

Gaze-A-Way Roof Project -- Update #3 for Owners –

**For Owners to pass on to family members, visitors, agents, tenants, contractors
- please continue to comply with all restrictions set out on the last page of this Update**

3rd March 2018

(See also previous Updates issued on 4th February and 18th February 2018)

Prepared by:
John Pegler
Secretary/Treasurer
Gaze-A-Way CTS 11054
Tel: 0417 949 819

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 every day 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 – see last page of this Update -- and circulate these again to family members, visitors, tenants, agents, cleaners, contractors 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 - completed:

- ✓ Completed any outstanding demolition works and materials removal,
- ✓ Continued new construction works – framing almost complete over Old Lift Motor Room and West stairwell,
- ✓ Commenced rendering,
- ❖ Rain delays for 2½ days from Wednesday afternoon and over weekend – some water ingress to liftwell, storm tarpaulins fitted.

Monday 26th February to Friday 2nd March 2018 - completed:

- ❖ ½ day lift outage on Monday due to rainwater ingress to liftwell,
- ✓ Colourbond Ultra roof sheeting installed over Old Lift Motor Room, Liftwell, West stairwell and East stairwell,
- ✓ Continued rendering,
- ✓ Commenced external painting,
- ✓ Commenced enclosure of final flight of West stairs (no longer required)
- ✓ Commenced West stairwell ceiling,
- ✓ Completed East stairwell ceiling.

Saturday 3rd March and Sunday 4th March to Friday 9th March 2018 (trades availability and weather permitting):

- Continue Render and external Painting,
- Commence installation of flashing.

Monday 5th March to Friday 9th March 2018 (adverse weather forecast and delays expected):

- Complete Render and external Painting program including remaining walls on rooftop (all subject to weather),
- Complete installation of flashing,
- Complete enclosure of uppermost West stairway (no longer required), West stairwell ceiling,
- Replace downpipes draining water from new roof,
- Replace door to Main Roof,
- Commence dismantling scaffold,
- Remove materials from roof by Crane.

Gaze-A-Way Update – Progress Report and Indicative Timeline (3)

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

- Complete Rendering and Painting program,
- Complete dismantling and removal of scaffold.
- Reinstate roofing and ceiling on walkway bridge,
- Make good any damage to Building, Rooftop Membrane and other Common Areas,
- Clean-up Site including spillage and debris accumulation on balconies, walkways and other common areas and at Lot 1,
- Remove Temporary Fencing and Signage,
- Site handover from BOSS to Gaze-A-Way – subject to weather.

NOTES: 1. New BOSS Target Completion and Handover date heavily depends on possible progress in adverse weather conditions, noting the highly unfavourable forecast in the coming week.

2. The Restrictions dated 19th January 2018 – see last page of this Update – remain in force until 29th March 2018 unless changed by notification in writing.

3. On completion of the BOSS Work Program, the TV antennae and satellite dish will be re-established in their permanent location by Antenna & Data as a separate project.

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

Former Upper South Wall with window and adjacent upper West Wall. Material above red dotted lines has been removed.



New roof line almost complete as at 1st March 2018.



Former tile roof over East stairwell



Replacement Colorbond Ultra steel roof over East stairwell as at 1st March 2018



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

Low pitch Colorbond Ultra steel roof over Liftwell and West stairwell



Redundant stair enclosure and ceiling over West stairwell



Completed ceiling over East stairwell



General view on rooftop, looking North towards new work, some scaffolding partially dismantled and palletted, ready for removal by crane.

NOTICE OF RESTRICTIONS AT GAZE-A-WAY DURING ROOF PROJECT

All of the following restrictions apply to ALL PERSONS residing, visiting or working at Gaze-A-Way unless otherwise authorised by BOSS Building Maintenance Pty Ltd, ("BOSS") during the period commencing

6:30am on Monday 22nd January 2018

and continuing until

2:00pm on Thursday 29th March 2018, unless otherwise advised.

- ALL PERSONS ARE PROHIBITED FROM PASSING THROUGH ANY FENCE OR BARRIER ERECTED BY BOSS WITHOUT AUTHORISATION FROM BOSS,
- loss of vehicle access and use of all Lower Garages, meaning all of the Garages associated with Lots 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19 and 20. (Cars and other vital possessions must be removed before 6:30am on Monday 22nd January 2018),
- changes to domestic Rubbish collection arrangements (details will be notified separately),
- screening or hoarding boards covering,
 - Northern patios,
 - Northern balconies where considered exposed to hazards,
 - Northern openings to walkways,
 - Northern openings to stairwells,
 - the rooftop opening above the internal cavity,
- "Exclusion Zones" will be established, into which entry is prohibited under the *Qld Work Health and Safety Act 2011* unless authorised by BOSS,
- "Exclusion Zones" will be fenced with locked gates during the construction period and will include at least the following areas:
 - the driveway ramp down to the Lower Garages,
 - the concrete apron between the Lower Garages and the North side of the Main Building,
 - the bridge from the Upper Garages to the North side of the Main Building,
 - the access way on the West side of the Building to the Swimming Pool,
 - the access way on the East side of the Building from the Esplanade to the Lower Garages,
 - exposed patios such as at Lot 1,
 - Level 8 (the Main Roof),
 - Level 9 (the old Lift Motor Room),
 - such other areas as may be identified by BOSS as 'at risk',
- entry and exit to the Main Building is allowable only via The Esplanade and the South facing door of the Committee Room (facing the sea), and using only the prescribed routes to and from Lots,
- any other instructions concerning restrictions of movements of persons and vehicles in and around the Gaze-A-Way common areas and around individual Lots and in and around Exclusion Zones as may be given verbally or otherwise prescribed, or about which instructions or signage may be posted, by the Representative of BOSS who is "the Person with Management or Control of the Workplace" under the *Qld Work Health and Safety Act 2011* and the *Qld Work Health and Safety Regulation 2011*.

Authorised by the Committee of Gaze-A-Way Body Corporate CTS 11054 – 18th January 2018

NOTICE OF RESTRICTIONS AT GAZE-A-WAY DURING ROOF PROJECT

-- continued

Depending on weather conditions and progress with the works, BOSS may find it necessary to extend the period of restrictions. Conversely, if conditions and progress are favourable, BOSS may find it possible to reduce the period of restrictions or ease the nature and extent of the restrictions.

Until any such changes are notified in writing to Owners, the restrictions listed on the previous page are the minimum restrictions which will apply on and from 6:30am on Monday 22nd January 2018.

Additional restrictions also may be applied if found necessary by BOSS to meet WHS requirements and for the well-being of persons who are residents, visitors or workers at the Gaze-A-Way property and persons who pass in and around the Gaze-A-Way property.

The BOSS Representative is authorised as "the Person with Management or Control of the Workplace" under the *Qld Work Health and Safety Act 2011* and the *Qld Work Health and Safety Regulation 2011* and is authorised to give all instructions necessary as part these legislative requirements.

The cooperation of all Gaze-A-Way Owners is essential to ensure compliance with these restrictions as set out on the previous page.

To fulfil their own obligations and duty under the *Work Health and Safety Act*, all Gaze-A-Way Lot Owners must put notifications in place and ensure that

- themselves and their family members, and,
- their visitors, and,
- their tenants, and,
- their agents, and,
- their cleaners, and,
- their tradespersons, and,
- any other persons with business at their Gaze-A-Way Lot,

comply fully with the restrictions on the previous page and with the instructions of the BOSS representative who is "the Person with Management or Control of the Workplace" and understand that the restrictions are focussed on the safety and well-being of all such persons during the Roof Project.

UPDATES ON THE PROJECT WILL BE PROVIDED TO OWNERS AS SOON AS AVAILABLE.

Issued by:
John Pegler
Secretary/Treasurer
Gaze-A-Way Body Corporate CTS 11054
Tel: 0417 949 819
19th January 2018

Gary Johns
Project Manager
BOSS Building Maintenance Pty Ltd
Tel: 0450 450 169

Authorised by the Committee of Gaze-A-Way Body Corporate CTS 11054 – 18th January 2018