

**Key information: 208-214 Blaxland Road Ryde**

Building information		Unit 22																																																																																																																																																		
<p><b>July 2024</b></p> <p>Structural Engineer (<b>Remedial + Building Engineers</b>) engaged to inspect water ingress issues raised by some owners</p> <ul style="list-style-type: none"> <li>• <b>Inspection identified:</b> water ingress issues and variable internal and external remedial works for 7 units</li> <li>• <b>Report (July 2024) recommended:</b> roof re-waterproofing and repair of water ingress and internal and external remedial works</li> </ul>	<p>Unit 22 inspected. <i>Excerpt from Structural Engineer's Report</i></p> <p><b>REMEDIAL + BUILDING ENGINEERS</b> 208 Blaxland Road, Ryde   SP83633 RBE01049/RWS-A dated 24 July 2024 (UPDATED)</p> 	<table border="1"> <tr> <td><b>AREA:</b> UNIT 22</td> <td rowspan="2">Remove and replace a minimum 300mm beyond all areas of cracked gyprock.  Flashing works above to be investigated.</td> </tr> <tr> <td><b>ITEM:</b> CRACKING OF GYPROCK, TENSILE AND COMPRESSION-TYPE CRACKING</td> </tr> </table>	<b>AREA:</b> UNIT 22	Remove and replace a minimum 300mm beyond all areas of cracked gyprock.  Flashing works above to be investigated.	<b>ITEM:</b> CRACKING OF GYPROCK, TENSILE AND COMPRESSION-TYPE CRACKING																																																																																																																																															
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<p><b>November 2024</b></p> <p>Scope of works prepared by the Structural Engineer; put out to tender</p> <p><small>REMEDIAL + BUILDING ENGINEERS 208 Blaxland Road, Ryde   SP83633 RBE01049/SOW-R2 dated 7 November 2024</small></p>  <p align="center"><b>SCOPE OF WORKS</b></p> <table border="1"> <tr> <td><b>SOW REFERENCE</b></td> <td>RBE01049/SOW-R2 dated 7 November 2024</td> </tr> <tr> <td><b>ADDRESS</b></td> <td>208 Blaxland Road, Ryde</td> </tr> <tr> <td><b>STRATA PLAN</b></td> <td>SP83633   Registered : 08 October 2012</td> </tr> <tr> <td><b>STRATA MANAGER</b></td> <td>Dan Hinton Verdun Walsh Strata Management T. 61 2 9719 1822   <a href="mailto:dan@verdunwalsh.com.au">E. dan@verdunwalsh.com.au</a></td> </tr> <tr> <td><b>OWNERS REPRESENTATIVE</b></td> <td>Marish Lawrence T. 0400 789 707   <a href="mailto:m.lawrence@celarsydney.com.au">E. m.lawrence@celarsydney.com.au</a></td> </tr> <tr> <td><b>DESIGN PRACTITIONER</b></td> <td>Mr. John James Forest - Remedial + Building Engineers Design Practitioner Rego #DEP0000054 M. 0404 099 439   <a href="mailto:john@remedial.com.au">E. john@remedial.com.au</a></td> </tr> <tr> <td><b>SITE DESCRIPTION</b></td> <td>The Complex consists of 26 Units over a five (5) storey structure, constructed from a combination of reinforced concrete and part load bearing elements. 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Building information		Unit 22																		
Jan to April 2025	Change in Strata Manager/onboarding of new Strata Manager																			
August and October 2025	<p>EGMs held where the owners agreed to:</p> <ul style="list-style-type: none"> <li>Appoint <a href="#">Robertsons Remedial &amp; Painting</a> to complete the remedial works</li> <li>Raise a \$1.3m special levy (3 instalments Dec-Feb) to fund remedial works.</li> <li>\$1.3m includes the Structural Engineer's project manager fee (10% of Robertson's contract) and contingency of ~\$394k (recommended by Structural Engineer)</li> </ul>	<ul style="list-style-type: none"> <li>Unit 22 contribution for \$1,300,000 special levy: <b>\$51,200.77 (fully paid January 2026)</b></li> <li>Unit 22 costings <i>Excerpt from Robertsons Remedial &amp; Painting contract</i></li> </ul> <table border="1"> <thead> <tr> <th>ITEM 10</th> <th>UNIT 22 - LEVEL 2 (Owner: Susanne)</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td>Main Bedroom - Walls</td> <td>\$1,620.00</td> </tr> <tr> <td></td> <td>2nd Bedroom - Walls</td> <td>\$1,620.00</td> </tr> <tr> <td></td> <td>Lounge/Dining - Walls</td> <td>\$3,240.00</td> </tr> <tr> <td></td> <td>Miscellaneous - All Wet Areas (Plumbing)</td> <td>\$1,350.00</td> </tr> <tr> <td></td> <td><b>TOTAL</b></td> <td><b>\$7,830.00</b></td> </tr> </tbody> </table>	ITEM 10	UNIT 22 - LEVEL 2 (Owner: Susanne)			Main Bedroom - Walls	\$1,620.00		2nd Bedroom - Walls	\$1,620.00		Lounge/Dining - Walls	\$3,240.00		Miscellaneous - All Wet Areas (Plumbing)	\$1,350.00		<b>TOTAL</b>	<b>\$7,830.00</b>
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2025/2026	<ul style="list-style-type: none"> <li>November to December 2025: roof re-waterproofing completed (total cost \$266,827)</li> <li>February 2026: work on individual units to commence – schedule still to be provided to owners</li> </ul>																			

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