

## COMMITTEE AND MANAGER'S UPDATE 13 JULY 2014

### REPAIRING AND PAINTING THE BUILDING

The contractor has started the repair all around the building. He is experienced and has just completed work on View Talay 5 and is using products from the German BASF company. The architect will visit to supervise. <http://www.basf.com/group/corporate/en/>

To reduce the cost and make sure the paint is the best quality, we will buy the paint and materials in bulk ourselves so the quotation is for labour only.

The total cost of materials and labour, gondola hire, unexpected expenses and architect fees are estimated to be over 2.5 million. The work is expected to take 70 days. The 6 sides of the building will be split into 4 phases for pressure washing and painting. The final schedule will depend on the rain. Owners can suggest to the manager whether they think we should repaint in white or use a 2 tone effect. We plan to show owners different colour options to get feedback

### OWNERS REQUESTS

The manager said that the 2 things owners request most is a parking barrier system and more new flooring.

### INTERNAL IMPROVEMENTS

We have fitted granite around the lifts on all the remaining floors. Now the messy jobs inside the condo are all done except repairing the light well and roof on the 15th floor. We will ask the building painters to do this. We may be able to fit new flooring on 2 more floors depending whether we have unexpected expenses.

Mrs Kanong and her cleaning team have cleaned all the corridor walls in the building.

### UNEXPECTED EXPENSES

We have a problem with a main wastewater drain from the condo into the street along the main entrance. We are waiting for City Hall to tell us the cost of a new drain system.

### WATER PIPES

Chief technician Boompeng and his team have done another difficult job and changed all the old main pipes above the ceiling on the 15th. This should improve the water pressure everywhere in the building.

### ARREARS

The manager has posted details of the arrears and will close off the water of rooms who have not paid in accordance with the Condominium Act. The remaining arrears are mostly rooms that are abandoned or the owners have died.

### PARKING BARRIER

We have looked at many options. The cost of the double barrier and control system is about 100,000 baht. We expect the keycards to cost about 200 baht. To make sure we have enough spaces for owners, we will restrict visitor parking to 11 spaces. The income from the bank contract will pay for the system in less than a year.

### CABLE FEE

We have increased this from 200 to 300 baht. The fee has been the same for many years and we have spent a lot of money upgrading the system. Sophon has upgraded the signal and many channels are now HD

### POOL STEPS

We are getting quotes to fit 4 steps and a handrail in the swimming pool similar to a normal staircase suitable for older residents

## FIRE SYSTEMS

We will fit metal doors to the 2 fire escape staircase exits on the roof (about 15,000 baht). We have fixed problems with the emergency lighting controllers and 3 fire hoses (about 55,000 baht). We will install 8 new emergency lights on the ground floor to cover the lobby, exits and car park (about 14,000 baht). This is covered by the 150,000 in the fire equipment budget

## CAMERAS IN LIFTS

To stop expensive damage to the buttons and screens in the lifts, we will fit a CCTV system (cost about 26,000 baht from the unexpected expenses budget)

## OTHER AND FUTURE WORK

Owners have many requests and suggestions. We are aware of many small problems around the building but repairing the infrastructure of the building takes priority. Our techs are always busy and the 18 baht fee is far too small to use outside contractors to speed up improvements.



## LOW WATER PRESSURE

If you have low water pressure, especially owners on higher floors, you should check whether the valves inside your room are corroded and blocking the water flow. As the photo shows, some are nearly 100% blocked

You can ask the manager to get our technicians to check.

Below are pictures of connectors and valves inside a room on the 15th. Replacing them will improve the water flow and may avoid needing to use a pump. To prevent problems in the future, you should use brass fittings not galvanised.

The techs have replaced the old galvanised flow pipes with PVC through the building. The last major job was all the pipes running above the 15th floor and our thanks to the tech staff for getting this difficult job done.



## PERMISSION REQUIRED TO ALTER ROOMS AND DO BUILDING WORK

### 12 JULY 2014

The condominium rules do not allow owners to make alterations or do anything that affects the common areas or security and safety of the building or personal property (see Chapter 8, rule 4 and 5. There is a copy on the office) These rules are to protect all the building's owners and for reasons of structural safety. Alterations need permission.

Any owners wishing to make alterations must show a basic plan to the manager and committee for approval. We may ask the chief technician to check the plan to avoid any problems later.

- Owners should consult the chief technician when connecting to the building's plumbing system.
- Only lightweight "Superblock" should be used
- The constructor said marble on the floor is too heavy
- Some owners have fitted white PVC double glazed units but they should be the same style as the building as far as possible.
- Balcony canopies should be dark blue (please check with the manager so we only use 1 colour)
- New satellite dishes should be installed on the roof.
- Owners should not cut into the cement floor which is a structural part.
- Some owners have cut into supporting beams and columns to run electrics or air conditioning pipes. This is dangerous and forbidden. The piping can be concealed in walls or false ceilings.
- New water pumps must be installed inside the room not in common areas.
- We cannot allow owners to enclose balconies. The building will look messy. We are repairing and painting the building and it is not fair for individual owners to change the look of the building. Balcony railings should not be altered.
- Air conditioning compressors should be installed in the balcony area not on the outside wall which is common area.
- Owners must pay a deposit to the office in case of damage to the lifts or new flooring by contractors working in their rooms.
- Owners who make alterations without permission and break the condo rules may be legally liable

In the past, some problems were caused by building work inside rooms which affected other owners or the common areas.

Everyone should follow the rules to protect the building and have consideration for other owners.

This report and other information is on our website  
<http://centercondopattaya.com/CC%20Committee%20Reports.html>