

# **Center Condotel Juristic Person**

## **2014 OPERATION REPORT**

### **FROM THE COMMITTEE & THE MANAGER**

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**In 2014, the Committee and the management have maintained the common areas and the infrastructure of the whole building including the cracks in the building structure, electrical system, water supply system, waste water system, elevator, parking system, TV system, swimming pool, and common area inside and outside the building, painting the outside of the building and all fire safety systems. There was a survey of the cracking of the building structure by an engineer. Details as follows :-**

#### **Repairing the cracks in the building, inside and outside**

Mr. Visuit, a respected civil engineer, has surveyed and checked the building structure and all the cracks and made a report verifying causes and how to repair them and recommended some high quality products from BASF for the repairs. Then we hired an experienced team to fix the problems and paid only labour costs We bought all the materials directly. This saved a lot of money and ensured quality control of the materials.

#### **Waste Water System**

Due to lack of repair and cleaning for a long time, waste water systems were blocked and hard to drain, therefore the smell from waste water tank was all over the ground floor of the building. We had a company remove the dirt and clean the system so now it drains properly. And we finally found out that there is a problem that the pipe from the waste water tank at the back of the building to the city waste pipe is a smaller size than standard and this caused blocking of the drainage system and over flows. This problem is scheduled to be solved in 2015.

#### **Water Supply System**

Our technicians have changed all main water supply pipes to all the apartments. If any co-owner still has a problem of slow running water please inform the building manager in order to fix it.

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## **Electric System**

In 2014, our building was always having problems with electricity. We therefore, had a competent electrical engineer check the whole electrical system in the building and found out that one main breaker on the eleventh floor and 2 main distribution breakers at the control board on the first floor were failing. We have changed these 3 breakers and now the electric system in our building is in good condition. We also did yearly maintenance on the transformer. The report said there were still some parts to be checked and maybe replaced over time which will be followed up by the building manager this year.

## **TV and Satellite**

We contacted Sophon Cable TV to upgrade the signal distribution to our building. Sophon has installed a new system by installing new signal distributors and new main RG 11 cable. We bought new RG 6 cable to connect to the signal distributor to send the signal to all units in the building. Our technicians are still working to service all the units. Floor numbers : 4, 3, 1 are due to be completed this year. Owners said the signal is much better with the new system.

## **Parking**

We had been running short of parking spaces because some outsiders were parking their cars in our parking lot and because we have more requests for permits than spaces available. The Committee and management solved this problem by installing an automatic barrier to the parking. Those who have a key card and sticker are allowed to park their cars. This project was successful and owners were pleased

## **Improve Common Area**

According to our 2014 planning project to improve the common area, we replaced the broken tiles in front of the lifts with granite on all floors. In 2015 if owners vote the budget, we will re-floor the 8 floors that still have the old flooring. The whole walkway in the front of the building on the ground floor has been re-tiled and the co-owners reported to the manager they were happy with the result.

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## **Dome Roof Top**

To solve the problem of water leaking into the building when it rains, the Management have changed the dome roof top in the middle of the building above the 15th floor with a new acrylic roof and steelwork. The whole area was repaired and painted

## **The Base of the Electric Transformer**

We reinforced the support structure of the electric transformers after Mr Visuit said he was concerned about the old structure.

## **Painting Exterior Building**

The Management decided to buy all the materials so we can control the quality (TOA paint and BASF repair products) and save money. We hired a contractor for labour only. This work is ongoing. It is within schedule and budget

## **Fire Extinguish System**

We inspected all fire safety equipment monthly to be ready to be used at all times such as hoses, fire extinguisher tanks, water outlets, fire diesel pump system, emergency lights, fire exit signs, fire alarm system and fire exit doors Some of the co-owners sometimes block the fire doors open or obstruct them which is forbidden. We arranged a patrol schedule so the guards sign a sheet as they walk the building and check the fire doors 4 times per day.

**In 2015, the Management shall continue the work to improve the common area walkway for 8 floors, fix the waste water pipe from the building to the city pipe, improve swimming pool by repairing the tile grout.**

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