

Weekly Update From Estate Manager

13th April, 2018

Power Redistribution Works

Works >95% complete

- City Electrical Service Aust to complete the following;
 - New 'schedules' for the switch boards showing which circuits serve which homes and buildings
 - Map of the estate with new circuits and turrets
 - Final clean up by Substation 1
- Outstanding matters
 - Repairs to asphalt to be inspected on Monday 16th April with tradesmen

Gardening

- Taps at Bradley Park pool and tennis court converted to 'tap key' taps, so only EM and gardeners can turn on with a tap key
- One fountain fixed, working on the other
- Tree Audit was partially completed on common property trees, report received, four areas missed, have asked for the report to be corrected, awaiting correction

Pools & Gym

- Leg press repaired as part of monthly service, all equipment working
- Loose tiles on the edge of the Bradley Park pool – REPAIR COMPLETED POOL OPEN AGAIN FOR USE
- 2 pool pumps install at Bradley Park per approval given at the meeting – JOB COMPLETE
- The wading pool is sucking air in via one of the lines, needs to be addressed or potential issues with pumps and dosing

Cleaning

- Power wash around Bradley Park pool and basketball court to be completed next month
- Hand wash replaced in gym

Other matters

- Basketball court installation COMPLETED
- Work order issued for trip hazards
- 1st stage Mediation progress
 - Follow up letters sent to 2 others, awaiting response
- Lodging Mediation with NCAT (per EC approval) ;
 - 5 Wilshire Close
 - 1 Connor Close
 - 44 Charlton Dr
- Thorpe Ave & Hewin Close street lights, experiencing a short every time it rains working to find the cause- rain expected next week
- Additional guards (per budget)
 - School holidays extra guard on site 13:00 to 18:00 hours