**Lodge Maintenance Report to 2013 AGM**

Completed this year:

* Boot dryer repaired
* Grease trap replaced
* Fire indicator panel replaced
* Further interior de-browning
* Kitchen cupboard relining
* Wood-room wall repaired
* Exit door leaks repaired
* Building works DA achieved and contracts let for initial works (see below)

Building works situation

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| --- | --- | --- |
| Phases | Expected costs | Status |
| Planning and design approval | $5000 | Complete |
| Stage 1 (authorised for year 1):  ‘Under deck’ works – new retaining wall, new front steps and landing, new pathwork under lodge, new footings and steel deck posts. | $22000 | Contracted, not commenced |
| Stage 2 (authorised for years 2, 3 and 4):  Progressively clad the deck bearers and replace the deck joists with steel, replace the deck surface and deck and fire escape railings. | $50,000 | Planning approval granted |
| Stage 3 (authorised for year 5):  Add the deck extension | $30,000 | Planning approval granted |
| Stage 4 (authorised for year 6):  Install the new window in the mezzanine. | $10,000 | Planning approval granted |
| Total | $116,000 |  |

Tony Slatyer

Lodge Maintenance Director