

## Riviera Palms 2 - Major Works and Improvement Programme

(Updated: Feb 2021)

No.	Date added	Work item	Priority H/M/L	To be done by? (Staff / Contract)	Comments / completion
1.	April 2020	<p>Roof repairs to:</p> <p>a) L block,</p> <p>a. Roof terrace cleaning</p> <p>b. Branches overlapping terrace from adjacent property backside branches to be cut...if permission given by property owners.</p> <p>c. Broken tiles replaced</p> <p>d. Ridge tiles repaired as necessary</p> <p>e. Water ingress to apartments identified and fixed</p> <p>b) M block</p> <p>a. Roof terrace cleaning</p> <p>b. Broken tiles replaced</p> <p>c. Ridge tiles repaired as necessary</p> <p>d. Water ingress to apartments identified and fixed</p> <p>c) N block</p> <p>a. Roof terrace cleaning</p> <p>b. Broken tiles replaced</p> <p>c. Ridge tiles repaired as necessary</p> <p>d. Water ingress to apartments identified and fixed</p> <p>d) Villas</p> <p>a. Broken tiles replaced</p> <p>b. Ridge tiles repaired as necessary</p> <p>c. Water ingress to villas to be identified and fixed</p>	High	Contract	<p><u>As at Feb 2021</u></p> <ul style="list-style-type: none"> <li>• Work completed on apartment blocks <ul style="list-style-type: none"> <li>○ Overlapping trees cut back</li> <li>○ Debris removed</li> <li>○ Broken tiles replaced</li> <li>○ Ridge tiles replaced as necessary</li> <li>○ Reported cases of water ingress investigated and repaired</li> </ul> </li> <li>• Work in hand on apartment blocks <ul style="list-style-type: none"> <li>○ Application of damp proof paint to flat roof areas</li> <li>○ Parapet repairs</li> </ul> </li> <li>• Work completed on villas <ul style="list-style-type: none"> <li>○ Reported cases of water ingress investigated and repaired</li> </ul> </li> </ul>
2	April 2020	<p>Pool surround:</p> <p>a. Sand tiles to be lifted, filter channel to be cleaned, plastered &amp; grouting to be done.</p> <p>b. Broken sandstone tiles of pool to be replaced</p>	High	Contract	<p><u>As at Feb 2021</u></p> <ul style="list-style-type: none"> <li>• Repairs to pool surround completed</li> </ul>

		c. Border rim of pool near pavements to be done [plastered]			
3	June 2020	Wells: a. Water testing b. N block – new pump to be sourced and fitted c. Investigate whether a spare pump should be sourced	High	Contract	As at Feb 2021 Work completed: <ul style="list-style-type: none"> <li>Second well brought back into service.</li> <li>Both wells de-silted and cleaned</li> </ul> Work deferred: <ul style="list-style-type: none"> <li>Fitting of pump to second well (will be done ahead of increased occupancy of complex)</li> </ul>
6	June 2020	N Block drainage chamber to be installed	High	Contract	As of Feb 2021 Work completed: <ul style="list-style-type: none"> <li>New chamber installed</li> </ul>
7	5 June 2020	Roof tanks to be inspected and: a. Cleaned and covers fitted as necessary b. Float valves to be fitted as necessary	High	Contract	As of Feb 2021 Work completed: <ul style="list-style-type: none"> <li>Float valve fitted to L Block</li> </ul> Work deferred: <ul style="list-style-type: none"> <li>Other blocks to be checked</li> </ul>
7	April 2020	Lamp posts: a. 3 x new lamp-posts to be installed b. Bases of existing lamp-posts to be repaired and plastered c. New waterproof electrical boxes new to be fitted at base with cover d. Wiring & light fittings to be checked.	Medium	Contract	As of Feb 21 Work completed: <ul style="list-style-type: none"> <li>All lampposts refurbished and repaired.</li> <li>All rewired as necessary,</li> </ul>
8	June 2020	Painting: a. Badly stained walls where scaffold needed b. Frontages repaint	Medium	Contract	As of Feb 21: <ul style="list-style-type: none"> <li>Three quotations obtained for major repaint but MC deemed them too expensive (20 to 40 Lakh Rupees depending on scope of works)</li> <li>Instead: <ul style="list-style-type: none"> <li>Painting of accessible areas underway by staff (See below)</li> <li>Day rate agreed with painter for areas needing scaffold.</li> </ul> </li> </ul>

					<ul style="list-style-type: none"> <li>▪ Schedule of walls to be painted is being drawn up</li> <li>▪ Work to commence in FY 21/22</li> </ul>
9	June 2020	Internal and external car parks: a. Bases to be improved	Low	Contract	<u>As of Feb 21:</u> <ul style="list-style-type: none"> <li>• Internal car park tarmac relaying scheduled for FY 21/22. Quotations being sought.</li> </ul>
10	June 2020	Install notice board on wall inside main gate	Low	Contract	Low priority. Not started
11	5 June 2020	Security items e.g CCTV	Low	Contract	Low priority. Not started

#### FY 20/21 Unplanned works

1	Jun 20	Re-certification & refill of fire extinguishers	High	Contract	Completed
2	Aug 20	Purchase of pressure washer, extension lead and hoses. Purchase of electric lawn mower	High (To enable painting by staff to continue / improve staff effectiveness)	In-house	Completed
3	Jan 21	Repair of N Block Solar panels	High (Hot water supply failed)	Contract	<u>As of Feb 21:</u> <ul style="list-style-type: none"> <li>○ Quotes obtained</li> <li>○ Work to commence Feb 21</li> <li>○ Other panels to be checked</li> </ul>

#### Tasks to be completed by staff (and to be considered Routine in future)

1	Jun 2020	External car park to be cleared and tidied	<u>As of Feb 21</u> <ul style="list-style-type: none"> <li>• External bike parking area – grass cut &amp; wall being painted.</li> </ul>
2	Jun 2020	Poolside 3 x benches to be waterproof painted.	<u>As of Feb 21:</u> <ul style="list-style-type: none"> <li>• Benches repainted</li> </ul>
3	Jun 2020	Painting of gates	<u>As of Feb 21:</u> <ul style="list-style-type: none"> <li>• Gates repainted</li> </ul>

4	Jun 2020	Repair of sunbeds	As of Feb 21: <ul style="list-style-type: none"> <li>• Sunbeds painted</li> <li>• Repairs identified</li> </ul>
5	June 2020	Washing and painting of walls <ul style="list-style-type: none"> <li>a. Washing of accessible badly stained walls</li> <li>b. Painting of corridor walls</li> <li>c. Painting of badly stained lower level walls</li> </ul>	As of Feb 21: <ul style="list-style-type: none"> <li>○ Numerous ground level walls repainted</li> <li>○ Continuous programme underway to include corridors</li> <li>○ Some badly stained walls pressure washed pending repainting</li> </ul>
6	June 2020	Planting (and mosquito repellents) Need to improve looks of garden with additional colour	Low priority. Not started
7	Jun 20	Site safety review	Regular inspections to be timetabled

#### Other

1	Feb 2020	Villas and Apts - Exterior walls and terraces of common areas, cracks - repairs & plastering & water proofing.	As of Feb 21: <ul style="list-style-type: none"> <li>• Crack filling completed by Riviera.</li> <li>• Painting to be done as part of painting programme</li> </ul>
2	Apr 2020	Pump room electrical switches to be checked, and upgraded (at present 1 switch controls 3 to 4 circuits).	Low priority. Not started
3	Apr 2020	Staff toilet to be upgraded	As of Feb 21: <ul style="list-style-type: none"> <li>○ Toilet refurbished</li> </ul>
	5 Jun 2020	Report of boundary wall collapse near staff toilet	As of Feb 21: <ul style="list-style-type: none"> <li>• MC investigation showed water was pooling in this corner causing a depression in the ground.</li> <li>• The depression has been filled and a drain has been created to allow excess water to fall into the paddy field.</li> </ul>

#### Completed

<u>1</u>	May 2020	Wells <ul style="list-style-type: none"> <li>a. cleaning and de-silting</li> </ul>	Completed May 2020
----------	----------	--	--------------------