

## **WORKS COMMITTEE REPORT – MARCH 2009**

### **STRATA PLAN 47991**

#### **41 ROCKLANDS ROAD WOLLSTONECRAFT**

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### **MAJOR WORKS PROGRAMME**

#### **Pool and Gym Area Refurbishment**

A scoping document and drawings have been prepared by Jack Mazaraki of the works necessary to refurbish the pool and gym area. A quote for the works has been received from Premier Waterproofing totaling \$185,000 + GST. Although this quote is in excess of the budget, many of the work items covered in the scope are in very poor condition and will need to be replaced / repaired this year regardless, so it makes good sense to do all the work at the one time and not end up with a half finished result.

There are still some items in the Premier quote that we are awaiting further details, however we do not anticipate they will materially change the amount of the Premier quote. Premier would be able to commence the works 2 weeks from receiving confirmation of award and the works will take approximately 8 weeks to complete.

#### **Exterior Façade Repairs and Repainting**

The quotation has been received from Premier Waterproofing which totals \$400,000 for the works as detailed in the January 2009 report. It is the recommendation of the works committee that these works be deferred until 2010.

#### **Communications Recabling**

With the commencement of the phase in of the digital television in 2010 we need to upgrade the existing cabling in the building to ensure all residents will be able to maintain their television reception. We have asked Jack Mazaraki to seek proposals from suitably qualified specialist consultants to prepare a report on what is needed to ensure the building is ready to meet future communications needs. The recabling may also have other benefits such as accommodating future security upgrades etc.

## **OTHER WORKS**

### **Unit 74**

Approval has been given for the repair of the cracked cement render which has come away from the brickwork. The cost of the repairs is \$5,688 + GST.

### **Unit 98**

The repairs are underway to fix the leaking pipe in the wall.

### **Unit 61**

The quote has been received totaling \$2,048.00 + GST to fix the garage leaks and approval has been given to complete the works.

### **Unit 90**

The quote has been received totaling \$2,118.00 + GST to fix the garage leaks and approval has been given to complete the works.

### **Unit 23**

The quote has been received totaling \$863.00 + GST to repair the wet wall in the living room. The wet wall is from a defect in the shower membrane in Unit 24. Approval has been given to complete the works.

### **Unit 119**

The replacement of the pergola has been undertaken.