



Monday, 5 September 2022

Dear Owners,

Re: Storm Damage January 2020 – Update 4 September 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 18 August 2022 update, we communicated that works were underway however inclement weather had slowed progress.

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 – 90% Complete
 - 7 Bowen Drive - 30 August – Scaffolding commencing
 - 3 Bowen Drive - 31 October
 - 9 Bowen Drive 9 January 2023
 - Roof Sheeting, Box Guttering and Parapet sheeting completed
 - Vergola works to commence once scaffolding is removed as the scaffolding impedes access.
- Fire Engineering regarding extension to firewalls for 3 & 9 Bowen Drive, has largely been finalized.
 - Finalised. Methodology is to extend the brick walls, which will result in no change to the existing fire engineering design
- Hydraulic Engineering Design
 - Finalised and approved
- Blackall Street Roof Plant/Air-conditioners
 - Buildings 41, 43, 45, 47 roof over construction to parts of the upper roof to stem leaks in several apartments will commence in the coming week.
 - Design has been finalized.



- Blackall Street Roof Remediation
 - Engineering is due to commence in the coming week.
 - Ideally the builder will be able to continue onto to Blackall Street immediately following completion of Bowen Drive.
- Damage to Landscaping – 9 Bowen Drive
 - A roof sheeting delivery truck mounted the lawn area in front of 9 Bowen Drive. The builder is holding delivery/roof sheeting organization to account and will ensure full remediation of lawn area.

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