

UPDATE 20 OCTOBER 2013

POOL

The heavy rain caused a problem during the cement work. The constructor will put a 3cm layer of new cement and is following the same procedure he used at the Dor Shada hotel using a special Weber product "Dry Top" which is designed to waterproof above-ground pools where there is building movement.

The constructor, Mr Jum is well-known and was recommended by View Talay and Dor Shada after repairing their pools

<http://www.weberthai.com/en/waterproofing-products/weber-guide/products-waterproof/cementitious-waterproofing/weberdry-top.html>

<http://www.dor-shadaresort.com/facilities.html>

The committee chose the tiles and shower design after feedback from owners



WATER PIPES

The technicians have been very busy replacing all the old steel water pipes on floors 9 up to 15 so that when the new floors are laid they will not be damaged by water leaks. This has been a big and difficult job which has taken longer than expected. There are many pipes on each floor and they are difficult to get at.



CRACKS ON THE ROOF AND 15TH FLOOR

The heavy rain also brought problems again to some units on the 15th and 14th because of the many building cracks. The problem of cracks and the roof is much worse this year. At the AGM we want to ask owners to vote to repair and repaint the whole building and maybe also the roof. It is not an option to repair parts of the building. We are repairing the cracks in the stairwells on the 15th and the roof which have become very big (see photo)

But we need to stop water coming into rooms on the 15th now. The Weber representative proposed a 2 stage repair using roof products to seal the internal walls and stop water coming in. The condo will pay for this but it is only temporary until the AGM.

The photos shows a crack in the cupboard of an apartment which leaks water during heavy rain and the damage inside the apartment



CRACKS AND WATER DAMAGE



FLOORING

The flooring has been delayed because of the water pipe work. The levelling screed has to be sanded down. After feedback from owners, we chose a light colour with a darker tile to give a 2 tone design.

Photo 1 is a photoshop simulation of the design in the big area between the 2 corridors. Photo 2 shows the basic design using a few sample tiles. There will be 3 rectangles per corridor linked by a diamond pattern. We have removed the old rubber black border and propose to paint a border colour to match the design.



RATS

Recently, about 20 rats were caught on the market side between floors 5 to 8. We had quotes from 25,000 to 40,000 for an annual contract with a pest control company. If you hear or see rats, tell the manager.

TV

The outsource tech is continuing to upgrade the system. The procedure is to remove the 8 channels, test the Sophon maximum bandwidth (120 channels) then reinstall the 8 channels with a new frequency. He is reducing the number of splitters by adding more cable so that there are only 4 rooms per splitter to improve the signal. It is important that owners tell the manager if their TV is better so we can monitor progress.

The quote to connect to the fibre optic line near TukCom was 30,000 baht. Some owners are complaining they cannot watch TV during the upgrade. Many owners have always had poor TV. We are trying to fix an very old system so that everyone has good TV and it will take time.

ACCOUNTS

The new company seems good and are sending the monthly accounts on time.

The 530,000 bill for wastewater 2010-2013 is being paid off monthly. About 220,000 has been paid off so far.

FIRE SYSTEMS

We will replace 10 batteries for the emergency lighting system.

We have quotes to fix the automatic start system for the fire pump.

The fire door closers are another problem we are trying to solve by trying stronger door closers.

SECURITY COMPANY / PARKING

The new company is working well and the guards are friendly and efficient and they check everyone parking. All 100+ permits that were issued were checked by the committee. We only have 140 spaces so parking is sometimes difficult.

If owners with cars want to cancel the bank contract to make parking easier, they need to explain to the majority of non-car owners (75%) how they propose to replace the income which is about 1 million baht every 6 years.

WATER PUMPS

Pumps should be installed in rooms, not in the water shaft where leaks could damage common areas and noisy pumps will disturb other residents.