



BUILDING PROJECT UPDATE

January 2015

Dear Residents

Compliments of the season!

The start of the New Year brings exciting changes to San Ridge Village which will benefit all residents. At the AGM which was held late last year, it was announced to all owners that the Building Repair Project was to commence as of January 2015.

The Building project will commence on the 19th January 2015. This will be Phase 1 of the project and will run up until the end of December 2015. This project will entail repair of latent defects which have been clearly identified during a rigorous investigative process over the last 2 years. The expected outcome of this project is to stop the water ingress into apartments and prevent further water damage to the walls and roofs, as well as fix the existing external damage throughout the complex which affects common property.

This is the first of many updates you will be receiving from us regarding this project, as the trustees have committed to keeping you well informed throughout this process. The following details are important to note for January and February 2015:

- a) Work will commence on Block A (Acacia) on the 19th January 2015.
- b) Please note construction will occur between Monday to Friday from 7.30am – 4.30pm.
- c) The contractors will commence with tiling of walkways on the inner sides of the building i.e. on the side close to your kitchen doors.
- d) The contractors will be putting up a portable toilet near the vicinity of the JoJo tanks.
- e) The contractors will have a demarcated storage area for materials in the vicinity of Block A.
- f) Please refer to the Phase 1 schedule to get a more detailed timeline of the work to be undertaken as well as when your specific block will be addressed.

It is imperative to note that such a large scale project means that you will be seeing many new faces around the complex. While we have reviewed and adjusted our security protocols and controls to ensure that they are up to scratch to prevent the security of the complex being compromised during this process, we would like to request the following assistance from residents as well.

- a) Please ensure that all windows and doors are locked when we are away from our homes.
- b) Please ensure to steer clear of demarcated construction areas to avoid any injury.
- c) Please ensure that all children must be kept away from the construction areas and contractors storage areas.
- d) Please feel free to contact our Estate Manager, Conan Swanepoel, on 061 444 0800 or ConanSwa@gmail.com if you would like to report or comment on anything.

We thank you in advance for your patience, understanding and support with regards to the significant project that is being undertaken. We all look forward to an improved complex and living environment in the near future.

Yours sincerely,
San Ridge Body Corporate

The planned schedule for phase 1 of the work is indicated below:

