

**MINUTES OF THE MEETING OF THE STRATA COMMITTEE
OF THE OWNERS CORPORATION
STRATA PLAN 22906
THE WATERTOWER**

Tuesday 24 September 2019

The meeting opened at 7.00 pm

Present:

Committee: Max Middleton (MM), Fenn Gordon (FG), M Brodie (MB), TT To (TT), Marie O'Brien (MO),

Quorum: Yes

1. Apologies: Jessica Carolin (JC), Aaran Creece (AC),

2. Minutes of previous meeting:

- 23 July 2019 confirmed and accepted.

3. Review Actions from previous meeting(s) requiring further discussion and/or carried forward

- 22/3/19 – Optus contractor damaged new Marian St Roller door
Status: Costs now recovered (close)
- Plumbing / water leaking issues
 - U601 *water* penetration from roof/gutter needs urgent attention
Status: (c/f) Internals to be rectified after completion of Tower Project.
 - Roof on east
 - U403 experiencing rain water in kitchen window during severe wind/storm
 - U306 – seepage into ceiling during severe wind/storm (seems related to U403 above): DR King plumbing unable to determine cause.
Status: DR King called on site but were unable to determine cause of U403 an U306
Action: MM to engage ARA to inspect re gutter/flashing.
- Car park delineation (c/f) : consider repainting lines/lot numbers and designating contractor park areas in Marian Street carpark.
Agreed: Not to delineate contractor parkspaces, but to instead put notices/placards to show and depict where authorised drivers can temporarily park.
Action: MM to facilitate placards/notices and re-paint of lines and lot numbers

4. Financial Matters

- 4.1. Profit & Loss statement (review next meeting)
- 4.2. Levy Arrears (with more than 2 quarters in arrears)
Status: Lot 20 (3 qrts o/s) – 23/9/19 Email from Owner agreeing to pay all arrears.

5. Updates on Projects

- 5.1. Garden & related activities
 - (MB) Ordered: Replacement of round terracotta with square fibreglass planter boxes for balcony trees
- 5.2. Defect/ Warranty Issue RBS
External white leaching from new window sills on east and west façades.
Status: 18/9/2019: Onsite visit by engineers and delegates from both parties - agreed 2 windows on east façade to trial remediation.
Next Steps: Agree on remediation and develop defect remediation agreement by Bannermans and RBS lawyers/BCRC Engineers.
Action: MM to facilitate access with residents
- 5.3. Tower Project
This includes roofing and guttering repairs to the tower, spalling repairs to the western wall of the tower, replacement of all west, south and east facing windows in the tower on levels 4, 5 and 6, and re-paint/membrane of the tower.
Status:
 - Variations \$15,500 approved (i) to repaint top of tower and lettering, (ii) remediation work on 4th floor internal walkway under windows.

- New round window (4th floor walkway) to be remeasured and replaced as this was not satisfactorily completed as requested by engineer BCRC.
- MM to facilitate negotiations required with Vodafone/Optus to shutdown for periods for painting northern tower.

5.4. Lift Modernisation / Upgrade

Status:

- 6/8/2019: Committee held meeting with Electra lift representative on site to discuss options and logistics.
- Agreed major features. MM to communicate to Electra.
- MM advised owners and residents of intended upgrade approximately June 2020 for 10 weeks.

Next steps:

- Contract to be finalised with input sought from Bannermans and additional response from Electra – MM to facilitate with input from MB & MO.
- Interior design to be progressed by Committee by visiting Electra Sales display office on 11/10/2019

5.5. CPSGlobal / VHA-Vodafone lease of rooftop space for the installation of mobile antennae.

Status:

- Shroud build not finalised (door and roof o/s) but painting to match essentially completed.
- Most initial configuration and work completed by various contractors from Optus, Vodafone, Huawei, SCS, Network, ECM, and others. MM facilitating.

Action: MM to continue to chase up CPSGlobal /ensure Vodafone shroud and access hatch are completed

5.6. NBN

Status:

- MM facilitated numerous contractors in the establishment of much equipment installed in the ground floor electrical room, cabling from the street, and new power boards, overrides, etc.
- NBN now internally operational

5.7. Mirvac/Council post-dilapidation report (relating to road works)

Status:

- MM facilitated inspections on 15 and 16 August.
- Awaiting report from Mirvac

5.8. Transport NSW – proposed station accessibility upgrade.

Status/Ongoing:

- MM/MO/MB and others are members of Reconnect Redfern group meeting regularly and pursuing other design options together with opinions/inputs from SMEs/stakeholders for presentation to TfNSW.
- MM/MB attending ongoing stakeholder meetings.

6. Building Management & Maintenance

6.1. Plumbing / water leaking issues

- U404 *water* penetration from roof into west facing bedroom above window

Action: MM to arrange for ARA to inspect when checking roof for other leaks

6.2. Window Cleaning

Agreed: not to proceed at this point but to keep on watching brief. Review in December based on completion of (or not) of window defect remedial work/scaffolding.

7. Strata Administration & Compliance

7.1. Annual Fire Safety Statement

Status:

- 3rd party certifier (from Wormald) engaged to inspect and report
- Certifier's report shows a number of defects (tagged 'essential', 'recommended' and 'observations') that need to be considered.
- AFSS statement certified (on basis that the Owners Corporation action the report within one year)
- 23/8/2019 AFSS issued to Sydney City Council

Note: The defect items were not previously identified in past years and some of the essential items will be costly to remediate.

Action: MM to commence seeking quotes and/or facilitate work to progress the remediation of 'essential' and recommended items.

8. Other incidents/activities/complaints, etc.

8.1. U315 kitchen appliance fire alerted by smoke detector heard from passer-by resident. Fire brigade attended when back-to-base smoke detector was triggered by smoke in common area.

Discussion: need to remind residents about smoke detectors which will now be subject to annual compliance checking.

Action: MM to issue notice to owners and tenants.

8.2. U110 reported smoking continuing to be observed in stairwells in defiance of by-law

Action: MM to review means to deter

8.3. U110 reported noise vibrations

Note: MM was unable to determine source (close)

8.4. U5 reported Rosehill roller door needing service

Action: MM to request contractor to attend on next visit

9. Inward correspondence received (not previously covered or in pipeline) requiring review/decisions/noting

- U111 – re replacement of air-conditioning – confirmed
- U210 – kitchen upgrade – confirmed

10. Other New Business

11. Next meetings:

- Strata Committee re lift upgrade: 6/8/2019

The meeting closed at 8.45pm

12. Carried forward (remains on agenda)

12.1. Atrium Remediation Work

- BCRC's report received and reviewed. Project to held over until 2021 (see Chairs report AGM) after Tower project.

Next steps: Internal atrium specs to be fleshed out and issued to tender.

12.2. Pool Slab condition /ACOR Engineers recommendations

Status: MM is in consultation with another contractor to quote and repair areas on slab where seepage and damage evident.

12.3. Redwatch and Central to Eveleigh corridor project

- Monitor for community notifications and invites.

12.4. Canopy on external front entry

Status: New supplier (Sunshade OZ) has measured – awaiting quote

Resolved: To hold off and consider at later date.

12.5. Roof repairs identified in roof survey report

Resolved: As not included in 2016 budget, to hold off and consider as an item in 2019/20 budgets

12.6. BasefX quote \$23,800 for Walkway over south ridge and box gutter (south west roof area) and along western roof valley – approx. 50 metres)

Resolved: As not included in 2016 budget, to hold off and consider as an item in 2019/20 budget

12.7. Air- conditioners Assessment

- Other air-conditioners – assessment and cost estimates to comply with building code received for external units.

Status: Outstanding Units: 3, 4, 109 (partly completed (drainage), 114, 301, 405, 601, 602

Action: MM to follow up with owners/contractor (as required)

12.8. Plumbing/leakage items on watch for further occurrences:

- Office Unit 8 / Unit 107 – Plumbers DR King have investigated and found issues with shower in Unit 107. Tenant will advise owner.
- Unit 306 – water leaking down SE corner of wall/cornice from balcony/join in Unit 403. DR King have made initial investigation but source not entirely clear. MM has made an inspection and taken photos of a couple of areas where there is evidence of dampness
- Unit 306 – new leak over living room
- Unit 314 – evidence of dampness in western side above window. Remedial Building have sighted.
- Level 1 water ingress to ground level Unit 5 below. This is related to the balcony runoff.
- U201 bathroom into U101

12.9. Signs on each floor opposite lift to indicate apartment numbers direction to follow

- MM to arrange after upgrade/painting of common areas

12.10. Sydney City Council requested to write up a case study for Watertower once the lighting upgrade with LED's has completed.

12.11. Building Security Upgrade: Other stages including CCTV and computerised access to the basement roller doors will be considered against other priority budget items, later in the year.

12.12. Painting of internal corridors and apartment doors for levels 1, 2 and 3 carried forward to review in 2019 and beyond budgets.

12.13. Lobby double doors to garden rubbing/scraping (MR). Issue is whole steel framed glass wall is warped. MM did have locksmith attend, but they were unable to offer a solution.