.

B) **Deck Drainage**

The use of remaining deck drains is compromised due to the changes to the deck levels as a result of the new works.

C) Waterproofing

The original consent to the works stipulated a nominated waterproofing contractor (Premier Waterproofing); a request by the owners of Unit 18 to use an alternative contractor on part of the works is not acceptable.

An agreement has been reached in relation to resolving the above issues and the replacement of the residual deck area whereby the Owners Corporation will contribute up to \$65,000 to the repairs with the balance being contributed by the owner of Unit 18 .

A deed covering these arrangements is being prepared for execution. The proposed works are envisaged to be completed in July.

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: Replacement of waterproof membrane and tiles to balcony in progress, completion delays caused by wet weather.

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 currently being delayed by wet weather.

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.

Unit 2 Investigate of water ingress to enclosed balcony area. Options identified for correction. Works not an Owners Corporation responsibility as the enclosed sunroom not common property having been installed by prior owners.

Unit 98 Water damage in relation to bathroom repairs. Repairs will require discussion with the unit owner as part of cause and damage relates to a leaking shower screen .

Unit 138 Investigation into causes and rectification of water in the ceiling slab underway.

Unit 149 Water damage caused to ceiling of unit from washing machine overflow from unit above. The costs should be between owners insurance companies.

**Common Areas**

Other Front entrance planter box to be rebuilt.

“Ponding” issue with main courtyard drain to be investigated and repaired.

**3. Major Works Expenditure**

As at 31/5/08 the Major Works Expenditure for the year ending 31 October 2008 was \$220,515.57 compared to the budget for this period of \$323,484.85 .

**4. Other**

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

- |                                 |                     |
|---------------------------------|---------------------|
| ▪ Painting Rocklands Road fence | Partially completed |
| ▪ Roof Access (F1-4)            | Deferred            |
| ▪ Lifts Stage 1 Upgrade         | Deferred            |