Dear Committee members, I trust you are well.

The owner of Apartment 601 reported that the lounge room and kitchen sliding doors were extremely difficult to open and close;

BFMS carried out multiple inspections and contacted the following seven door specialists to provide further advice; Their advice was as follows

Lock & Roll – unable to provide a quote for repairs. Recommended a full replacement.

Dormakaba – unable to provide a quote.

Window Line – unable to provide a quote.

Skilled Projects – quote provided for full replacement. (Please see attached)

The Right Builder – quote provided for full replacement. (Please see attached)

Metro Windows and Doors – quoted for interim repairs to existing doors (note: not a permanent solution)(Please see attached)

Lock & Roll and Dormakaba have inspected and advised the following;

Lounge Room - 3 Panels Sliding Doors

The bottom rail has warped, and recommended door replacement.

Kitchen - 2 Panels Sliding Doors

The door panel has warped, which does not allow the door to seal when closed, and door replacement is recommended.

There are 3 options to consider

Option 1 - Quotes (Like for Like)

Supply and replace the existing lounge room sliding door with new 3-panel sliding Doors (Slide/Slide/Fixed)

Supply and replace the existing Kitchen sliding door with new 2-panel sliding Doors (Slide/Fixed)

Waterproofing Hob

Home Warranty Insurance (HOM)

Quotes Obtained

The Right Builder $ 24,575.23

Central Coast Shop Front    $ 18,832.00 (Exclude door removal, waterproofing works and HOM)

Skilled Project $ 25,025.00

Option 2 Quotes (Lot Owner Preferred - Kitchen French Door)

Supply and replace the existing lounge room slide door with new 3-panel sliding Doors (Slide/Slide/Fixed)

Supply and replace the existing Kitchen sliding door with new 2-panel French Doors (Swing/Swing)

Waterproofing Hob

Home Warranty Insurance (HOM)

Quotes Obtained

The Right Builder  $26,329.00

Central Coast ShopFront       $ 18,436.00   (Exclude Door removal, waterproofing works and HOM)

Skilled Project $ 25,960.00

***The Lot Owner has requested the Strata Committee to approve Option 2 and agreed to pay the cost difference between Option 1 & 2.***

Option 3 - Repair with new stainless track capping (Interim Solution)

Supply and install new aftermarket stainless track capping over the existing bottom rail.

Supply and install new 6 x rollers per door (3 per side), as the current two rollers are underrated for the door.

The current Roller is rated at 12 kg each.

The existing door weight is approximately 60kg.

Quote Obtained

Metro Windows and Door $1,980.00

Please note that this repair is not an interim approach and not a permanent solution. Metro Windows can only provide a 12-month warranty for any repairs and recommended replacement of the doors.

We seek further instructions from the strata committee and should you have any further questions, please don't hesitate to contact me

Kind Regards

**Greg Newton**

Building Manager   
  
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**Building Facilities Management Solutions**  
200 William Street, Woolloomooloo NSW 2111  
**T:** 0488 388 313  
**Email:** [marquis@bfms.com.au](mailto:marquis@bfms.com.au)   
bfms.com.au