

Major Works Sub Committee
Report on Major Works September 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**

We had anticipated finalising the refurbishment programme in June however discussions with our architect are suggesting the scope of these works should be broadened with the result that we now expect the refurbishment programme to be finalized in September .

c) **Repairs to Common Areas**

No works undertaken

2. Other Works

Individual Unit Repairs

Unit 18: Repairs to a roof construction joint in progress (approximately \$3600.00).
Relocation of a construction joint drain on the upper northern Has been completed .

An agreement has been reached with the owner of Unit 18 in relation to resolving the deck drainage and damage to existing membrane issues that involves 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 has been prepared for execution together with an amended By Law to be adopted at the General Meeting of Owners. The proposed works are envisaged to be completed in September.

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

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 138 Investigation into causes and rectification of water in the ceiling slab underway. At request of resident of U138 no action to be taken at this time.

Unit 69 Repairs to pergola due to wind damage and inadequate fixing of roofing material has been requested.

Unit 119 Replacement of original wooden pergola due to dilapidation, quotes have been requested.

Unit 97 Request to repair/repaint water damaged ceilings has been received and is under review.

Unit 127 Repairs to water damage arising from defective exterior wall flashing has been investigated and quotations for repairs requested

Common Areas

Other Front entrance planter box to be rebuilt quotation received.

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

Gardens The “spring” works required for the gardens (fertilizing, spraying ,pruning and extensions to irrigation has been completed

3. Major Works Expenditure

As at 31/8/08/08 the Major Works Expenditure for the year ending 31 October 2008 was \$358,924.71 compared to the budget for this period of \$462,121.21 .

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 |

Minor Works

As approved at the last Executive Committee meeting Premier Building Contractors were appointed to provide for the management of minor works. Meetings between Premier , Bright and Duggan and representatives of the Executive Committee to resolve the operations of this service have been held.

A Minor Works Report detailing works assessed and undertaken will be presented separately.