

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

Tuesday 19 November 2019

The meeting opened at 7.15 pm

Present:

Committee: Max Middleton (MM), Margaret Brodie (MB), TT To (TT), Marie O'Brien (MO), Jessica Carolin (JC), Aaran Creece (AC)

Quorum: Yes

1. Apologies: Fenn Gordon (FG)

2. Minutes of previous meeting:

- 24 September 2019 confirmed and accepted.

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

- Plumbing / water leaking issues
 - U601 *water* penetration from roof/gutter needs urgent attention
Status: Roof (Tower project) completed and internals repaired (Close)
- 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. (*Move to deferred section*)

4. Financial Matters

- 4.1. Profit & Loss statement @15 Nov 2019 reviewed
- 4.2. Levy Arrears (with more than 2 quarters in arrears) - nil

5. Updates on Projects

- 5.1. Garden & related activities
 - (MB) Replacement of round terracotta with square fibreglass planter boxes for balcony trees in
Status: in progress
 - Water restrictions – need to observe regulations.
Status: MB/MM actioning
- 5.2. Defect/ Warranty Issue RBS
External white leaching from new window-sills on east and west façades.
Status: Ongoing discussions with our Bannermans Lawyers and BCRC engineers.
Next Steps:
 - Trial of remediation proposal by RBS and Consulting engineers to be agreed, arranged and undertaken
 - Bannermans/BCRC to develop defect remediation agreement*Action:* MM to facilitate activity, access with residents, etc. and onsite visits and liaise with consulting engineers and lawyers.
- 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. These works are being undertaken by ARA.
Status:
 - New round window (4th floor walkway) to be remeasured and replaced as this was not satisfactorily completed as requested by engineer BCRC - now completed to BCRC satisfaction (close)
 - North facing Tower façade and lettering painting completed.*Outstanding:*
 - Outstanding items relating to work on internal frame/sills windows of U405,501,601. MM to follow up
 - Internal walkway (4th floor) – needs final painting. MM to follow up

Agreed : Shroud repainted by ARA (variation - \$4,800) – MM to recover costs from CPSGlobal/Vodafone for unfinished work.

5.4. Lift Modernisation / Upgrade

Status:

- Electra Lift agreement near finalisation (with input from Bannermans lawyers)

Agreed

- Commencement date June 2020

Next steps:

- Lift agreement to be executed.
- Start date in June 2020 to be confirmed with no lift service for 10 weeks.
- Interior design to be progressed by Committee in first quarter 2020.

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

Status:

- Shroud build not finalised (also refer 5.3 above)
 - door and roof o/s – CPS Global to complete
 - painting to match essentially completed by ARA
 - ARA requested to final Perspex patching requested

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

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

Status:

- Report received determined that there was no impact – no further action (*close*)

5.7. Transport NSW – proposed station accessibility upgrade.

Status/Ongoing:

- Mayoral motion effectively gives Council endorsement TfNSW's of Option 1 with some minor concessions relating to traffic resulting in loss of 12 car parks on Marian Street.
- MM/MB/MO to pick up next year in conjunction with *Reconnect Redfern* relating to the design that will be submitted to NSW Planning and Assessment.

6. Building Management & Maintenance

6.1. Plumbing / water leaking issues

- Roof on east
 - U403 experiencing rain water in kitchen window during severe wind/storm
 - U404 *water* penetration from roof into west facing bedroom above window
 - U306 – seepage into ceiling during severe wind/storm (seems related to U403 above)

Status: ARA have investigated and have found rust around the skylights and believe that is where the rain is penetration into the roof cavity.

Action: MM to engage ARA to replace skylights in 401, 402, 403 and 404 and attend to any other areas on roof that allow leakage.

6.2. Window Cleaning

Agreed: defer decision to December based on completion of (or not) of window defect remedial agreement/work/scaffolding.

7. Strata Administration & Compliance

7.1. Annual Fire Safety Statement – certifiers defects (August 2019 report) to be actioned.

Status:

- Missing exit lights installed by electrician
- MM seeking quotes from NFS for some other items

Action (ongoing): MM to continue to action and facilitate work on outstanding items for remediation/recommended items.

7.2. Internal Smoke Detectors

Status:

- 30/10/2019 MM issued notice to residents about the need to ensure these exist and are operational and that they would be subject to annual compliance checking

7.3. Christmas Party – 1 December 2019

- Specific committee meetings to be convened to facilitate and allocate jobs.

8. Other incidents/activities/complaints, etc.

8.1. U110 reported some vibrations.

Noted: There were no known works that could be causing this - the source is unknown.

8.2. 4/11/2019: False alarm fire brigade call out due to smoke from Unit 302

Action: MM to advise tenant/resident of possible call out charges from the Fire Brigade.

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

- U113 – Airconditioning with ducting via Marian Street Carpark confirmed.

10. Other New Business

- nil

11. Next meetings:

- Strata Committee (budget) 29 January 2020

The meeting closed at 8.32pm

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.