



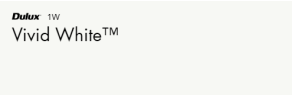





**Paint**

Area	Work	Pricing	Notes
External: Rendered Balconies of Entire Building	Paint Rendered Surfaces with an Elastomeric Membrane  Colour: Dulux Vivid White	Entry Improvements Tender	
External: Columns, Portico Lions and Peak Facade of Entire Building	Paint Surfaces with an Elastomeric Membrane  Colour: Dulux Vivid White	Entry Improvements Tender	
External: Ground Level Rendered Walls, Portico and Garden Beds of Entire Building	Paint Surfaces with an Elastomeric Membrane  Colour: Resene Akaroa Y79-026-082  	Entry Improvements Tender	 <ul style="list-style-type: none"> <li>The design consultant had in error specified the darker shade of colour (Double Akaroa Y73-029-083) instead of the base colour noted in column 2.</li> </ul>
Internal: Front Entry and Common Surfaces on all floors	Colour for Walls: Dulux Natural White #15W   Colour for Trims, Frames, Doors and Atrium Railings: Dulux Vivid White #1W 	Future Tender	<ul style="list-style-type: none"> <li>The design consultant had in error specified the Vivid White #11 which does not exist according to Dulux. Column 2 has been updated with the correct #1W.</li> </ul>


**Material Selection**

Area	Work	Pricing	Notes
External: Ground Level Terrace Screening of Units 1 & 3	Replace dilapidated timber lattice screening with Evalast screening. Post Colour: Vivid White Screen Colour: Spanish Saffron	Unit 1: complete, approved at previous AGM  Unit 3: Entry Improvements Tender	Unit 3 L-shape (LxH) 14x2m & 2.3x1.05m <ul style="list-style-type: none"> <li>Core drill 20x holes to suit 50x50 post</li> <li>Supply &amp; install 20x 50x50 Vivid White powder coated steel posts</li> <li>Supply &amp; install Eva-Last composite screening with stainless steel 12g fixings</li> <li>Gaps between the slats between 4-10mm, with a gap no greater than 100mm at the bottom of the screen</li> <li><a href="#">Eva-Last</a></li> </ul>
External: Lighting ground level gardens, Portico, round level unit terraces (1-4), and rebuilt entry walkway wall.	Replace dilapidated external lights with HUNZA solid brass/copper fixtures with LED lights.	Supply and install approved at previous AGM.  All lights purchased with some installed and remainder held by the supplier or installer.	<ul style="list-style-type: none"> <li>garden areas: Border Lite Pure LED WW Solid Bronze</li> <li>garden areas: Copper Pole Spot with Pure LED</li> <li>unit terraces and entry: Pagoda Lite Pure LED Warm White Copper</li> <li>rebuilt entry walkway: solid copper with Pure LED</li> <li>Portico: BG-R40.2.4m recessed LEDs</li> </ul>
External: front entryway, front steps, rear entry area, and all ground level unit terraces	Replace tiled areas with new large format tiles and strip drains  Tile: Ela Stone (15-1082) Travertine Look Porcelain Tile (P5 slip rating). 10x300x600mm	Front entryway & steps; & unit 4 terrace: Entry Improvements Tender Remainder of areas: Future Tender	<ul style="list-style-type: none"> <li>After a couple interactions, this tile was selected by interested owners and agreed during the 8 April 2021 Strata Committee Meeting.</li> <li>Stair nosings: non-skid per clause D2.13 &amp; D2.14 of BCA; and minimum 30% luminance contrast</li> </ul>
Internal: Front Entry and Ground Foyer	Replace tiles internal area with tiles to match external tiles, but 10x600x600mm	Future Tender	<ul style="list-style-type: none"> <li>See note above.</li> </ul>

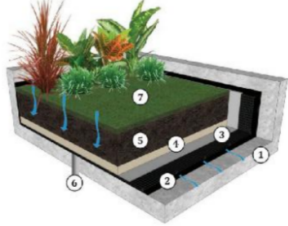


<p>Internal Lighting on all levels</p>	<p>Replace existing lights with new lights.</p> <p>Lights: EST Snap Mini-Twin White</p>	<p>Future Tender</p> 	<p><a href="https://www.estlighting.com.au/">https://www.estlighting.com.au/</a></p> <p><a href="https://www.estlighting.com.au/products/est/product/snap-mini-twin">https://www.estlighting.com.au/products/est/product/snap-mini-twin</a></p>
<p>Internal Carpeting on Levels 1-4</p>	<p>Replace existing carpeting on levels 1-4 with new carpeting.</p> <p>EC Group 100% pure NZ Wool, colour/pattern: Residence 0077</p>	<p>Future Tender</p> <p>potential supplier: Ken Sparks Carpets, Brookvale</p>  <p>Seventy Seven 0077</p>	<p><a href="https://www.eccarpets.com.au/images/downloads/M17018_The_Collection_ecgroup.pdf">https://www.eccarpets.com.au/images/downloads/M17018_The_Collection_ecgroup.pdf</a></p>
<p>External: Letterboxes in Portico</p>	<p>Replace existing Letterboxes with new larger letterboxes cut into the Portico wall.</p>	<p>Entry Improvements Tender</p> 	<p>Bank of 24 x APR2 (A4 landscape) Style Mailsafe Letterboxes with:</p> <ul style="list-style-type: none"> <li>• 6 boxes wide by 4 high.</li> <li>• 20 units, 1 strata and 2 x 1.5 width open parcel shelves.</li> <li>• external dimensions: 2080mm wide, 736mm high and 250mm deep</li> <li>• Front opening; key locked, weather hoods; 30mm aperture</li> <li>• slots; silver double-sided key lock.</li> <li>• colour of bank TBC.</li> <li>• engraved strip/traffolyte colours, text and font TBC.</li> </ul>

**Enhancements**

Area	Work	Pricing	Notes
<p>External: Main Entry Walkway from Portico to Building Entrance</p>	<p>Rebuild dilapidated walkway wall with continuous rendered brick wall with step lights to illuminate pathway.</p>	<p>Entry Improvements Tender</p> 	<ul style="list-style-type: none"> <li>Supply and install of Step Lights approved at previous AGM; have already been purchased.</li> <li>The External Lighting approved at the previous AGM had been presented with an earlier designer's visual concept of a continuous rendered brick walkway wall.</li> <li>Most recent designer concurred with the structural element and lights, but amended the colour and added brass stair handrail.</li> </ul>
<p>External: Garden Bed 1</p>	<p>Demolish inner wall of garden bed, extend terrace floor to outer wall, add glass balustrade to match others.</p>	<p>Entry Improvements Tender</p>	<ul style="list-style-type: none"> <li>Garden bed 1 has been leaking for some years causing structural decay of the entry curved wall. The decay extends to the far side of the garage lintel.</li> <li>Current configuration is a climbing hazard and does not comply with BCA.</li> <li>Code consultant, remedial builder, and design consultant agree to this modification.</li> </ul>
<p>External: Levels 1-4 and Unit 2 Balustrades</p>	<p>Replace balustrades with frameless glass</p>	<p>Complete</p>	<ul style="list-style-type: none"> <li>At the time of new balustrade installation, the decision was to not paint the balconies. The inner face of the balcony hobs will require the glass to be removed to paint.</li> </ul>
<p>Internal: Lift Motor Car</p>	<p>Refurbish the Lift Car</p>	<p>Complete</p>	<ul style="list-style-type: none"> <li>The old, disused contactor panel remains in the Lift Motor Room. Consider selling these contactors as they are rare spare parts.</li> </ul>

**Further Design**

Area	Work	Pricing	Notes
<p>External: Landscaping of Garden Beds 1-9 and surrounding grounds</p>	<p>Rebuild garden beds after water seal replacement.</p> <p>Seek design proposals for all external landscaping.</p>	<p>Garden beds 2-5 rebuild: Entry Improvements Tender</p> <p>Garden beds 6-9 rebuild: Future Tender</p> 	<p>Garden beds to be rebuilt with the following:</p> <ul style="list-style-type: none"> <li>• Drainage cell (Ausdrain 30mm) across bottom</li> <li>• Geotextile fabric (synthetic geotextile: Class A, 140gsm)</li> <li>• Course washed river sand (70mm deep).</li> <li>• Soil mix (ANL Planter Box Mix)</li> </ul>
<p>Internal: Plant scheme of planters on level 1-4</p>	<p>Consider repairing water seals and possibly removing planter soil; and replace with potted plants.</p> <p>Seek design proposals for all internal planters.</p>	<p>Future Tender</p>	
<p>Internal: Art and decorations for all internal common floors</p>	<p>Seek design proposals for internal art/decorations</p>	<p>Future Tender</p>	