

Weekly Update From Estate Manager

25th May, 2018

William Close and Charlton Dr water leaks in road surface

- William Close Leak repair work commenced on Monday
 - The exact location of the leak has been found and will be fixed up next Monday. – COMPLETED
 - A sub-contractor has been engaged to conduct the paving work, and will be on-site Monday. – COMPLETED
- Charlton Drive water leak is being investigated currently.
 - Plumbers are on-site, and are currently searching for the leak. – COMPLETED
 - Leak is to be identified and rectified on Wednesday. – COMPLETED
 - A sub-contractor has been engaged to repair broken asphalt, and will be on-site Monday.

Power Redistribution Works

- City Electrical Service Aust underway;
 - Map of the estate with new circuits and turrets to be prepared as “As built plans”, a meeting will be held next Thursday regarding the map, City Electrical will attend the site.

Gardening

- Oulton Avenue planting work is to begin on Monday by an external Landscape Solutions team.
- Charlton Park fountain re-sealed, and currently awaiting to be filled and re-started.
- Brunswick Park fountains have been investigated by the electrician, and are currently awaiting spare parts. Due to be working early next week.
- Tree Audit was partially completed on common property trees, report received, four areas missed have been corrected and the report will be updated next week
- Hedge height reduction has been done down to the northern end. – COMPLETED

Pools & Gym

- The wading pool is sucking air in via one of the lines, needs to be addressed or potential issues with pumps and dosing – ONGOING NON URGENT
- Air conditioning in the Gym has now been turned off until August. Security shall open the windows in the morning, and close them in the evening.

Cleaning

- Focus this week on clean up leaves on hard surface
- Pressure wash on small path

Other matters

- Thorpe Ave & Hewin Close street lights, experiencing a short every time it rains working to find the cause - Still no rain
- Most of the visitor & disabled parking spaces have been re-marked, only three remained will be completed in next week. – COMPLETED
- Additional guards (per budget)
 - School holidays extra guard on site 13:00 to 18:00 hours – Working well with the children still using the pool and the parks over the holidays