

WORKS COMMITTEE REPORT – APRIL 2009

STRATA PLAN 47991

41 ROCKLANDS ROAD WOLLSTONECRAFT

MAJOR WORKS PROGRAMME

Pool and Gym Area Refurbishment

The contract for the pool and gym area refurbishment has been let to Premier Waterproofing as recommended by Jack Mazaraki who were the lowest price at \$156,467 plus the PC allowance for lighting and air conditioning of \$56,500 (all plus GST). The works commenced Thursday 7 May and are scheduled to be complete in July.

The works have commenced in the pool area so that the gym can be left operational for as long as possible.

Communications Recabling

Jack Mazaraki has been a suitably qualified specialist consultant and will be meeting him at Rocklands to discuss the scope of the works.

OTHER WORKS

Unit 74

The render repairs are complete and the unit owner is happy with the finished work.

Unit 98

The repairs to the leaking pipes have been completed and the tiles replaced.

Unit 61

The garage leaks are scheduled to be repaired week ending 22 May 2009.

Unit 90

The garage leaks are scheduled to be repaired week ending 22 May 2009.

Unit 23

The wet wall is scheduled to be repaired week ending 22 May 2009.

Unit 121

We have inspected the cracked tiles which are on the stainless steel control joint cover and have agreed with the owner to remove the tiles and just leave the stainless steel control joint cover. This work is being undertaken week ending 15 May 2009.

Unit 160

The unit owner has reported extensive cracking and drummy render which we will arrange to inspect.

Pool Heater

The pool heater which recently broke down has been assessed by Cervas, our pool heater specialist, as not worth repairing. We have placed an order for a new heater and based on Cervas's recommendation have upgraded to a model with more capacity which will prolong the heater life and reduce running times and hence operating costs. Total cost is \$8,595.78 + GST.