

MAINTENANCE UPDATE 1 NOVEMBER 2012

FIRE DOORS The design of the building makes installation difficult and our staircase escape route is already narrow. We turned the fire boxes 90 degrees to gain maximum space on floors 2, 3 and 4 and to avoid the fire doors blocking the staircase when they are open but it is still not ideal.

The worst floor is floor 2. We will have to alter the down staircase. The surveyor's report said there must be 45 cm clearance when the door is open. We will alter the protruding handrails to make it safer.

Some owners' doors on floors 2,3 and 4 will need to be altered or replaced because they now hinge the wrong way. The condo will pay for this.

Electrical cables are being moved so the walls can reach the ceilings.

TV The outsource tech is still trying to add more channels to our very old wiring system but still keep the signal quality good. He is looking for a solution to the HBO problem which is the only channel not stable. We know that signal quality is different all over the building. We plan to start rewiring the building by installing a new main cable and hub on the 7th floor. We may offer the option in the future for owners with a poor signal to connect directly to the floor hub for the cost of the cable and a fee to the technician.

PARKING We have reissued permits and there is stricter control of non-residents. We increased the fee for Krung Tai bank from 300 to 500 baht per car giving us 120,000 baht per year. Bank customers have a 1 hour ticket system. We will remove 3 more cars that have not moved in months and repaint the yellow lines with correct dimensions. This should give another 5 spaces.

KIDS' POOL The cost was 17,500 in materials plus a small bonus to our staff. The Weber rep visited twice to check. We

also repaired the green roof over the sofa area which is leaking and causing a number of problems.

REPAIRS We are getting estimates to repair the cement beams under the pool and also the cracks in the building especially on the 16th floor. We are continuing the preventative maintenance program on old water pipes.

CONDO PHONE Many residents have problems with using the internal condo phone. The PABX is very old and very expensive to replace. We have replaced circuit boards a number of times but new problems appear.

GYM The gym area is extremely popular. Hundreds of residents signed the attendance log. We hope to buy more equipment.