

Lodge Maintenance Report to 2016 AGM

In summary, routine maintenance work has been minimised this year while we have concentrated on getting the major building work done. There have been only two work parties to date and it is possible there will be no further work parties prior to the winter.

The major building project is now almost completed, after funds were raised via prepayment of levies and loans from members. The only work remaining is some bracing under the new fire escapes, which is expected to be done prior to the AGM, and the new mezzanine window, which will be done in the spring.

Members and other lodge users can now benefit from the new side deck, which should be a fantastic place to enjoy sunny days this winter, safer access and egress from the front door, safer deck and fire escape structures, and reduced maintenance costs for the foreseeable future. Members have also avoided the costs (likely to have been over \$2 million) of rebuilding the lodge, as is occurring next door at Turnak, as these works fulfil all of our obligations to comply with the requirement of the 2009 Health and Building Audit.

I thank Geoff Chubb who since his appointment to the Board at the 2015 AGM has oversighted this long-running project.

In terms of costs, we are pretty well on budget: The 2015 AGM was advised these works would cost between \$144,000 and \$194,000 depending on how much of the fire escapes structures needed to be rebuilt in steel, which was still being finalised at the time of the last AGM. As it happened, the fire escapes needed new steel decking. The final cost will be around \$180,000. Further of progress and costs of the project are below.

Completed since 2015 AGM

- Front door frame repaired (builder)
- New side deck and adjoining walk way to the front deck completed. Upper level fire escape replaced. Lower level fire escape replaced but requires bracing.
- Trees cleared from rear of lodge to comply with bushfire safety requirements (Geoff and Tony)
- Dripping tap in room 9 bathroom repaired (Tony)
- Several wet areas repainted (work party of 1 May)
- Firewood resupplied (work party of 1 May)
- Sleds repaired (work party of 1 May)
- Outside bench seat repaired (work party of 1 May)

- Repair of kitchen power point, and bedlights in room 9 (electrician)
- Front of lodge repainted (courtesy of Lyndon Costin)
- Loose tiles replaced (work party of 15 May)
- Pre-winter clean-up (work party of 15 May)

To be done before this winter

- Completion of lower fire escape (builder)
- Make weather proof the door to the lower fire escape (may require a carpenter)
- Repair or replace drying room heater (electrician)
- Repair stovetop element (electrician)
- Replace some further loose bathroom tiles, if time permits.

Building works summary

Phases	(Estimated) costs	Status
Planning and design approval	\$5,000	Done in 2012-13
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.	\$35,000	Done in 2013-14
Stage 2A (authorised for years 2, 3 and 4): Replace the front deck and side ramp with a steel structure.	\$49,000	Done in 2014-15
Stage 2B (authorised for years 2, 3 and 4): Replace fire escape railings	\$82,000	Complete (except for bracing of lower fire escape)
Stage 3 (authorised for year 5): Add the deck extension		
Stage 4 (authorised for year 6): Install the new window in the mezzanine.	(\$9,000)	Planned for 2016-17
Total	\$89,000 + (\$55,000*) = \$144,000*	

Tony Slatyer
Lodge Maintenance Director
15 May 2016