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## Compliance

### **30/01/2014 - Fire Order**

Please see attached fire order from City of Sydney. John to provide details of final order deadlines - June 2014 and June 2015

Documents: 1. [View Attachment](#)

Status: In progress

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### **11/02/2014 - Storage Unit in Lot 69 - Carspace**

The building manager has emailed the owner of Lot 69 regarding the storage unit in Lot 69. The building manager has requested if they had supplied an application request to the OC to have the unit installed. The building manager has not received a response from the owner yet. If no response is received by COB Thurs.13th Feb 2014 the building manager will issue a written notice.

Status: In progress

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### **11/02/2014 - Apt. 213 flyscreens**

The building manager was requested to investigate the non-compliant fly screens in Apt. 213. The resident has forwarded a copy of the original application to install the fly screens. The application has been posted on the Mondrian forum. The has informed the BM they were given approval to install the fly screens.

Status: In progress

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### **11/02/2014 - RPZ Valves tested by MRC Plumbing**

All Mondrian RPZ valves need to be pressure tested annually by an accredited tester. MRC Plumbing have tested the RPZ valves. The BM has not yet received the results.  
TBA

Status: New

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### **11/02/2014 - 401 - Washing on balcony**

Apt. 401 has been issued with a compliance notice for hanging washing on the balcony.

Status: New

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### **17/02/2014 - Biltbeta - Safety Work Method Statement**

Please see attached Biltbeta Safety Work Method Statement.

Documents: 1. [View Attachment](#)

Status: New

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## **Agenda Items**

### **14/01/2014 - New lids for garbage bins on Powell St**

Birds have been scavenging in 2 x garbage bins on Powell St, people have also been dumping rubbish in the bins. Attached is a quote for 2 x new lockable Plato Bin from Street furniture.

Also attached is a quote for fixed non lockable lids to the existing bins.

1 x bin liner has disappeared from the bin at cafe end, option B has price included for a new liner.

Option A - 2 x new Plato Bins 80 L ( lockable )      Total \$2574.00 ex. install

Option B - 2 x new bin lids fastened + 1 x new liner      Total \$740.74 inc. install.

Please see attached quote for full details.

Documents: 1. [View Attachment](#) 2. [View Attachment](#)

Status: New



## Incident

### **23/12/0201 - Smashed Glass table**

Documents: 1. [View Attachment](#)

Status: In progress



## Repair and Maintenance

### **24/07/2013 - Quote for water ingress repair - 117**

The building manager is to contact Taylors Building solutions to obtain the original quote to repair the water damaged ceiling in 117.

Status: In progress

### **02/12/2013 - Apartment 352**

Water leaking into kitchen area onto carpet - water coming through riser possibly from fan on the roof. MRC Disconnected toilet and shower to isolate the problem. Toilet and shower were reconnected on 2/12/13. To be monitored by MRC and building manager for further leaks.

Status: In progress

### **05/12/2013 - Timber deck at swimming pool entry unstable**

Building manager has issued work order for Maintenance Men to rectify.

Status: New

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**10/12/2013 - Powell St pole light out**

Megger Electrical has been contacted to repair pole light out on Powell street.

Status: Completed

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**10/12/2013 - Western most tree light out**

Western most tree light out. Building Manager has contacted Megger Electrical to repair light.

Status: Completed

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**10/12/2013 - Pool light upgrade**

EC has advised not to upgrade pool light until defect rectification work begins in February.

Status: In progress

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**10/12/2013 - Mondrian LED upgrade**

Megger Electrical will start installing the LED Tri Proof lights for the Mondrian on Mon. 17th Feb 2014.

Status: In progress

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**11/12/2013 - Balcony wall lights**

Building manager meeting with Megger Electrical onsite at Mondrian Friday 13th to repair some outstanding electrical issues at Mondrian. Building Manager to contact Megger prior to meeting and raise spare balcony light held by Megger.

5th Feb. 2014 - The building manager has created a light repair program. Megger Electrical is onsite Friday 7th Feb to access apartments with faulty external lights. The building manager is contacting residents with faulty lights to gain access and repair.

11th Feb 2014 - Megger electrical has repaired lights in Apt. 101 & 408.

Apts. 420, 315, 224 need to be retro fit, Megger will be onsite on 12th Feb to retro fit

these remaining lights.

Status: In progress

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### **11/12/2013 - Parapet/Barge capping - rooftop**

Building Manager has been advised the parapet/Barge capping has been lifted caused by high winds. Sydney roofing has provided one quote. Building manager instructed by EC to arrange for a second quote.

5th Feb. 2014 Alexandria roofing has been on site to quote on replacing the rusted nails and rivets for the barge capping. Quote TBA.

Documents: 1. [View Attachment](#) 2. [View Attachment](#)

Status: In progress

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### **11/12/2013 - Breezeway paving tiles**

Approx. 10 - 15 pavers in the breezeway are protruding up near the access gate to building 3 courtyards east side. It is likely that the pavers are protruding up 20mm because of invasive roots from the coral trees in the adjacent raised garden bed. The executive committee is planning to have these trees removed and replaced with a more appropriate tree. TBA.

The protruding pavers will be levelled when the pool works begin approx June.

4 x sunken pavers at top of rampway have been levelled as per the Solutions in Engineering report recommendation.

Status: In progress

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### **11/12/2013 - Leaking vent shaft - fan room**

The building manager has investigated the leaking vent shaft with MRC plumbing. MRC Plumbing has advised that a roof should be installed on top of the vent shaft to eliminate water entering the shaft. The building manager will be consulting a HVAC expert to advise on the exhaust outflow. TBA.

Status: New

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### **11/12/2013 - Apron flashing required at box window heads**

As per previous BM report dated 24th Oct. 2013 apron flashing needs to be installed at

window head in all pop-out windows.

The building manager will be seeking advice from BiltBeta in regards to the installation of the Apron flashing while onsite.

Status: New

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### **16/12/2013 - Rain bird irrigation system**

The building manager has configured the rain bird irrigation system and can override the program settings for watering the lawns & gardens manually on hot days. The front lawn needs to be monitored as it dry's out very quickly in hot weather. Please consult BM for instructions on manual override.

Status: Completed

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### **16/12/2013 - Faulty Front door - Apartment 403**

The front door of Apt. 403 was failing to close. The spine of the door where the hinges are attached were split. AFT have removed the door and filled the cracks with filler. This was an emergency fix as the front door was not able to close. The original door has been repaired and re hung . The door will need to be replaced at a future date.

Status: Completed



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### **23/12/2013 - Poor water pressure 420**

Status: Completed

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### **20/12/2013 - Leaking ceiling Apt. 330**

MRC Plumbing to investigate when onsite next.

Status: New



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**13/01/2014 - Fire door not closing**

Status: Completed

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**14/01/2014 - Chip out of Building 3 access control panel**

Knightsbridge Security to advise when next onsite.

Status: In progress



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**15/01/2014 - Raised lip on timber deck Apt 202 - trip hazzard**

Raised lip on timber deck Apt 202 has been levelled and is no longer a trip hazard.

Status: Completed



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**15/01/2014 - Sunken pavers - trip hazzard near Apt 401**

4 x sunken paver's have been levelled as per solutions in engineering recommendations report.

Status: Completed

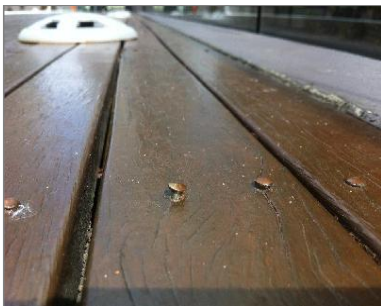


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**15/01/2014 - Protruding nails in from timber deck in pool area**

The building manager has removed any protruding nails from the swimming pool deck and replaced them with decking screws. The decking is now secure with no protruding nails.

Status: Completed



#### **20/01/2014 - Safety yellow painted on lip in carwash bay**

The building manager has painted a yellow stripe as per the Solutions in Engineering recommendation report dated 27 August 2013. The car wash bay leading edge is no longer a trip hazard.

Status: Completed

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#### **17/01/2014 - Exit button Building 4 ground floor lobby**

Abbco have rectified the delay in the exit button/door in ground floor lobby Building 4.

Status: Completed



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#### **10/02/2014 - Building Works notification**

All Mondrian residents have been notified with a letter under the front door of their apartments that building works are proceeding at The Mondrian on the 3rd of February 2014. Please see attached notice.

Documents: 1. [View Attachment](#)

Status: Completed

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#### **11/02/2014 - Viburnum Hedge Pruned**

Syds Maintenance have pruned the Viburnum hedge along the front ramp of the Mondrian taking approx. 1m off the top and trimming the sides.

Status: Completed



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### **11/02/2014 - Exhaust Fan - Garbage exhaust plant room**

The building manager has been investigating the non operation of the exhaust fan in the garbage exhaust plant room. Megger electrical have identified that the exhaust fan doesn't have power. This was witnessed by the building manager by powering up the fan. Megger electrical has advised the building manager that there may be a faulty sensor in the exhaust fan shaft that is tripping the fan causing it to lose power. Megger electrical will be onsite on Wed. 12th to continue the fault finding.

Once the fault has been identified and repaired, as per MRC Plumbings advice, a roof should be installed on top of the exhaust fan outlet shaft to prevent water entering the shaft and entering the garbage exhaust plant room and damaging the exhaust fan. TBA

Status: New



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### **11/02/2014 - Smoke alarm repairs**

AFT fire services have accessed the remaining 11 apartments in Mondrian to repair faulty smoke alarms. The results of the work has not yet been received by the building manager

Status: Completed

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### **11/02/2014 - Additional works register**

As requested the building manager has been to compiling a register of defects that was not recorded on the Biltbeta scope of works. Please note the register will be amended accordingly as new defects arise.

Status: New

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#### **14/02/2014 - Water pooling under timber decks**

The building manager can report that water is pooling under some timber decks between buildings 2 & 3. This could be the cause of increased complaints of large numbers of mosquitoes. Mosquitoes may be breeding in the water under the decks. The building manager will be investigating the water pooling next week (week 17.2.14).  
TBA

Status: New

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#### **Defects - HOW**

#### **30/01/2014 - Item 1 - Leak 1 - Lot 111**

Crack in slab

*Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.*

##### **Rectification Required:**

1. Gain access to the basement garage.
  2. Carry out the rectification in accordance with the below instructions provided by Peter Karsai of AECOM
  3. *"The following specifications are required for the proposed waterproofing of the slab soffit:*
    - *All folded metal fixings and gutter materials to be grade 304 stainless steel.*
    - *Sealant to be compatible with concrete to achieve adhesion.*
    - *Low flow weep points to not require plumbing if moisture can dissipate through evaporation.*
- *High leakage areas require plumbing to existing stormwater drainage.*
- *Joints in gutter material to be sealed and reinforced with an internal gutter splice.*
  - *Plumbing to gutters can be typical PVC fittings, sized to accommodate water flow rate.*
  - *Where services bridge the dowel / construction / expansion joints and cannot be relocated, blank off the leaking joint and restart gutter either side of services*

(detail #2)

- Consider head room before installing gutters and plumbing. A minimum of 2.1m head height is to be maintained under the services.

***The detailed design and installation of the guttering system is the responsibility of the contractor.***

*The attached details are intended to convey the intent only.*

*Prior to the commencement of works a site workshop is to be conducted to discuss the guttering design and plan the installation procedure. Due to the complexity of the existing services, further workshops will be required during the works."*

1. Clean the mineral salts from the affected concrete ceiling soffit and floor slab.
2. Gain access to car space of unit 111.
6. Prepare and inject a low viscosity, water activated, polyurethane sealant into the crack in the podium slab over the car space of unit 111 in accordance with the manufacturer's installation instructions.
1. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
2. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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### **30/01/2014 - Item 17 - Balcony Unit Door**

Concrete smear on the outside of the sliding door to the lounge

Status: New

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### **30/01/2014 - Item 1 - Leak 2 - Lot 121 Crack in Slab**

Crack in slab

*Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.*

#### **Rectification Required:**

1. Gain access to the basement garage.
2. Carry out the rectification in accordance with the below instructions provided by Peter Karsai of AECOM
3. *"The following specifications are required for the proposed waterproofing of the slab soffit:*

- All folded metal fixings and gutter materials to be grade 304 stainless steel.
  - Sealant to be compatible with concrete to achieve adhesion.
  - Low flow weep points to not require plumbing if moisture can dissipate through evaporation.
  - High leakage areas require plumbing to existing stormwater drainage.
  - Joints in gutter material to be sealed and reinforced with an internal gutter splice.
  - Plumbing to gutters can be typical PVC fittings, sized to accommodate water flow rate.
  - Where services bridge the dowel / construction / expansion joints and cannot be relocated, blank off the leaking joint and restart gutter either side of services (detail #2)
  - Consider head room before installing gutters and plumbing. A minimum of 2.1m head height is to be maintained under the services.
- The detailed design and installation of the guttering system is the responsibility of the contractor.**
- The attached details are intended to convey the intent only.*
- Prior to the commencement of works a site workshop is to be conducted to discuss the guttering design and plan the installation procedure. Due to the complexity of the existing services, further workshops will be required during the works."*
1. Clean the mineral salts from the affected concrete ceiling soffit and floor slab.
  2. Gain access to car space of unit 111.
  6. Prepare and inject a low viscosity, water activated, polyurethane sealant into the crack the podium slab over the car space of unit 111 in accordance with the manufacturer's installation instructions.
  1. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
  2. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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### 05/02/2014 - Item 1 - Leak 3 - Lot 107 Pipework Leak

Pipework leak

*Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.*

#### **Rectification Required:**

1. Gain access to the basement garage.
2. Carry out the rectification in accordance with the below instructions provided by Peter Karsai of AECOM

3. *"The following specifications are required for the proposed waterproofing of the slab soffit:*

*- All folded metal fixings and gutter materials to be grade 304 stainless steel.*

*- Sealant to be compatible with concrete to achieve adhesion.*

*- Low flow weep points to not require plumbing if moisture can dissipate through evaporation.*

*- High leakage areas require plumbing to existing stormwater drainage.*

*- Joints in gutter material to be sealed and reinforced with an internal gutter splice.*

*- Plumbing to gutters can be typical PVC fittings, sized to accommodate water flow rate.*

*- Where services bridge the dowel / construction / expansion joints and cannot be relocated, blank off the leaking joint and restart gutter either side of services (detail #2)*

*- Consider head room before installing gutters and plumbing. A minimum of 2.1m head height is to be maintained under the services.*

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2. Gain access to car space of unit 111.

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1. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
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Status: New

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### **05/02/2014 - Item 1 - Leak 4 - Lot 10 Redundant service hole**

Redundant service hole

*Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.*

**Rectification Required:**

1. Gain access to the basement garage.
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3. *"The following specifications are required for the proposed waterproofing of the slab soffit:*

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*- High leakage areas require plumbing to existing stormwater drainage.*

*- Joints in gutter material to be sealed and reinforced with an internal gutter splice.*

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Status: New

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## **05/02/2014 - Item 1 - Leak 5- Lot 21 Leak near roof tray**

Leak near roof tray.

*Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.*

**Rectification Required:**

1. Gain access to the basement garage.
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3. *"The following specifications are required for the proposed waterproofing of the slab soffit:*

*- All folded metal fixings and gutter materials to be grade 304 stainless steel.*

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Status: New

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**05/02/2014 - Item 1 - Leak 6 - Lot 48-45 Reinforced Block Wall**

Reinforced block wall.

*Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.*

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Status: New

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**05/02/2014 - Item 1 - Leak 7 - Lot 106 Control Joint**

Control joint tray not acceptable.

*Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.*

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Status: New

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**05/02/2014 - Item 1 - Leak 8 Basement build 2 Meter Room**

Leak from pipework *Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park*

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Status: New

## 05/02/2014 - Leak 9 Basement building 2 Meter room

Meter room roof & walls leaks.

*Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.*

### Rectification Required:

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Status: New

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## 05/02/2014 - Item 1 - Leak 10 - Car Wash Bay Control Joint

Car wash bay control joint leak.

Note: This item refers to water ingress to the basement car park and planter box leaks to the basement car park.

### Rectification Required:

1. Gain access to the basement garage.
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3. *"The following specifications are required for the proposed waterproofing of the slab soffit:*
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6. Prepare and inject a low viscosity, water activated, polyurethane sealant into the crack in the podium slab over the car space of unit 111 in accordance with the manufacturer's installation instructions.
1. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

Clean the site and leave in a tidy condition at the completion of the work.

## 06/02/2014 - Item 2 - Building 2 Glass Atrium

### Complaint:

*The glass atriums to buildings 2, 3 and 4 have all suffered water ingress to the lift lobbies. I observed that a series of holes have been drilled into aluminium sections of the glazing frame in a post construction modification to deal with the water ingress. I am advised by the building manager that this modification has not been successful nor has the blocking of air ventilation gaps with closed cell backing rods, despite various attempts of remediation by St Hillier's the leaks continue. This leaking has created a problem of corrosion of the steel structural column and this will require partial tile removal and treatment of the steel. Below is a typical example of this defect*

*Note: This item refers to items 9 – 11 and 14 which relate to glazing and framing to the glass atriums of the lift lobbies.*

### Rectification Required:

1. Engage Mike Gwodz or suitably qualified façade expert to carry out spray testing and determine method of rectification of water ingress to the required lift lobbies of **Building 2, 3 and 4.**
2. **Gain access to level 2 of the lift lobby of Building 2.**
3. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
4. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column of the lift lobby.
5. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.
6. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
7. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.
8. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
9. Clean the site and leave in a tidy condition at the completion of the work.
10. **Gain access to the Ground Floor of the lift lobby of Building 3.**
11. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
12. Protect and cover adjacent surfaces, internal floor coverings and furniture during the

execution of the work.

13. Clean the site and leave in a tidy condition at the completion of the work.

**14. Gain access to Level 4 of the lift lobby of Building 3.**

15. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.

16. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

17. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.

18. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

19. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

20. Clean the site and leave in a tidy condition at the completion of the work.

**21. Gain access to Level 5 of the lift lobby of Building 3.**

22. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

23. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

24. Clean the site and leave in a tidy condition at the completion of the work.

**25. Gain access to the Ground Floor of the lift lobby of Building 4.**

26. Remove and dispose of the aluminium cover plate of the window frames to the western side of the lift lobby.

27. Prepare and apply a protective coating to the corroded steel bracket to the cylindrical steel column in accordance with AS/NZS 2312 – 2002.

28. Supply and install a new aluminium cover plate to the window frames to the western side of the lift lobby in a similar colour and finish to the existing in a proper and workmanlike manner

29. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column of the lift lobby.

30. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

31. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.

32. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting Buildings.

33. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

34. Clean the site and leave in a tidy condition at the completion of the work.

**35. Gain access to Level 4 of the lift lobby of Building 4.**

36. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column of the lift lobby.

37. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.

38. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.

39. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting Buildings.

40. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

41. Clean the site and leave in a tidy condition at the completion of the work.

**42. Gain access to Level 5 of the lift lobby of Building 4.**

43. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting Buildings.

44. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

45. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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**06/02/2014 - Item 2 - Building 3 Glass Atrium**

**Complaint:**

*The glass atriums to buildings 2, 3 and 4 have all suffered water ingress to the lift lobbies. I observed that a series of holes have been drilled into aluminium sections of the glazing frame in a post construction modification to deal with the water ingress. I am advised by the building*

*manager that this modification has not been successful nor has the blocking of air ventilation gaps with closed cell backing rods, despite various attempts of remediation by St Hillier's the leaks continue. This leaking has created a problem of corrosion of the steel structural column and this will require partial tile removal and treatment of the steel. Below is a typical example of this defect*

*Note: This item refers to items 9 – 11 and 14 which relate to glazing and framing to the glass atriums of the lift lobbies.*

**Rectification Required:**

1. Engage Mike Gwodz or suitably qualified façade expert to carry out spray testing and determine method of rectification of water ingress to the required lift lobbies of **Building 2, 3 and 4.**
2. **Gain access to level 2 of the lift lobby of Building 2.**
3. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
4. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column of the lift lobby.
5. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.
6. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
7. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.
8. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
9. Clean the site and leave in a tidy condition at the completion of the work.
10. **Gain access to the Ground Floor of the lift lobby of Building 3.**
11. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
12. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
13. Clean the site and leave in a tidy condition at the completion of the work.
14. **Gain access to Level 4 of the lift lobby of Building 3.**
15. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.

16. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
17. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.
18. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
19. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
20. Clean the site and leave in a tidy condition at the completion of the work.
  
21. **Gain access to Level 5 of the lift lobby of Building 3.**
22. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
23. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
24. Clean the site and leave in a tidy condition at the completion of the work.
  
25. **Gain access to the Ground Floor of the lift lobby of Building 4.**
26. Remove and dispose of the aluminium cover plate of the window frames to the western side of the lift lobby.
27. Prepare and apply a protective coating to the corroded steel bracket to the cylindrical steel column in accordance with AS/NZS 2312 – 2002.
28. Supply and install a new aluminium cover plate to the window frames to the western side of the lift lobby in a similar colour and finish to the existing in a proper and workmanlike manner.
29. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column of the lift lobby.
30. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
31. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.
32. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
33. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
34. Clean the site and leave in a tidy condition at the completion of the work.
  
35. **Gain access to Level 4 of the lift lobby of Building 4.**

36. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column of the lift lobby.
37. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.
38. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.
39. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
40. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
41. Clean the site and leave in a tidy condition at the completion of the work.
- 42. Gain access to Level 5 of the lift lobby of Building 4.**
43. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
44. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
45. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

## 06/02/2014 - Item 2 - Building 4 Glass Atrium

### Complaint:

*The glass atriums to buildings 2, 3 and 4 have all suffered water ingress to the lift lobbies. I observed that a series of holes have been drilled into aluminium sections of the glazing frame in a post construction modification to deal with the water ingress. I am advised by the building manager that this modification has not been successful nor has the blocking of air ventilation gaps with closed cell backing rods, despite various attempts of remediation by St Hillier's the leaks continue. This leaking has created a problem of corrosion of the steel structural column and this will require partial tile removal and treatment of the steel. Below is a typical example of this defect*

*Note: This item refers to items 9 – 11 and 14 which relate to glazing and framing to the glass atriums of the lift lobbies.*

### Rectification Required:

1. Engage Mike Gwodz or suitably qualified façade expert to carry out spray testing at

determine method of rectification of water ingress to the required lift lobbies of **Building 2, 3 and 4.**

**2. Gain access to level 2 of the lift lobby of Building 2.**

3. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

4. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column on the lift lobby.

5. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.

6. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

7. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.

8. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

9. Clean the site and leave in a tidy condition at the completion of the work.

**10. Gain access to the Ground Floor of the lift lobby of Building 3.**

11. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

12. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

13. Clean the site and leave in a tidy condition at the completion of the work.

**14. Gain access to Level 4 of the lift lobby of Building 3.**

15. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.

16. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

17. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.

18. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

19. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

20. Clean the site and leave in a tidy condition at the completion of the work.

**21. Gain access to Level 5 of the lift lobby of Building 3.**

22. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

23. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

24. Clean the site and leave in a tidy condition at the completion of the work.

**25. Gain access to the Ground Floor of the lift lobby of Building 4.**

26. Remove and dispose of the aluminium cover plate of the window frames to the western side of the lift lobby.

27. Prepare and apply a protective coating to the corroded steel bracket to the cylindrical steel column in accordance with AS/NZS 2312 – 2002.

28. Supply and install a new aluminium cover plate to the window frames to the western side of the lift lobby in a similar colour and finish to the existing in a proper and workmanlike manner.

29. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column of the lift lobby.

30. Prepare and paint the entire steel cylindrical column in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

31. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.

32. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

33. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

34. Clean the site and leave in a tidy condition at the completion of the work.

**35. Gain access to Level 4 of the lift lobby of Building 4.**

36. Remove and dispose of the ceramic tiles surrounding the steel cylindrical column of the lift lobby.

37. Prepare and apply a protective coating to the corroded base of the column in accordance with AS/NZS 2312 – 2002.

38. Supply and install new floor tiles surrounding the steel cylindrical column in a similar colour, size and style to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide To The Installation Of Ceramic Tiles.

39. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

40. Protect and cover adjacent surfaces, internal floor coverings and furniture during the

execution of the work.

41. Clean the site and leave in a tidy condition at the completion of the work.

42. **Gain access to Level 5 of the lift lobby of Building 4.**

43. Prepare and paint the entire concrete ceiling and affected walls in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting Buildings.

44. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

45. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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### **06/02/2014 - Item 3 - Building 1 Staircase**

#### **Complaint:**

*Building #1 staircase serves as both the only pedestrian access to and from the carpark as well as a fire isolated staircase and has a steel balustrade. A number of vertical and horizontal elements are in excess of the 150mm requirement as shown in the photograph below.*

*The BCA states in D2.16 (h);*

*“Openings in a balustrade or other barrier must be constructed in accordance with the following:*

*(i) (B) Where rails are used a rail must be provided at a height of not more than 150mm above the nosing of the stair treads or the floor of the landing balcony.....*

*(A) any openings do not permit a 125mm sphere to pass through it.....”*

#### **Rectification Required:**

1. Gain access to the Building 1 staircase providing access to the basement carpark.
2. Weld a bottom rail to the existing balustrade similar to the existing bottom rail to ensure opening no more than 150mm in accordance with the Building Code of Australia, Volume One, Section D2.16.
3. Prepare and paint the new work in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
4. Protect and cover adjacent surfaces, internal floor coverings and furniture during

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| the execution of the work.<br>5. Clean the site and leave in a tidy condition at the completion of the work. |
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Status: New

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#### **06/02/2014 - Item 4 - Fin wall between Units 203 and 204**

##### **Complaint:**

*Building #2 has corroding reinforcement in a vertical concrete panel that is located between units 203 and 204.*

##### **Rectification Required:**

1. Gain access to the fin wall dividing Units 203 and 204 on the southern elevation of Building 2.
2. Mechanically core drill the concrete wall panel to expose the reinforcing steel.
3. Mechanically grind or chase out all corroded steel remnants from the reinforcing steel. Ensure no corrosion remains.
4. Remove the reinforcement to a sufficient depth to allow for adequate concrete cover.
5. Prime remaining steel to prevent further corrosion and reinstate concrete with appropriate cementitious repair mortar and hard-set material, ensuring a similar surface finish as the existing.
6. Prepare and paint the wall panel to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
7. Protect and cover adjacent surfaces and floor coverings during the execution of the works.
8. Clean the site and leave it in a tidy condition at the completion of the work.

Status: New

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#### **06/02/2014 - Item 5 - Concrete Panel Bld 2 Lift Lobby**

**Complaint:**

There is also a crack in excess of 2mm in the rear concrete panel that forms part of the lift lobby of this building.

**Rectification Required:**

1. Gain access to the southern elevation of the lift shaft of Building 2.
2. Gouge out the crack to the wall surface on the southern elevation of the lift shaft and fill with a paintable flexible sealant in a proper and workmanlike manner.
3. **Allow to gouge out and treat the corrosion. Patch the concrete with a high strength epoxy repair mortar.**
4. **Allow to re-seal the vertical and horizontal control joints.**
5. Prepare and paint the repaired wall elevation to the nearest architectural break in a similar colour to the existing and in accordance with AS/NZS 2311, Guide to the Painting of Buildings.
6. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
7. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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**06/02/2014 - Item 6 - Bld 3, Level 2 Hallway Windows****Complaint:**

*The level 2 hallway in building #3 has a series of recessed windows. The recessed window between units 328 and 329 leaks freely in rain events and requires urgent repair to avoid damage to the surrounding areas.*

**Rectification Required:**

1. Gain access to the southern elevation of Building Three adjacent unit 328 and 329.
2. Supply and install an apron flashing to the box window external roof in accordance with SAA HB39 - 1997 Installation Code Full Metal Roof and Wall Cladding.
3. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
4. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### 06/02/2014 - Item 7 - Build 3, Level 5 Fire Stairs

**Complaint:**

*There has been water ingress at the roof level at the top of the fire stairs, the roof has been repaired but the paint and plaster that was damaged as a result of this water ingress has not been dealt with.*

**Rectification Required:**

1. Gain access to the fire stairs on level 5 of Building 3.
2. Prepare and paint the fibre cement ceiling lining in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
3. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
4. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### 06/02/2014 - Item 8 - Building 3 Water Ingress

**Complaint:**

*At level 5 there is water ingress between the wall and ceiling junction opposite unit 361 and further, at the right hand side of the lift at the junction of the hallway.*

**Rectification Required:**

1. Gain access to the hallway adjacent unit 361 on level 5 of Building 3.
2. Prepare and paint the plasterboard ceiling lining to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
3. Prepare and paint the plasterboard wall lining to the southern wall to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
4. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
5. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### 06/02/2014 - Item 9 - Water Ingress Building 4

**Complaint:**

*Building #4 has water ingress at the window head in the hallway at level 4 near unit 422 there is also water ingress near the lift also on level 4.*

**Rectification Required:**

1. Gain access to the hallway adjacent to unit 422 and the southern elevation of Building 4.
2. Seal the junction of the concrete panel and aluminium cover plate (**window**) providing a water tight seal to the building in accordance with The Building Code of Australia Volume 1. **It is anticipated that new flexible sealant will be detailed around the full perimeter of the window.**
3. Prepare and paint the plasterboard wall lining to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
4. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
5. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### 06/02/2014 - Item 10 - Build 4 Level 5 - Fire Stairs Water Damage

**Complaint:**

*The upper level of the ceiling in the fire stairs is damaged from water ingress and required to be repaired and repainted.*

**Rectification Required:**

1. Gain access to the fire stairs on level 5 of Building 4.
2. Prepare and paint the fibre cement ceiling lining in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
3. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
4. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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**06/02/2014 - Item 11 - Build 4 Fire stair - Ground - water ingress**

**Complaint:**

*Further, in the stairwell of building 4, there is a leak and some water passing through the concrete panel that forms the wall and the reinforcement is now corroding as shown in the photograph below. This defect has been rectified by St Hillier's since January 2009 but there has been no attempt at remediation to date.*

**Rectification Required:**

1. Gain access to the stairwell on the ground floor of Building 4.
2. Gouge out the existing flexible sealant from the vertical movement joint at the junction the eastern and northern wall elevations.
3. Supply and install a suitable flexible sealant to **5 horizontal movement joints and approximately 25 lineal metres of vertical joints** to the eastern and northern wall elevations in a proper and workmanlike manner.
4. Prepare and paint the flexible sealant **and affected area immediate to the movement joints** to the horizontal movement joint to the eastern and northern wall elevations in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
5. **Remove and replace 8 downpipe brackets with stainless steel brackets and seal the penetrations in the wall. Re-install existing downpipe.**
6. Protect and cover adjacent surfaces and floor coverings during the execution of the works.
7. Clean the site and leave it in a tidy condition at the completion of the work.

Status: New

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**06/02/2014 - Item 12 - Build 4, Ground, Fire Stair Water penetration**

**Complaint:**

*Further, in the stairwell of building 4, there is a leak and some water passing through the concrete panel that forms the wall and the reinforcement is now corroding as shown in the photograph below. This defect has been rectified by St Hillier's since January 2009 but there has been no attempt at remediation to date.*

**Rectification Required:**

1. Gain access to the stairwell on the ground floor of Building 4.
2. Mechanically core drill the eastern concrete wall panel to expose the reinforcing steel.
3. Mechanically grind or chase out all corroded steel remnants from the reinforcing steel. Ensure no corrosion remains.
4. Remove the reinforcement to a sufficient depth to allow for adequate concrete cover.
5. Prime remaining steel to prevent further corrosion and reinstate concrete with an appropriate cementitious repair mortar and hard-set material, ensuring a similar surface finish as the existing.
6. Prepare and paint the eastern wall panel to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
7. Protect and cover adjacent surfaces and floor coverings during the execution of the works.
8. Clean the site and leave it in a tidy condition at the completion of the work.

Status: New

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**06/02/2014 - Item 13 - Main Entry Stairs****Complaint:**

*The main entry stairs from Powell Street adjacent to building #1 do not comply with the BCA in that the stairs have risers of 120mm and a going of 440mm. The BCA at table D2.13 states that the range of stairs in public stairways, a maximum riser size in the range 190mm to 115mm and a going size in the range of 355mm to 250mm. Accordingly these entry steps do not comply with the BCA.*

**Rectification Required:**

1. Gain access to the main entry stairs from Powell Street.
2. Mechanically grind or scabble out the landing, stair treads and risers to enable correct installation of the treads and risers in accordance with Building Code of Australia - Volume One, Part D2.13 Treads and Risers.
3. Form and pour replacement landing, treads and risers in accordance with Building Code of Australia - Volume One, Part D2.13 Treads and Risers.
4. Remove and dispose of the existing metal handrail to the entry stairs.
5. Supply and install a new metal handrail in accordance with Building Code of Australia - Volume One.

6. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
7. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### **06/02/2014 - Item 14 - Pool Mosaics**

**Complaint:**

*There are large sections of mosaic tiles missing from the pool area surround.*

**Rectification Required:**

1. Gain access to the swimming pool.
2. Remove and dispose of **all tiles from the waterline over the horizontal pool edge and down the external face of the pool.**
3. Supply and install new mosaic tiles to the affected areas in a similar size and colour to the existing in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide to the Installation of Ceramic Tiles.
4. Supply and install movement joints to the existing and in accordance with Australian Standard 3958.1, Ceramic Tiles, Guide to the Installation of Ceramic Tiles.
5. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
6. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### **06/02/2014 - Item 15 - Pool Skimmerbox**

**Complaint:**

*There are sections of corroding reinforcing steel located at each skimmer box location that require to be exposed, treated and appropriately covered.*

**Rectification Required:**

1. Gain access to the swimming pool.
1. Mechanically core drill 11 steel ends to the skimmer boxes to expose the reinforcing steel.
2. Mechanically grind or chase out all corroded steel remnants from the reinforcing steel. Ensure no corrosion remains.
3. Remove the reinforcement to a sufficient depth to allow for adequate concrete cover.
4. Prime remaining steel to prevent further corrosion and reinstate concrete with an appropriate cementitious repair mortar and hard-set material, ensuring a similar surface finish as the existing.
5. Prepare and paint the eastern wall panel to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
6. Protect and cover adjacent surfaces and floor coverings during the execution of the works.
7. Clean the site and leave it in a tidy condition at the completion of the work.

Status: New

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**06/02/2014 - Item 16 - Bld 4, L5 - Corroding steel****Complaint:**

*There is steel corroding at the rear concrete panel at level 5 of building #4 that forms the lift lobby; there is a distinct rust stain evident. This defect requires the steel to be treated and the panel painted on completion.*

**Rectification Required:**

1. Gain access to the level 5 of the eastern elevation of the lift shaft of Building 4.
2. Mechanically core drill the eastern concrete wall panel to expose the reinforcing steel.
3. Mechanically grind or chase out all corroded steel remnants from the reinforcing steel. Ensure no corrosion remains.
4. Remove the reinforcement to a sufficient depth to allow for adequate concrete cover.
5. Prime remaining steel to prevent further corrosion and reinstate concrete with an appropriate cementitious repair mortar and hard-set material, ensuring a similar surface finish as the existing.
6. Prepare and paint the eastern wall panel to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.

to the Painting of Buildings.

7. Protect and cover adjacent surfaces and floor coverings during the execution of the works.

8. Clean the site and leave it in a tidy condition at the completion of the work.

Status: New

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#### **06/02/2014 - Item 18 - Unit 107 - Bedroom balcony Leak**

##### **Complaint:**

*Unit 107, the soffit of the balcony off the bedroom is leaking due to a failed membrane from the balcony above. The membrane above is required to be replaced.*

##### **Rectification Required:**

1. Gain access to the eastern balconies of unit 107 and the unit directly above.
2. Remove and set aside for reinstallation the existing timber deck platform to the balcony directly above unit 107.
3. Remove and set aside for reinstallation the existing decorative stones to the balcony directly above unit 107.
4. Remove and dispose of the waterproof membrane and prepare the surface for the application of a new waterproof membrane to the balcony directly above unit 107.
5. Supply and install a new waterproof membrane to the concrete balcony slab in accordance with the Australian Standard 4654.2-2009 Waterproofing Membrane Systems for External Use-Above Ground Level to the balcony directly above unit 107.
6. Following the installation of the new waterproof membrane, carry out balcony flood test for a period of 48 hours to ensure correct installation of the new membrane prior to the reinstallation of the balcony finishes.
7. Reinstall the existing timber deck platform to the balcony directly above unit 107.
8. Reinstall the existing decorative stones to the balcony directly above unit 107.
9. Fill the crack to the concrete balcony soffit of unit 107 with a paintable flexible sealant in a proper and workmanlike manner.
10. Prepare and paint the balcony soffit of unit 107 to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
11. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
12. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### **06/02/2014 - Item 19 - Lounge Room Hole**

**Complaint:**

*Unit 109, there is a hole in the concrete soffit of the lounge room that has been repaired previously but unsuccessfully and requires to be done again.*

**Rectification Required:**

1. Gain access to the lounge room of unit 109.
2. Mechanically core drill the soffit of the concrete slab to expose the reinforcing steel.
3. Mechanically grind or chase out all corroded steel remnants from the reinforcing steel. Ensure no corrosion remains.
4. Remove the reinforcement to a sufficient depth to allow for adequate concrete cover.
5. Prime remaining steel to prevent further corrosion and reinstate concrete with an appropriate cementitious repair mortar and hard-set material, ensuring a similar surface finish as the existing.
6. Prepare and paint the **lounge ceiling** in a similar colour and finish to the existing and in accordance with AS/NZS 2311 – Guide to the Painting of Buildings.
7. Protect and cover adjacent surfaces and floor coverings during the execution of the works.
8. Clean the site and leave it in a tidy condition at the completion of the work.

Status: New

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#### **06/02/2014 - Item 20 - Southern Balcony Leak**

**Complaint:**

*Unit 110, the soffit of the balcony off the bedroom is leaking due to a failed membrane from the balcony above as shown in this photograph. The membrane above is required to be replaced.*

**Rectification Required:**

1. Gain access to the southern balconies of unit 110 and the unit directly above.
2. Remove and set aside for reinstallation the existing timber deck platform to the balcony directly above unit 110.
3. Remove and set aside for reinstallation the existing decorative stones to the balcony directly above unit 110.
4. Remove and dispose of the waterproof membrane and prepare the surface for the application of a new waterproof membrane to the balcony directly above unit 110.
5. Supply and install a new waterproof membrane to the concrete balcony slab in accordance with the Australian Standard 4654.2-2009 Waterproofing Membrane Systems for External Use-Above Ground Level to the balcony directly above unit 110.
6. Following the installation of the new waterproof membrane, carry out balcony flood test for a period of 48 hours to ensure correct installation of the new membrane prior to the reinstallation of the balcony finishes.
7. Reinstall the existing timber deck platform to the balcony directly above unit 110.
8. Reinstall the existing decorative stones to the balcony directly above unit 110.
9. Fill the crack to the concrete balcony soffit of unit 110 with a paintable flexible sealant in a proper and workmanlike manner.
10. Prepare and paint the balcony soffit of unit 110 to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
11. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
12. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

#### 06/02/2014 - Item 21 - Unit 111 - Study Leak

##### **Complaint:**

*Unit 111, there is ceiling damage caused by water ingress to the bedroom.*

##### **Rectification Required:**

1. Gain access to the study of Unit 111.
2. Prepare and paint the ceiling to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to

- Painting Buildings.

3. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.

4. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### 06/02/2014 - Item 22 - Unit 113 - Paint Study

##### Complaint:

*Unit 113, the roof leak above the study ceiling is now repaired but not repainted internally.*

##### Rectification Required:

1. Gain access to the study of Unit 113.
2. Prepare and paint the ceiling to the nearest architectural break in a similar colour and finish to the existing and in accordance with AS/NZS 2311 - Guide to Painting Buildings.
3. Protect and cover adjacent surfaces, internal floor coverings and furniture during the execution of the work.
4. Clean the site and leave in a tidy condition at the completion of the work.

Status: New

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#### 11/02/2014 - BiltBeta Insurance Details

Please see attached the insurance details for BiltBeta.

1. Builders License.2. Workers Compensation.3. Public Liability.

Documents: 1. [View Attachment](#) 2. [View Attachment](#) 3. [View Attachment](#)

Status: New

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Defects - Other

#### 12/12/2013 - Apartment 208

Email from Apartment 208 regarding building defects at Mondrian.  
Building manager to inspect building maintenance issues and advise.

- 1) The communal gate to Building One - although slams loudly fails to actually close on many occasions. This is obviously a security issue for all units in Building One. Both the loudness of the closing and the lack of locking need to be addressed. **Abbco Locksmiths have rectified.**
- 2) The Light in my yard - which is a standard communal light is not working. New bulbs have been tried but to no avail, it may well be an electrical problem. **Megger electrical to rectify on Wed. 13th Feb.**
- 3) Due to the over watering of the communal flower bed at the front of my yard which resulted in repeated flooding of my yard, there has developed a green moss over the paving stones. Can you arrange for this to moss to be removed. I am not convinced the on-going situation of water under the paving stones has been effectively addressed either. **Yet to determin if the water is coming from the planter box as fore mentioned, BM to monitor.**
- 4) There is a crack on the wall between my unit and next door. **Added to defect non scope register**
- 5) There is paintwork discolouration on the communal wall also within my yard. Caused by some sort of water damage. **Added to the non scope defect register.**
- 6) Regarding the mirrored yard decoration - having reviewed the situation - as I see it, it is now below the fence line and I see it as a matter of privacy that people are peering into my personal space. It is not that visible from outside the unit unless you look directly. I fully understand the need for building "uniformity" however my yard is ground floor only visible from within the Building One walkway and I do not have a clear glass facia but thick wooden strips, making visibility harder. I therefore see anyone who is looking that closely into my yard as an invasion of my privacy. If as you suggested I place the decoration inside the unit it would be just a visible. As I stated I am willing to make further concessions and place plants along the fence, if you could give guidance to what plants would be "appropriate" I would appreciate it. **Mirror ball has been removed BM to monitor.**

I appreciate that these issue did not appear on your watch but if you could acknowledge receipt of this email and advise when the work listed above will commence.

11th Feb 2014

The building manager can confirm the mirror ball has been removed from the courtyard of Apt. 208 and has been absent for approx. 4 weeks. The building manager will monitor if the mirror ball reappears.

Status: New

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## Cleaning

### 10/01/2014 - Clean out of store room in basement carpark

The building manager has cleaned out the store room in the basement car park. Some

materials have been retained for future use.

Status: Completed



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### **06/02/2014 - Resident - Palette**

A resident received a delivery in a crate on a palette. Enquired about disposing of it. Instructed him to leave out of the way in the garbage room for removal. BiltBeta has advised the building manager that they will be able to use the palette onsite. Biltbeta will be taking possession of palettes and removing them from the garbage room. The building manager to monitor. Please note these building materials were not dumped by BiltBeta in the garbage room. Biltbeta have reused one of the palettes however some paint tins and ply sheeting remains. The building manager will talk with BiltBeta with regard to disposing of the items.

Status: In progress

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## Upgrades

### **05/12/2013 - Gate lock housing**

The gate lock housings on ground floor apartments are rusting. Building manager to count the number of rusted gate lock housings and engage contractor. St Peters Engineering will be onsite on the 13th Feb. 2014 to begin the lock box replacement.

Status: New



### **11/12/2013 - DVR upgrade**

NTS has attended site to reinstall faulty DRV in building managers office. After the DVR was installed the same problem continued to happen. (Intermittently rebooting itself). NTS advised building management that the problem was most likely a faulty card reader in the DVR and that he would quote on a new card.

The building manager has engaged Knightbridge Security for a second quote to repair the faulty card in the DVR. Knightsbridge have also quoted on new CCTV cameras.

The building manager has made contact with CAGE Security with the intention of meeting them onsite to assess the DVR/CCTV set up and to quote accordingly. TBA.

Status: In progress

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### **17/01/2014 - Retractable hose reel for car wash bay**

The building manager has installed a retractable hose reel in the car wash bay.

Status: Completed



### **30/01/2014 - CO Monitoring**

The building Manager has met with Graeme Hawley from Eco Monitoring to inspect the CO2 monitoring installation in the basement carpark. Graeme has provided a quote based on the size of the car park and the existing supply/exhaust fan arrangement. Please see attached quote & correspondence from Graeme Hawley:

Hi Mick,

Please find attached the quote to supply and install a Car Park CO Monitoring System at The Mondrian.

I have provided you with 2 x options:

Option1:

CO monitoring system only- in my opinion, after doing the costings this is by far the most economical option

Option 2:

CO monitoring system & VSD'S for the supply and exhaust fans.

Due to the size of the fans, the VSD'S are not cheap. Add the costs of the install and this option is questionable.

Let me know what you think,

Thanks for this opportunity.

Graeme Hawley

Documents: 1. [View Attachment](#)

Status: New

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#### **11/02/2014 - Mondrian security fob/fire stair key audit**

The building manager will be performing a security fob/fire stair key in late February. Date TBA.

Status: New

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#### **11/02/2014 - Lift curtains quote**

The building manager has been requested to obtain a quote for 1 x set of new lift curtains. Please see attached quote from Design Curtains. The building manager is waiting on one more quote from Bilsborough.

Please see following quotes to date:

<b>Kone quote</b>	<b>\$2316.00 gst inc. (Includes press stud fixing to hang curtains)</b>
<b>Curtain Design</b>	<b>\$2680.00 gst inc. (Includes press stud fixing to hang curtains)</b>
<b>Bilsborough</b>	<b>\$1298.00 gst inc. (Bilsborough will not install press stud fixing to lift wall)</b>

Please see details for quotes attached.

Documents: 1. [View Attachment](#) 2. [View Attachment](#) 3. [View Attachment](#)

Status: New

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#### Replacements

##### **11/02/2014 - New Account with Koala Wholesalers**

The building manager has arranged for a new light globe account to be set up with Koala Wholesalers. The supplier will deliver light globes and some electrical materials for the Mondrian. All invoices for approved for Koala by the building manager will be also approved by the Mondrian treasurer.

Status: Completed

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## SCHEDULED MAINTENANCE REPORT

Date	Subject	Comment	Status
20/12/2013	Garden Maintenance		Na
27/12/2013	Garden Maintenance		Na
03/01/2014	Garden Maintenance		Na
10/01/2014	Garden Maintenance		Na
17/01/2014	Garden Maintenance		Na
24/01/2014	Garden Maintenance		Na
30/01/2014	Spray with Graphite		Na
31/01/2014	Garden Maintenance		Na
05/02/2014	Pest Control		Na
07/02/2014	Garden Maintenance		Na