

**MINUTES OF THE MEETING OF THE STRATA COMMITTEE  
OF THE OWNERS CORPORATION  
STRATA PLAN 22906  
THE WATERTOWER  
Tuesday 23 July 2019**

*The meeting opened at 7.05 pm*

**Present:**

*Committee:* Max Middleton (MM), Aaran Creece (AC), Fenn Gordon (FG), M Brodie (MB), Thu Tuyento (TT), Marie O'Brien (MO), Jessica Carolin (JC)

**Quorum:** Yes

**1. Apologies:** n/a

**2. Minutes of previous meeting:**

- 22 May 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 / Action:* Reminder sent 13/7/2019 to contractor re insurance reimbursement. MM to follow up.

**4. Financial Matters**

- 4.1. Profit & Loss statement @ 30 June 2019 reviewed.
- 4.2. Levy Arrears (with more than 2 quarters in arrears)  
*Status:* Lot 20 (3 qrts o/s) – MM to follow up.

**5. Updates on Projects**

5.1. Garden & related activities

- No activity

5.2. Defect/ Warranty Issue RBS

External white leaching from new window sills on east and west façades.

*Status:* Continuing discussions re agreement between respective legal and subject matter experts in progress. Defect agreement document being finalised by Bannermans lawyers/BCRC Engineers.

5.3. Defects U406 systemic internal leaking

*Status:* completed

5.4. 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:*

- Home Building Contract with ARA executed
- BCRC engineers engaged (estimate \$5K-\$6K) to review of product, manufactures specifications, RFI's, site visits and inspections, quality checks and review at hold points.
- Work has commenced / residents advised by MM

5.5. Lift Modernisation / Upgrade

*Status:* Electra draft contract received and reviewed; some clause items to be questioned/addressed

*Agreed:*

- Bannermans to review Electra contract
- Work Commencement date approx. June 2020

*Next Steps:*

- MM to issue heads up to owners and residents.
- Arrange Committee meeting 6/8/2019 to discuss logistics/ review owners/residents' response.
- MM to request Electra to discuss queries and arrange a face to face meeting with committee.
- Committee to consider design options at showroom.

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

*Status:* Breach of lease notice issued by Bannermans to Vodafone re lack of progress with installation of shroud. Awaiting CPSGlobal's receipt of plan for installation.

*Action:* MM to continue to chase up CPSGlobal /ensure Vodafone shroud colour matches

- 5.7. Swimming pool re-paint.  
*Status:* Painting completed.
- 5.8. NBN plans submitted for installation to the Watertower this year.  
*Noted:* Will require facilitation when NBN commence work.

## 6. Building Management & Maintenance

- 6.1. 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.
  - U403 experiencing rain water in kitchen window during severe wind/storm  
*Status:* DR King called on site but were unable to determine cause.  
*Action:* MM to engage Sydney Roofing to inspect re gutter/flashing
  - U306 – seepage into ceiling during severe wind/storm (seems related to U403 above): DR King plumbing unable to determine cause.
- 6.2. Window Cleaning  
*Agreed:* to proceed with abseiling means of cleaning external facing windows, subject to timing of defect works/scaffolding.  
*Action:* (c/f) MM to engage ARA at appropriate time.
- 6.3. Bi-lock replacement – consider upgrading bi-lock/keys and door levers to newer system. Quote from Bensons Locksmiths for approx.. \$8K considered.  
*Agreed:* to hold over for consideration in next year's budget.
- 6.4. Car park delineation: 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

## 7. Strata Administration & Compliance

- 7.1. Annual Insurance Policy  
*Confirmed:* Cover for \$27,985,831 with SCI; declined Cyber loss damage; premium \$29,950 paid.
- 7.2. Annual Fire Safety Statement: changed legislation requires independent 3<sup>rd</sup> party certifier.  
*Agreed:* NFS to engage Wormald 3<sup>rd</sup> party certifier @ \$170 per hour  
*Action:* MM to request NFS to book job with Wormald
- 7.3. Fire extinguisher heads – quote received for replacing landing valves \$7,285.  
*Agreed:* This is a NFS recommended preventative maintenance item, but agreed to hold over until next year's budget.

## 8. Other incidents/activities/complaints, etc.

- None

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

- U113 – re air-conditioning – correspondence reviewed.
- U111 – re replacement of air-conditioning – correspondence reviewed.
- U210 – kitchen upgrade – plan and correspondence reviewed.

## 10. Other New Business

- 10.1. Mirvac/Council heavy road works now completed. MM/MB to request Mirvac to undertake post-dilapidation report.  
*Action:* MM to facilitate inspections.
- 10.2. Transport NSW – proposed station upgrade.  
*Status:* Residents / owners meeting with TfNSW delegates took place in Watertower Monday 3 June 2019.  
*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.

## 11. Next meetings:

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

***The meeting closed at 8.15pm***

## Carried forward (remains on agenda)

- 11.1. 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.
- 11.2. Pool Slab condition /ACOR Engineers recommendations
  - Status:* MM is in consultation with another contractor to quote and repair areas on slap where seepage and damage evident.
- 11.3. Redwatch and Central to Eveleigh corridor project
  - Monitor for community notifications and invites.
- 11.4. Canopy on external front entry
  - Status:* New supplier (Sunshade OZ) has measured – awaiting quote
  - Resolved:* To hold off and consider at later date.
- 11.5. 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
- 11.6. 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
- 11.7. 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)
- 11.8. 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
  - U403 – inside lintel of kitchen window leaking during heavy storm. MM to have roofers examine for problems with roof when undertaking Tower Project.
- 11.9. Signs on each floor opposite lift to indicate apartment numbers direction to follow
  - MM to arrange after upgrade/painting of common areas
- 11.10. Sydney City Council requested to write up a case study for Watertower once the lighting upgrade with LED's has completed.
- 11.11. 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.
- 11.12. Painting of internal corridors and apartment doors for levels 1, 2 and 3 carried forward to review in 2019 and beyond budgets.
- 11.13. 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.