

MOTION NO: AGM/2025/03

TO CARRY OUT COMPREHENSIVE RE-TILING AND GROUTING REPAIRS AND ASSOCIATED WORKS AT POOLSIDE OF THE MAIN SWIMMING POOL AND THE WADING POOL UP TO A COST OF RM200,000

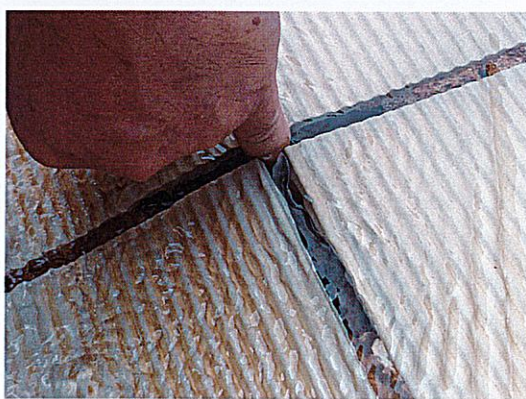
To carry out comprehensive re-tiling and grouting repairs and associated works at poolside of both the main swimming pool and the wading pool at a total cost of up to RM200,000.00 (Ringgit Malaysia Two Hundred Thousand), and that the Management Committee is authorized to engage a qualified contractor for such works after due process of obtaining three comparative quotes.

EXPLANATORY NOTES TO THE MOTION

- 1) The Management has recommended carrying out repair and maintenance work on the perimeter grouting of the facility's swimming pool. This is to correct a potential safety and operational hazard. Failure to act will inevitably lead to further deterioration and higher repair costs. Immediate remedial action is recommended to prevent the problem from escalating.
- 2) The swimming pool has served reliably for over 30 years. However, routine inspections and recent observations have revealed the following problems:
 - ❖ Erosion of Perimeter Grout: The grout surrounding the perimeter tiles has worn away significantly.
 - ❖ Cracking of Pool Tiles: Structural integrity is being compromised due to a lack of support and movement in the tile bed.
 - ❖ Water Seepage: Water is flowing uncontrollably beneath the tiles via channels where grout has failed, potentially undermining the subsurface structure.

These symptoms indicate ongoing degradation caused by long-term wear, environmental exposure, and inadequate sealing.
- 3) If left unaddressed, the current damage will continue to expand, resulting in:
 - ❖ Detachment of additional tiles
 - ❖ Breaking of additional tiles
 - ❖ Internal water damage to the substructure
 - ❖ Increased maintenance costs in the future
 - ❖ Downtime or partial closure of the pool for emergency repairs
 - ❖ Potential safety risks
- 4) It was recommended that comprehensive preventative maintenance be carried out, including:
 - ❖ Removal and replacement of all eroded perimeter grout with high-durability, water-resistant grout
 - ❖ Removal and replacement of all poolside tiles with homogenous tiles. This will eliminate the ad hoc replacement of tiles of mismatched colours
 - ❖ Carrying out maintenance grouting on the inside of the swimming pool

- 5) The benefits of the repair are:
- ❖ Cost Efficiency: Prevents the need for extensive structural repairs later
 - ❖ Safety: Reduces risk of injury from loose or broken tiles
 - ❖ Operational Continuity: Minimizes unscheduled pool closures
 - ❖ Asset Preservation: Extends the usable life of the pool infrastructure
- 6) While the repair works are carried out, we also intend to concurrently refurbish the cascading waterfall feeding into the wading pool.
- 7) Cost and Timeline Estimate - A qualified contractor will be engaged after having obtained a minimum of three comparative quotes. Preliminary assessments suggest the works could be completed within 1 – 2 months. The main swimming pool and the wading pool would have to be completely closed and will be unusable until the completion of works.



Dated: 15 June 2025

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Secunder for the motion