



Monday, 22 August 2022

Dear Owners,

**Re: Storm Damage January 2020 – Update 18 August 2022**

The Executive Committee kindly provides the following update on the status of the roof remediation works following the catastrophic hail event of January 2020. We continue to thank you for your patience and ongoing support throughout this period.

In our last 13 July 2022 update, we communicated that the builders had mobilized to site and commenced works.

The following is a bullet point update, from the weekly update between Executive Committee, Insurance Assessor, Insurance broker and Consulting Engineer:

- Construction Programme, pushing into 2023
  - Draft dates for commencement of works
    - 5 Bowen Drive – Commenced 25/7/2022 – 60% Complete
    - 7 Bowen Drive - 30 August – Scaffolding commencing
    - 3 Bowen Drive - 31 October
    - 9 Bowen Drive 9 January 2023
  - Close down over the Christmas break from 14 December thru 9 January 2023
  - Updated schedule will be provided at completion of 5 Bowen Drive
  - Inclement weather has impacted progress. Roofers will open roofing where they are confident that works can be complete.
- Fire Engineering regarding extension to firewalls for 3 & 9 Bowen Drive, has largely been finalized.
  - Preferred option is to extend the brick walls. This will result in no change to the existing fire engineering design
- Hydraulic Engineering Design
  - Design brief has been received and is currently being reviewed by the executive committee.



- 5 Bowen Drive – Spring in roof
  - Prior to commencing works spring in the roof was identified. Once the roofing sheets were identified that there was a lack of support in the original construction. The structural engineer attended site and approved design for remediation.
  
- Blackall Street Roof Plant/Air-conditioners
  - Buildings 41, 43, 45, 47 will require a roof over construction to parts of the upper roof to stem leaks in several apartments. This solution will be in place until the roofing is replaced.
  
  - Design has been finalized and temporary roofing will be installed in coming weeks.

We will continue to provide further updates throughout the remediation project. Updates will be provided fortnightly now that we achieved mobilizing, however more frequently, if there is a requirement.

Please do not hesitate to reach out to the Executive Committee via Canberra Strata should you have any questions.

Kind Regards

Landmark Executive Committee