

Gaze-A-Way Roof Project -- Update #2 for Owners –

(For Owners to pass on to family members, visitors, agents, tenants, contractors)

18th February 2018

(See also previous Update issued on 4th February 2018)

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Gaze-A-Way Update – Thank You to the Volunteers

- As advised to Owners in the last Committee Minutes (18th January 2018), your Committee resolved to self-manage the Roof Project works so as to conserve funds, and,
- In lieu of a Project Manager, your Committee accepted the offer of Mr Philip Hall (Unit 17) to oversee on a voluntary basis on behalf of the Committee, all works arising from the Gaze-A-Way Extraordinary General Meeting (EGM) Resolutions of 18th January 2018 relating to the Roof Project.

On behalf of all Gaze-A-Way Owners, a Thank You to:

- **Philip Hall (Unit 17) for voluntarily continuing the necessary tasks and for the considerable time involved in oversight of the Roof Project, and,**
- **Noel Douglas (Unit 4) for voluntarily and constantly assisting all Owners to understand and cope with the current temporary circumstances.**

- And all of us as Owners of the 20 Units at Gaze-A-Way can thank ourselves for coping with the costs and inconvenience of this unavoidable and disruptive project!
- Special sympathy to Lot 1 and Lot 4 and Lot 7 and higher Lots on the West side who endured the worst of the dust and noise during demolition activities,
- And last but not least, as Owners we all have continuing individual obligations to comply with the requirements of BOSS as “*the person with management and control of the workplace*” (per *Work Health and Safety Act 2011*) for the duration of the Roof Project. Please also review again the Notification of Restrictions dated 19th January 2018 and circulate these again to family members, visitors, tenants, agents and any other persons having business at Gaze-A-Way.

Gaze-A-Way Update – Progress Report and Indicative Timeline (1)

Monday 22nd January to Friday 26th January 2018 - completed:

- ✓ Noted “Form 15—Compliance certificate for building design or specification”, by Engineer Jason Lindsay RPEQ
- ✓ Site handover from Gaze-A-Way to BOSS,
- ✓ “Delapidation photos” taken to record pre-project conditions,
- ✓ Established site including Exclusion Zones and Restrictions as notified to Owners,
- ✓ Erected Temporary Fencing including Mesh and Signage,
- ✓ Removed portion of roof and ceiling over walkway bridge to accommodate scaffold legs,
- ✓ Commenced Scaffold delivery and erection,
- ✓ Disconnected and reinstated (by KONE) lift electrics and emergency phone,
- ✓ Supplied and Erected handrail to South steps,
- ❖ Public Holiday Friday 26/01/18.

Monday 28th January to Friday 2nd February 2018 - completed:

- ✓ Scaffolders “rostered off” on Monday 28/01/18,
- ✓ Continued Scaffold erection,
- ✓ Installed chute to drop debris from roof to ground,
- ✓ Crane remained on site for 2 days.
- ❖ Rain delays for 2 days -- no site works on Friday 02/02/18, rain continuing over weekend.

Monday 5th February to Friday 10th February 2018 - completed:




- ✓ Completed erection of Scaffold,
- ✓ Commenced demolition works on Wednesday 7th February 2018, worked a catch-up day on Saturday 11th February 2018.

Monday 12th February to Friday 16th February 2018 - completed:

- ✓ Completed main demolition works – noted severely degraded roof frames and tile fixings, especially over West stairwell,
- ✓ Agreed to variations proposed by BOSS for Colorbond Ultra Roof at gradual slope over Liftwell and West stairwell in lieu of membrane for better weather seal and longevity, and, possible elimination of steel legs for East stairwell roof, all subject to review by Jason Lindsay RPEQ,
- ✓ Materials delivered and hoisted by crane to rooftop, new construction works commenced.

Gaze-A-Way Update – Progress Report and Indicative Timeline (2)

Monday 19th February to Friday 23rd February 2018 (weather permitting):

- Complete any outstanding demolition works and materials removal,
- WARNING: Disruptive Noise Levels and Dust as materials drop down chute,**   
- Continue new construction works,
- Commence installation of Colorbond Ultra steel sheet roof over Liftwell, West stairwell and over East stairwell.

Monday 26th February to Friday 2nd March 2018 (weather permitting):

- Complete new construction and roofing works,
- Commence rendering,

Monday 5th March to Friday 9th March 2018 (weather permitting):

- Continue with rendering program,
- Commence painting program.

Monday 12th March to Friday 16th March 2018 (weather permitting):

- Continue with painting program,
- Commence dismantling scaffold.

Monday 19th March to Friday 23rd March 2018 (weather permitting):

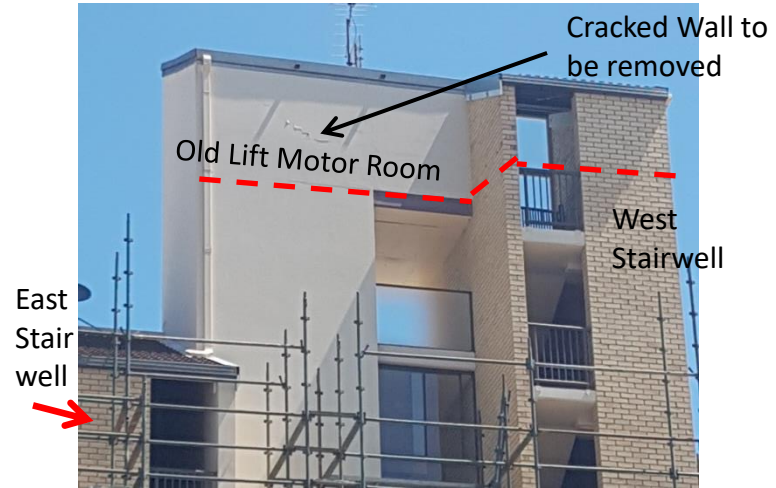
- Complete removal of scaffold,
- Reinstate roofing and ceiling on walkway bridge,
- Make good any damage to Building and other Common Areas,
- Clean-up Site,
- Remove Temporary Fencing and Signage,
- Site handover from BOSS to Gaze-A-Way.

Gaze-A-Way Update – What is being done? (1)

Upper South Wall with window and adjacent upper West Wall. All material above **red** dotted lines is to be removed.



Upper North Wall with significant crack above Old Lift Motor Room floor slab. All material above **red** dotted lines is to be removed.



Upper South Wall, window and adjacent Upper West Wall removed as at Thursday 15th February 2018. The **red** dotted line indicates Old Lift Motor Room floor slab.



Demolished materials are dropped through Chute to skips on ground, 9 floors below.

Upper North wall after demolition as at Thursday 15th February 2018. The **red** dotted line indicates position of Old Lift Motor Room floor slab (behind scaffold).

Gaze-A-Way Update – What is being done? (2)

View of West Wall from Esplanade – from this angle, the NEW upper roof line will appear to be below the roof balustrade when the project is complete.

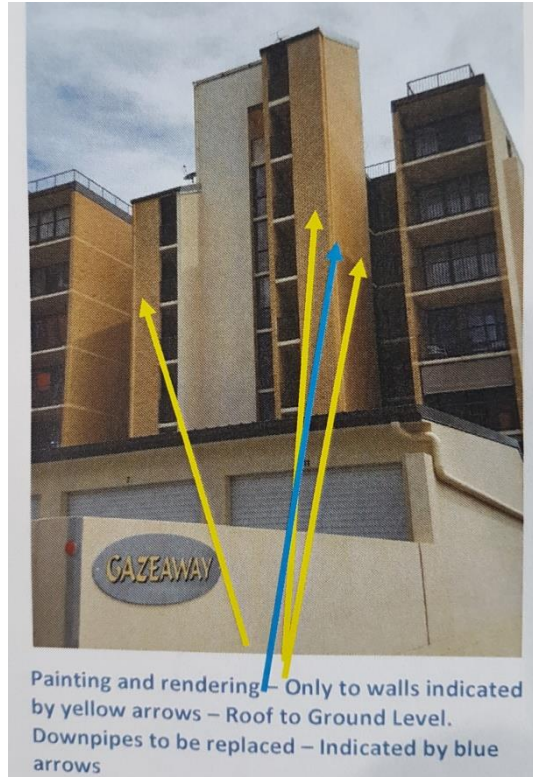
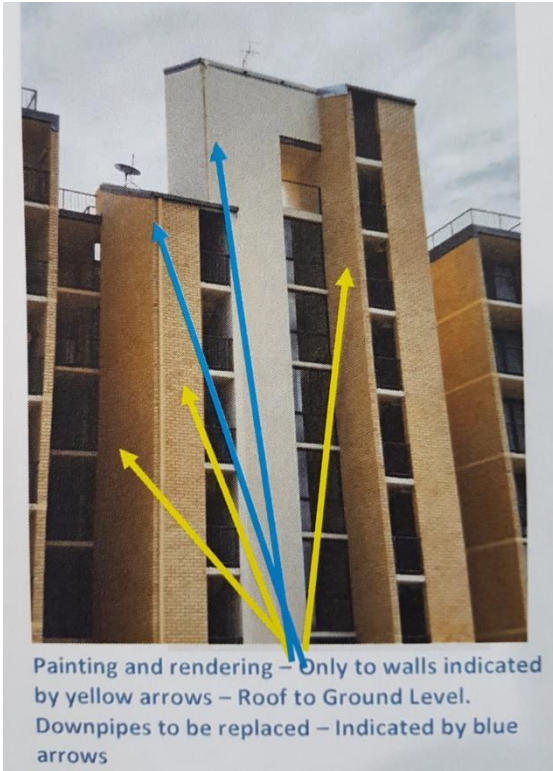
Before works commenced



Works as at Thursday 15th February 2018



Gaze-A-Way Update – What is being done? (3)



Scope of Works

- Render 433 square metres to three (3) sides of the both stairwells including returns into all landings to match the current render work to exterior of the lift shaft of the building.
- Remove two (2) existing downpipes to the stairwells and supply and install two (2) new round 100mm downpipes.
- Replace one (1) downpipe from removed rooftop area and discharge onto roof of lower roof staircase.
- Supply and install extra working platforms to the scaffold below the demolition area at the top of the building, including extra Unimesh around the perimeter of all working platforms down to Ground Level.
- Additional two (2) weeks hire of scaffold.
- Removal of handrail to upper landing of staircase, supply and install timber frame, blueboard sheet or similar and render finish.
- Frame in upper level staircase void, sheet with fibre cement sheet and paint.
- Green render primer and two (2) coats Dulux Weathershield system to all newly rendered areas only.

NOTE: The purpose of the render-and-paint is not cosmetic but is intended to arrest further degradation of brickwork and mortar in our 37 year old Building in the harsh, near-to-the-sea conditions.

Gaze-A-Way Update

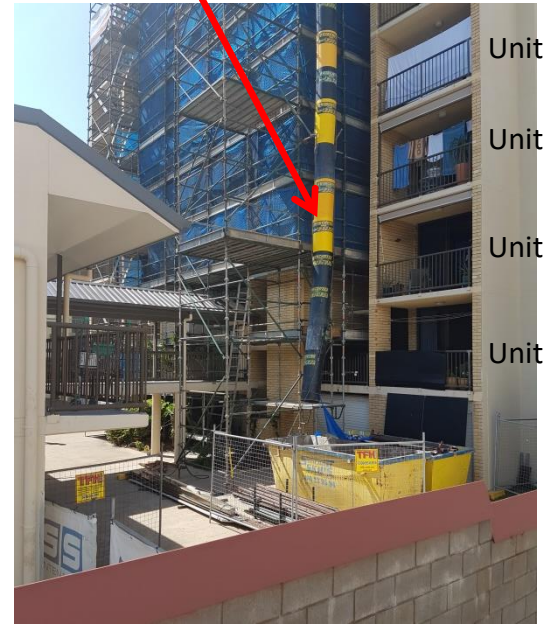
East Stairwell Tile Roof will be replaced at same pitch using Colorbond Ultra steel sheet (same as garages)



East Stairwell with Tile Roof removed

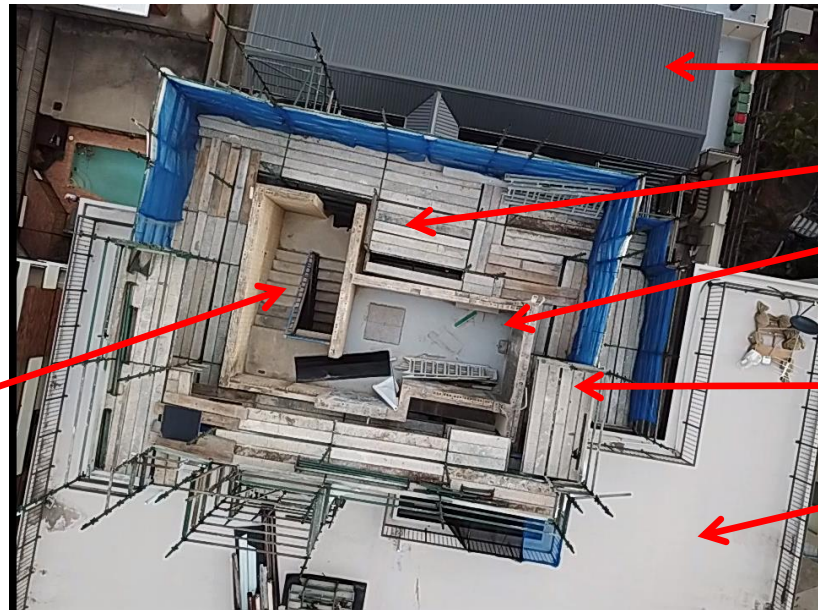


Builder's Chute drops materials to skip



Looking down from a drone, tile roofing removed, upper brick walls partially removed, as at Sunday 11th February 2018. (Picture provided by a volunteer drone operator).

West stairwell



Garages facing Princess Lane

Scaffolding platform

Old Lift Motor Room Floor

Temporary TV Antenna and Dish

East stairwell – below scaffold platform

Main Roof – concrete slab covered with waterproof membrane. Flashing repairs and renewal of the membrane is being considered.