



RALEIGH PARK ESTATE MANAGER'S MONTHLY REPORT

December 2022

Raleigh Park Community Association - Underground Hydrant Fault Glen Eagles Driveway

Raleigh Park Security have reported a water leak coming from an underground hydrant adjacent to the Glen Eagles Driveway. Estate Management has placed a call with Sydney Water. After inspection by Sydney Water, a locator is required as there is electrical cabling in the vicinity of the underground hydrant, which need to be distinguished before excavation is commenced. Sydney Water Reference Number WO87555238.

Raleigh Park Community Hall - Community Hall Chairs External Rubber Tips

Estate Management has identified several chairs in the Community Hall without protection tips. External round black rubber tips were purchased and installed on the foot of the chairs where required to prevent damage to the parquet floor.

Rose Garden Basin Reserve - Stormwater Pit Collapsed Brick Pavers

Estate Management has identified several brick pavers that have collapsed around a stormwater pit adjacent to the Basin Reserve Rose Garden. Handyman Contractor to be engaged to further investigate area. Excess water could have washed away sandy ground to create void area for the brick pavers to collapse. Contractor attended site and excavated area. Quick set cement was applied before brick pavers affixed back in original position.

Raleigh Park Community Association - Link Park Light Bollards Fault

Raleigh Park Security have reported the light bollards at Link Park & Garden Arbor in fault. After further investigation, Estate Manager has reset a circuit breaker that has tripped in the electrical service cupboard. Circuit Breaker again tripped and in fault. Possible cause of fault is water tripping the lighting circuit. Electrician to be engaged to further investigate fault.

Electrical Contractor attended site and further investigated fault with the Link Park Light Bollards. The fault was identified as an electrical junction box with a metal halide lamp was full of water. The water has caused the starter, capacitor, and driver to burn out. Metal Halide Lamp will be replaced with a LED Light Fitting.



Raleigh Park Tennis Courts - Replacing Synthetic Grass

Community Association Executive Committee has agreed to replace the Raleigh Park Tennis Courts with new synthetic tennis grass. All Grass Sports Surfaces have been approved as the preferred contractor with their proposal accepted. The scope of works includes to uplift and remove old carpet & sand from site using skip bins, supply and install 19 mm pile synthetic tennis grass including sand fill with the seam lines being the tram lines and base lines. Each court will take 3 days to complete the installation. The warranty period will be Material 7 years & Installation 3 years.

Chris Kontis
Estate Manager
Raleigh Park Community Association

15th January 2023