



RALEIGH PARK ESTATE MANAGER'S MONTHLY REPORT

September 2020

Raypak Gas Heaters Service

Estate Management has organised to have Kraken Tech Pty Ltd attend site at Raleigh Park and service the 4 x Raypak Gas Heaters for the Community Association Pools & Spas. The scope of works included cleaning burners and pilot, checking for leaks, water flow and gas pressure, checking operation of power flue to heaters, checking switches, pcb and gas valves. The service was performed in September before pools & spas re-open after October Long Weekend.

CA Swimming Pool Water Management System

International Quadratics contractor attended site at Raleigh Park and installed the Theralux Water Management Systems to both the Racquet Club & Sherwood Apartments Swimming Pools. The Theralux Water Management System will test and sample the water and only turn on when the water requires Chlorination & Pool Acid. Included in the installation were the 4 x 35 Gram Salt Cells which replaced the smaller units. The filtration systems for both CA Pools will operate with more efficiency.

Garden Arbor Project

The Garden Arbor has commenced with Green Options attending site at Raleigh Park with an auger machine to excavate the footings for the 10 x Garden Arbor Columns to be installed. The footings were excavated 750 x 750 and 500 in depth. The next stage of work is to install the formwork including the reinforced steel before the concrete is applied. The Fibre Cement Columns have been purchased along with the pencil round bases and will be delivered when column installation is ready. The Garden Arbor is expected to be completed in 4-6 weeks weather permitting.



Basin Reserve Park Bench Maintenance

Whorls Landscaping Maintenance attended site at Raleigh Park and completed the restoration of 6 x Park Benches in Basin Reserve. The scope included sanding the timber benches to a fine finish before using undercoat. Once undercoat touch dry, 2 x coats of Dulux Taihape paint colour was applied.

Raleigh Park Landscaping Top Dressing

Green Options have delivered 5 cubic metres of top dressing to be applied throughout Raleigh Park Community Association. Areas applied include lawn areas and nature strips. The supply & delivery of the top dressing is part of the service agreement.

Raleigh Park Estate – New Traffic Conditions

Estate Management has received an email from Randwick City Council advising, that new motorist road safety measures will be installed throughout Raleigh Park. As per the email, there will 6 different locations that have been identified to install line marking and signs. A new pedestrian crossing will also be installed to meet Australian Standards. The installation of these road safety measures will be carried out by Randwick City Council. The Line Marking will take 6 weeks to install and the signs + pedestrian crossing 2-3 months.

Chris Kontis
Estate Manager
Raleigh Park Community Association

17th October 2020