

# Glass, Barbara

## QUEENSTOWN ART SOCIETY INCORPORATED

### 6 Other Comments

#### Would you like to comment on any other aspect of this draft 10 Year Plan?

I would like to make a submission to the Annual Plan on behalf of the Queenstown Art Society Incorporated (Queenstown Art Centre- QAC). The QAC leases the old Secondary School building on the corner of Ballarat and Stanley Streets. As you will know it is an old building and the roof has been leaking on and off for the last ten years. Because of the age of the tiled roof maintenance workers have not been able to repair it adequately as walking on the roof causes more damage. Silastic sealant applied from inside the roof cavity has kept us reasonably leak-proof but is not a permanent fix. It badly needs to have the roof replaced to keep the tenants dry and lessen the risk of damage to artwork housed in the building. As you also will know a report on the earthquake risk to our building found it to be below acceptable standards - 33% of code. The Building Report showed that with a long-run iron replacing the heavy tiles it will improve to 55% of code. We submit that this work needs to be done urgently as the tiles are getting more and more unstable. The QAC requests that you add the cost of replacement of the roof with long run iron to your Budget. The QLDC has a responsibility as the Landlord to protect the tenants who use the building from potential risk should an earthquake occur. The tiles falling through the roof could severely injure / kill people in the building and also as they fall off the building they would cause a hazard to the public walking in the streets. Dan Cruikshank from APL has all the relevant reports. Sincerely, Barbara Glass QAC Treasurer