



EXECUTIVE SUMMARY – INTERNAL ACCESS GATES UPGRADE

1. Purpose of the Upgrade

The Internal Access Gates Upgrade forms part of the Oubai HOA's ongoing initiative to improve traffic safety, emergency access compliance, and operational efficiency at key estate entry points. Two areas are affected: the Clubhouse Boom Gate and the Lifestyle Centre Boom Gate.

2. Clubhouse Boom – Required Regulatory Upgrade

The structure at the Clubhouse Boom Gate must be upgraded to comply with regulatory requirements for emergency vehicles, specifically:

- **Raising and replacing the roof structure** to provide the vertical clearance required for fire trucks and other emergency vehicles. The weatherproof roof structure is to shield security personnel, equipment, and users from adverse weather.
- **Increasing the width of the access lane** to ensure compliant manoeuvrability under emergency conditions.
- **Realigning the boom and access lane** in line with the security building to create adequate space for safe vehicle passage.
- **Eliminating traffic obstruction** by creating additional stacking distance so that vehicles no longer stop or queue in the traffic circle.

These upgrades are essential to ensure unobstructed access for emergency response and to improve overall traffic flow through the Clubhouse access point.

3. Lifestyle Centre Boom – Weather Protection Upgrade

The Lifestyle Centre Boom Gate requires a smaller-scale intervention focused solely on improving operational reliability:

- **Installation of a weatherproof roof structure** to shield security personnel, equipment, and estate users from adverse weather.

No structural regulatory realignment is required at this location.

4. Purpose of the Upgrade

Together, these upgrades aim to:

- Enhance emergency access compliance in line with applicable standards.
- Improve traffic flow and safety at two high-usage estate access points.
- Provide greater protection for security staff and electronic access-control systems.
- Create long-term functionality and resilience of the estate's internal access infrastructure.

5. Recommendation

The Trustees recommended that members approve the Internal Access Gates Upgrade as presented.

This project is essential to:

Achieve regulatory compliance for emergency-vehicle access at the Clubhouse Boom, Improve safety and traffic efficiency within the estate, and provide reliable, weather-protected access-control operations at the Lifestyle Centre Boom. Please refer to the motion and resolution for a vote by the members at the meeting.