



BUILDING PROJECT UPDATE

14 May 2015

Dear Owners,

As we quickly approach the halfway mark of 2015, we wish to update you on the progress of the building project at San Ridge Village that was undertaken at the start of the year.

Just a reminder regarding the work that is being completed as part of this phase:

- Forming new outlets on internal walkways
- Waterproofing and tiling the walkways
- Treatment, preparation and pre-painting of all previously painted surfaces facing inwards towards the open atriums of the 2 blocks
- Followed by installation of gutters and downpipes on these inner walkways.

Work to date:

As per the most recent feedback report received, we can happily report on the following action items which have been completed:

- The tiling and waterproofing of Block A is now complete, final grouting and expansion joint formation are the only 2 outstanding action points.
- The tiling and waterproofing of Block B is largely complete, with portions of the ground floor remaining, as well as grouting which is still to be completed.
- The lifting of all security doors has now been completed. This was required given the addition of tiles on the walkway, raising the height, resulting in the doors not functioning correctly if they had not been lifted.
- Preliminary work has begun on Block C and F.

Owners, please note:

Unfortunately the project has been running slightly behind schedule. This is partially as a result of complexities in waterproofing as well as delays from unforeseen factors such as having to raise the security doors. In order to catch up, the contractor has proposed:

- Bringing in an additional tiling team that will commence work from Block F, followed by block G and E (effectively counter-clockwise from the existing team). This means that the residents of Block F can expect the tiling teams to commence work in these blocks sooner than previously anticipated.
- Based on this remediation to the original plan, there are no expected changes in the total time to complete the project. Therefore at this point in time we still expect Phase 1 of this project is to be completed by the end of Dec 2015.
- In addition, blocks A, B and C will all be painted within a short period of each other, as bringing in the painters after each block does not make economic sense.
- Please refer to Annexure 1 for the revised project schedule.
- From a financial perspective, we wish to note that the body corporate undertook a fixed cost contract, resulting in the above changes not financially impacting the cost of this phase for the complex.

Financial update:

- To date the Body Corporate has paid to Apex a deposit of 10% of the contract which is equivalent to R 554,563.
- In addition to this, the progress payments totaling R 868,846 has now been paid over to Apex in terms of Phase one of the project.
- As a reminder the Body Corporate has employed the services of Baobab Consulting, which is headed up by Peter Allsopp, to manage the project through to completion.
- All progress payments are therefore made post inspection and recommendation on completed work by Peter and his team.

Thanks:

- The trustees would also like to take this opportunity to thank the residents of Block A and B who have been so patient with us during the repair of their blocks. Your understanding is highly appreciated.
- We look forward to ensuring that this remains a quick and painless as possible process for the remainder of the blocks.

Should you have any questions or queries related to the building project, please feel free to contact Conan Swanepoel (Estate Manager) on conans@sanridgevillage.co.za or 061 444 0800.

Below are photos of the most recent works carried out in Block B:



Outlets at Baobab



Annexure 1:

