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Executive summary

**Case 120 - Mondrian roof - safety upgrade**

**Mondrian roof - safety upgrade**

Serious safety issues have been raised in relation to the Mondrian rooftops. Building management has requested Inov8 & Rigcom access to inspect and provide a recommendation/quote on making the Mondrian roof safe & compliant for contractors to work on. In the near future, the Mondrian rooftop will be accessed by painters and various other contractors for future works.

**Inov8** provided a quote in the sum of **\$57,282**, to provide Access hatches, ladders (8x) to roof and ladders between upper roofs, including necessary signage and 61 purlin anchor points. It is expected to add approximately \$2,500 for each access hatch for drop down ladders being \$10,000 providing for a total of **\$67,282** with drop down ladders

**Rigcom** - provided a quote in the sum of **\$64,152** (+GST) for new hatches with drop down ladders, 6x ladders and 73 purlin anchor points plus 6 additional concrete anchor points.

Rigcom has undertaken a very thorough inspection of all roofs in conjunction with DJW abseiling and has provided a comprehensive quote that makes the whole roof compliant and provides adequate access for all external window cleaning, painting and facade repairs.

Some further enquiries are required to determine why the difference between 6 and 8 ladders.

A detailed comparison will be posted on the forum for EC to comment and approve.

Quotes: 1. \$64,152.00 Rigcom. 2. \$67,282.00 Inov8

Status: In progress

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### **Case 472 - Flow test failed - Drencher system**

The current AFT assessment & Certification for AFSS has indicated the flow test for the drencher system has failed the test. AFT have provided a quote to rectify the issue which has been forwarded to the strata manager & EC for approval. The BM has been instructed by the EC to investigate other quotes.

AFT Confirms that this may well have been a problem for quite some time. They have produced 'Block Diagrams' and undertaken flow tests that confirm the pressure is inadequate.

11/02 - AFT have provide quote in the sum of \$39K  
Requested quotes from Pro Master, Grosvenor Fire

Grosvenor Fire inspected site and made the comments that it is not unusual in this area that flow rates are down due to a reduction in Towns Pressure. They have taken a copy of the block diagrams and will provide a report and quote with options. They will most likely recommend they conduct their own test to confirm the results provided by AFT. Awaiting report and quote.

**ECD - End March 2016.**

Status: In progress

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### **Case 542 - Building 1 - Water Ingress Main entry Doors**

Reported water penetration.

Sunday 15 Nov - (JH) after rain it was reported to show signs of water. Inspection on Monday 16 Nov - appeared dry.  
Further investigation required.

7/1 - inspected after heavy rain. No sign of water penetration.

12/1 - Inspected with JH and MR - instructed to remove conduit and investigate further.

14/01 - Taylors have advised no need to remove conduit to investigate, water will be penetrating from other places.

Both Taylors and Holistic have been asked to consider and report on solutions.

25/01 - A work order has been sent to Taylors for investigation of the tiles near entrance doorway.

**ECD - End March 2016.**

Status: In progress

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## **Case 596 - Fire defect Rectification Update**

As at March 2016 the following works have been under taken.

### **Bld 1**

Completed apart from 101

AED has inspected and provided an updated scope for a number that needed some minor variations.

108 & 109 - Variations have been approved Taylors to confirm when they require access to be arranged.

Other variations have been completed.

Common Area Ceiling has been patched. Waiting to be painted.

Talyors approached BM during December they had more man power, so BM approached residence re access.

Talyors have confirmed the following apts:

304, 208, 212, 307, 214,227, 358, 322 - Completed

### **Bld 2 -**

Complete.

223, 224 & 225 Variations are approved and in progress.

### **Bld 3 -**

Commenced 22 February

361 - 330 - Access has been arranged for 15. 16 further apartments to be confirmed

301-329 - Due to commence at 27 April. BM to make preliminary contact with these.

### **Bld 4 -**

Common Areas Completed

Apartments are expected to commence Mid May

Status: In progress

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## **Case 713 - 14/03/2016 - Agenda Items for Instructions**

The Building Manager requires instruction son relation to the following cases are included in the Agenda Item Section of this report.

Case 588 - Planting of Succulents

Case 693 - Replace Fern with Palm

Case 656 - Intercom Upgrade

Case 695 - Pool Pump Failed.

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**Case 487 - Rusting steel cleats in building 3 fire stairs**

***EC is requested to provide instructions in relation to proceeding with the rectification works to address rusting of cleats in Building 3.***

The BM has identified 8 x rusting steel cleats in Building 3 fire stairs. The BM has requested quotes from DJW and Inov8

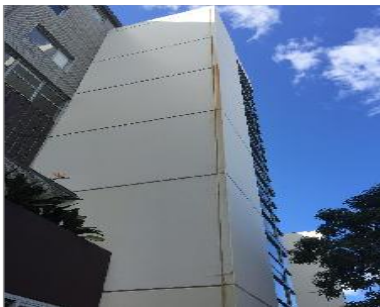
DJW provided a quote in the sum of \$7,700 (+GST)  
Inov8 provided a quote in the sum of \$7,245 (+GST)

DJW provided a more thorough quote including a complete work method.  
DJW have a system to protect gutters by keeping their ropes off.

**ECD:- End April**

Quotes: 1. \$7,700.00 DJW 2. \$7,245.00 Inov8

Status: In progress



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**Case 588 - 16/12/2015 - Planting of succulents**

***The Sub-committee is requested to provide instructions in relation to the planting of succulents in the planter beds in the breezeway.***

Syd's Maintenance has been instructed to plant the succulents in the Breezeway.  
Coordinate with Garden Committee  
Awaiting confirmation from sub committee re decision on pebbles or mulch

On Site meeting with Syd's confirms he is waiting for instructions in relation to planting of succulents.

It is recommended to use pebbles in these planter beds to maintain the look through the breezeway and to counter the high wind environment.

Status: In progress

### **Case 693 - Replace Fern with Palm**

***Garden sub-committee to provide instructions in relation to replacing removed ferns in B4 courtyard with palms to match poolside planting.***

Syds was instructed to remove dying Fern.  
To be replaced with a palm to match the pool planting.  
Syds is waiting confirmation from Garden Sub-Committee.

Status: In progress

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### **Case 656 - Intercom System Upgrade**

***The EC is requested to provide instructions in relation to proceeding with the installation of a new Intercom System at Mondrian***

BM has been advised by NTS that current intercom on building 3 has failed & will affect other buildings in future, needs to to be upgraded, due to no replacement/parts available for this model, as its been superseded.

BM has obtained quotes form NTS:

Option 1 - Aiphone GT Series - **\$44,770.00** - unto 3 handsets at a time  
Option 2 - ELVOX Due Fili - **\$46,640.00** - foto 7 handsets at a time

Plus - Item 3 Install New Backbone Cable for Progressive Cutover  
200 m Bus Cable  
\$2,640.00

Inner West quote on the Airphone GT in the sum of **\$35,771.40**

Inner West Locksmith advise that upon inspection of backbone wiring a video option was not viable using the current cabling.  
Recabling the whole complex and all the units for video would be a huge and costly exercise.

### **ECD - End March**

Quotes: 1. \$35,771.40 – Inner West Airphone GT; 2. \$46,640.00 NTS Elvox; 3. \$44,770.00 NTS Airphone GT

Status: In progress

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**Case 695 - Pool Pump failed - Convert from schedule**

***EC to provide instructions on Repair, replace or upgrade to Variable Speed Pump.***

Pump Failed.

Installed temporary Pump for the weekend.

To provide quote for replacement on Monday

The cost to repair the pool pump that was taken away for assessment on Friday is **\$265** inc.

The cost to replace it with New is **\$945** inc.

There is no pick up and delivery charge nor a fee for the spare pump we put in place , temporarily.

A quote for a Variable Speed Pump was obtained

Hayward Max Flo VS pump.

FITTED (Plumbing required) 1x EBPump **\$1,545.45**

12 months warranty in your application.

Savings are difficult to quantify but 50% saving in energy consumption can be expected.

Posted on Forum for Discussion.

Status: In Progress

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**Case 673 - Access Hatches in exhaust duct an under pool**

Install Access hatches in the main exhaust stack and under the pool deck as per quote dated 11 Feb 2016 in the sum of \$4680.00 **Scope provided for quote:**

1) Supply & fit using the following materials

1 x 2040mm x 820mm solid door, hardware (door cut in to 2 approx. 1040mm & 800mm)

2 x metal door frames (cut in to 2 approx. 1040mm & 800mm) to suite above

Make good render to match existing walls

Paint maybe be onsite, will advise

Key – to be BP 318 MK17

Cut hole in concrete wall & install frame approx. 450mm from east end of pool air vent & I brick from the ground

Plaster

Paint

Remove any rubbish

2) Cut hole in concrete wall & install frame approx. opposite fire escape bld 4 under pool & I brick from the ground

Install hatch using 800mm door as above & frame

Make good render to match existing walls

Plaster

Paint

Key – to be matched to pool key # 28

Remove any rubbish.

Holistic advise that 7-10 days wait for steel door frame after order.

Therefore will drill to determine the size required for the frames.

Doors have been ordered.

When frames are ready they will cut and install.

AED Confirm that the doors do not need to be fire rated.

**Hi David,**

**As discussed, the door to the car park exhaust riser next to the pool does not require an FRL as the exposure to the fire source feature bring the side allotment boundary is removed by the high masonry wall on the boundary. FYI**

**Kind regards,  
Greg Murrow**

**ECD:- Mid March**

Quotes: 1. \$4,680.00 [View Attachment](#)

Status: In progress

**Case 431 - Non compliant wire screen installation in Apt. 358**

The BM has identified a non compliant screen installation on the south facing balcony of Apt. 358. The BM has written to the owner advised them of the Mondrian By Laws. The BM will monitor and advise.

13/01/16 spoken with Guy an order has been place on owner which expires on 16/02/16

Status: In progress

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**Case 516 - NCAT - Order for Adjudication**

Strata Plus sent a notice to be placed on the Notice board advising of an application for adjudication in relation to the installation of unauthorised security screens in breach of by-law 5.2. The BM is waiting for further instructions.

Order expires 16 Feb 2016

Notice was placed on the Notice Board

Status: In progress

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**Case 635 - Unit 101 Car space non authorised items stored**

1st notice issued  
9/03/16 - 2nd notice issued

Documents: 1. [View Attachment](#)

Status: In progress





**Case 636 - Unit 105 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 637 - Unit 106 Car space non authorised items stored**

1st notice  
9/03 Checked: all clear

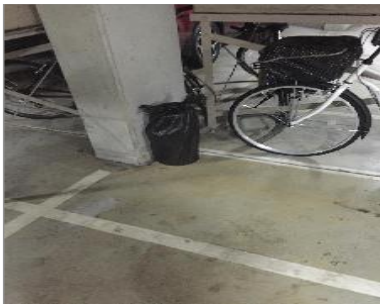
Status: Completed

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**Case 638 - Unit 108/Lot 8 Car space non authorised items stored**

1st notice issued  
9/03/16 - 2nd notice issued

Status: In progress



**Case 639 - Unit 112/Lot 12 Car space non authorised items stored**

1st notice issued  
9/03/16 - 2nd notice issued

Status: In progress



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**Case 640 - Unit 115 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 641 - Unit 201 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 642 - Unit 213 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 643 - Unit 217/Lot 34 Car space non authorised items stored**

1st notice issued  
9/03/16 - 2nd notice issued

Status: In progress



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**Case 644 - Unit 324 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 645 - Unit 225 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 646 - Unit 227 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 647 - Unit 330 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 648 - Unit 333/Lot 77 Car space non authorised items stored**

1st notice issued  
9/03/16 - 2nd notice issued

Status: In progress



**Case 649 - Unit 335 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 650 - 22/01/2016 - Unit 352/Lot 96 Car space non authorised items stored**

22/01 - 1st notice issued  
9/03/16 - 2nd notice issued

Documents: 1. [View Attachment](#)

Status: In progress



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**Case 651 - Unit 358/Lot 102 Car space non authorised items stored**

1st notice issued  
9/03/16 - 2nd notice issued

Response email to second notice. Received 9/3/16

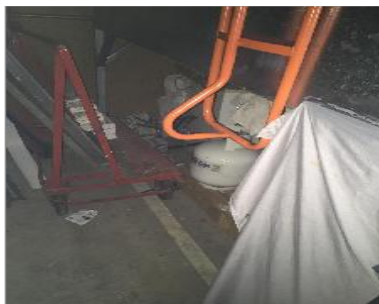
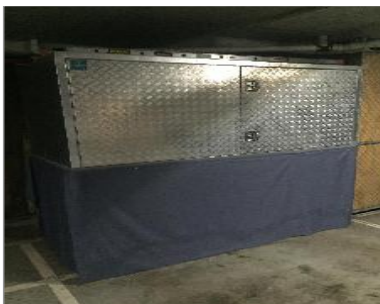
Resident was aggressive towards the Building Manager for issuing a notice to comply with the By-Law.

Resident accused the EC of personal harassment.

The resident also accused members of the EC of being in breach of By-Laws.

The BM responded that the resident is welcome to put his complaints in a form that can be forwarded to the EC for consideration.

Status: In progress



**Case 652 - Unit 404 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 653 - Unit 406 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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**Case 654 - Unit 428 Car space non authorised items stored**

1st notice issued  
9/03 Checked: all clear

Status: Completed

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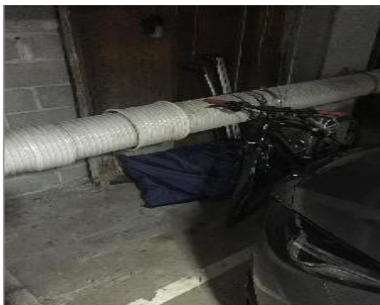
**Case 655 - Unit 432/Lot 137 Car space items stored**

1st notice issued  
9/03 - Second notice issued

email received 9/3/16 *I am sorting out some storage for this, will be moved in the next day or so*

*Kind Regards,*

Status: In progress



### **Case 681 - Vehicle parked on Common property**

BM found a Mitsubishi CRX rego CF 27 DW parked in visitor parking on 29/02/16, a breach notice had been placed on the vehicle & for the next consecutive days,

03/03 - BM called Redfern Police, to advise vehicle on private property, they advised vehicle had been involved in an incident & now reported stolen from Budget Rent a Car.

Budget have retrieved the vehicle By Channel Ovalik (Budget)

Status: Completed



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### Visitors car park

### **Case 677 - Incident Car park**

BM has been advised of an incident that occurred at approx 2115 - 24/02/16

A man was spotted in the car park acting in a crazy fashion – hugging pillars. When approached he took off up the ramp with a bicycle and bags. He then stripped naked and ran off towards Taylors College.

The police were called. Police attended and took away him and what appeared to be his belongings.

It appears that he may have been sleeping in the Mondrian car park.

CCTV has been viewed & saved as required.

Police advised man in hospital for treatment, holding items at station, no further action to be taken, at this stage.

BM found items in basement near lot # 21, items have been stored & will be discarded after 7 days.

Event# - E263780294

Status: Completed

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**Case 403 - Water ingress to Apt. 427**

The estate agent of apartment 427 has notified the BM water damage is evident on the timber floor in the bedroom. The BM is working with MRC to identify the source of the water.

1/02 - Property manager has reported further leaks in unit, inspecting issue on 3/02.

Inspected with MRC, found to be potentially coming from balcony above. Work order issued to MRC to provide quote.

**ECD end March 2016**

Status: In progress

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**Case 555 - Puncture Hole in Kitchen floor**

The resident reported a puncture hole in the kitchen timber floor Taylors were doing works in the apartment.

Taylors did not report this.

Sent photo to Taylors and asked to discuss.

Inspected with Taylors. They said they will fix it.

Requested owner to contact Taylors to discuss the repair.

Repaired.

Confirmed with resident who is happy with the repair.

Status: Completed





### **Case 574 - Building 1 Rooftop Exhaust Fan**

During inspection noticed the middle fan on building 1 rooftop not operating.

Investigated with Retro Air and determined the power supply is faulty and the bearings are showing evidence of wear.

Retro onsite, remove fan & cover with plastic sheeting, will return.

14 March - Fan replaced with new.

Asset register to be updated.

Status: Completed

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### **Case 593 - Tree pruning outside apt 320 balcony**

Tree pruning outside apt 320 balcony. Syd's Maintenance is to arrange for an Arborist to prune tree.

Follow-up with Syd's as to when Arborist will be on site.

**ECD: March 2016**

Status: In progress

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### **Case 600 - unit 312 Water Leak 2nd Bedroom - Glass Door**

Owner has advised that water has leaked once again thru the newly installed Glass door that Magic Glass installed in 2015.

06/01/16 Noahs Ark have pulled back carpet & blowers have been installed.

08/01/16 Contacted Magic Glass & they are inspecting area on Monday 11 Jan 16, under warranty.

11/01 - Magic Glass sealed frame & did a small water test on bottom of door frame, no water was seen

20/01 - Water tested door frame, water again leaked in through the left hand side of the frame from app 1300mm from bottom, around left hand corner, magic Glass have been called re a site inspection, under warranty.

04/02 - Magic glass attended site briefly, have organized an inspection for Tuesday 09/02 to further inspect seals & water test with magic glass.

10/02 - Magic glass onsite sealed complete door frame with silicon, left to go off.

19/02 Magic glass onsite to water test door frame with fire hose, result no leaks

26/02 Noah's Ark onsite reinstalling carpet in back bedroom, steam clean area where leak penetrated flooring & carpet.

Status: Completed



**Case 602 - unit 360 Water leak bedroom - From roof**

Owner advised water leaking into bedroom, minor damage to carpet.  
Holistic have inspected and provided the attached report.  
Failed flexible joint in the window capping.  
Possible further issues from the down pipe and box gutter.

A work order has been issued to repair the flexible joint in the window.  
If further water ingress then investigate downpipes and box gutter. Access is required to neighbouring balcony for further investigation.

**ECD: March 2016.**

Status: In progress



**Case 618 - Bld 3 entrance step angle damaged**

BM found metal angle damaged on entrance to building 3 to inspect with Taylor's 28/01/16 see photos.

Taylor's will repair.

17/02 - Taylor's has installed an angel to cover the & secure the entrance step of building 3

Status: Completed



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**Case 624 - Apt 426 - Door Surround Repair**

Bldg 4 Level 5 unit door frame near unit 426 has become dislodged from masonry near unit 426

Plaster coming away missing skirting in lobby

Taylor's will strip back masonry & install 2 expansion joints each side the unit metal door frames to assist, plaster & paint.

Estimated cost less than \$700.

Status: In progress

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**Case 630 - Unit 310 difficulty closing gate**

Resident of unit 310 has advised having difficulty closing & locking gate to entrance to unit - takes slamming it approximately 5-6 times each time.

BM has inspected gate, will require adjustment.

Abcco attended and repaired Gate closer

Status: Completed

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**Case 634 - Unit 111 sliding middle door wheels/replace - adjust**

Unit 111 has advised sliding door wheels need to be adjusted due to difficulty in sliding door.

Abbco has been instructed to attend and repair.

**ECD: Mid April**

Status: In progress

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**Case 657 - unit 316 water leak - penetration from balcony**

11/02 - Property manager advised water penetrating from balcony, BM meet property manager to investigate water leak.

Have contacted Biltbeta, they will make contact with property manager re access.

notes from last year work

This balcony was re-membraned last year as part of the upgrade remedial works at the Mondrian.

ECD end March

Status: New

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**Case 660 - Car wash bay hose leaking**

Car wash bay hose leaking has been leaking,

18/02 - Purchased replacement from Bunnings, installed, tested

Status: Completed

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**Case 662 - Hot water pipe leak - Basement**

BM has found a hot water pipe leak - Basement, between buildings 3 & 4, water appears to be leaking from an T selection joint on the Instaflex pipe

parking cones have been installed around area as a precaution.

Plumber has arrived, exposed pipes, leak is at the T selection angle, parts required Plumber has installed clamp to slow leak down, (stopped) & parts have been order, plumber will pickup today & install Tuesday 23/02

23/02 - Plumber onsite, shut down water system & cut out faulty T pipe section install replacement T section (see photos), replacement leaking at join, replacement parts ordered again, through warranty, will attend once received

Have ordered more T replacement sections for future leaks

24/02 - BM monitoring leak, very small at this stage

Status: In progress



**Case 663- Building 3 lift fan/vent not operating**

BM has advised Kone when onsite next to check Building 3 lift fan/vent not operating

19/02 - Kone onsite, found the following

<b>Condition on Arrival</b>	RUNNING - RUNNING CORRECTLY
<b>Report</b>	FAN NOT WORKING NEW REQUIRED EMAIL SENT TO SUPERVISOR.
<b>Condition on Leaving</b>	Equipment running, back to normal operation

Status: Completed

**Case 664 - Building 4 lift call button**

BM has advised Kone when onsite next to check Building 4 lift call button correctly, sticking

19/02 - Kone onsite, found no fault with button, BM advised problem still occurring, logged call again

22/02 - Kone have advised module need to be replaced

Button Repaired.

Status: Completed

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**Case 665 - Bldg 2 - lv 4 - exit sign facing wrong direction**

Bldg 2 - lv 4 - exit sign facing wrong direction, work order to be raised for rectification.

ECD: - End March

Status: New

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**Case 666 - Garbage Room Exhaust Fan**

Exhaust Fan keeps tripping the breaker.

Retro have been requested to investigate when they are on site to replace the building 1 fan.

Water in duct motor terminal block. Capacitor blown. Capacitor replaced. Motor needs replacing.

Quote requested from Retro Air for supply and fit.

Status: In progress

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**Case 669 - Office A/C - blocked pipes**

Retro Air investigated the Office A/C while on site to replace Building 1 Rooftop exhaust Fan.

Pipes were blocked.

Retro cleared Pipes and working now.

Status: Completed

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### **Case 670 - Apt 301 - Mould on ceiling**

Agent reports mould on ceiling in the Short Street bedroom.  
Refer to case 499 - previously addressed water ingress from pipe in riser.  
Refer Case 632 - MRC identified possible problem with expansion joints.  
BM to clean mould from ceiling.  
DJW to provide an estimate to seal external expansion joints.  
Inspected by Holistic Building who reported that it appears it could be coming from a failed membrane on the balcony above.  
BM to arrange access to the balcony above prior to works commencing.

Status: In progress

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### **Case 671 - Building Managers Office Air Con leaking**

BM has found the air con in BM office leaking water on desk, while Retro Air onsite they unblocked the water outlets above the wall on car space lot # 109

Status: Completed

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### **Case 674 - 24/02/2016 - Stair Light Not Working**

The middle Powell St Stair Light on the building 1 side iOS not working.  
Built beta installed this light as part of the Defect Rectification Works.  
The 3rd light from the top and the 3rd light from the bottom.

Built Beta to return to fix it.

25/2 - Built Beta (Adam Fenessy) advise they will be onsite to fix within the week.  
4/3 - F/U phone call to Adam - Left Message  
14/3 - F/U phone call to Adam - Mailbox Full.  
15/3 - Left Message and email.

Status: In progress





### **Case 676 - Thermal Scanning Quote**

Contacted Infra Scan for a quote to undertake Thermal Scanning for the Mondrian. Requested confirmation of the Number of switchboards and levels in each building.

ECD – March 2016

Status: New

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### **Case 679 - Storm water basement sump pump float switches**

Storm water sump pump adjacent the inner roller door has failed.

It was running continuously Fri afternoon onwards.  
Float switch appear to be stuck.

Have spoken with New World Pumps, to come out & investigate, related to case 363 from 2015

New world pumps onsite, have advised that hose clamp has broken, due to pump not being suspended correctly, at time of installation. Pump had fallen due to slack in chain.

clamps will be order & installed, also tighten chain to ensure suspended correctly.

Operating on pump, in meantime, to hot to install at this stage.

Status: In Progress

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### **Case 682 – Apt 418 - Sliding balcony door sticking**

Resident reported sliding door sticking.  
This is a recurring problem that has been repaired previously.  
Contacted Metro Locksmiths.  
Metro advised they can not fix due to door frame out of plumb.  
Contact Magic Door to assess and quote.

Status: In Progress

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**Case 683 - B1 - Courtyard Gates slamming**

A resident has reported gate slamming.  
This gate has been recently adjusted  
Considering other options to address the issue.

Status: New

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**Case 685 - Apt 418 - Broken Lock Southern Sliding Door**

Resident reported broken Lock on external sliding door.  
Metro Locksmiths have been instructed to repair.  
Metro advised they have ordered the lock and should be ready for install prior to 11  
March.

ECD: - 11 March

Status: New

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### Case 686 - Lift 3 - Numerous issues

Kone have been requested to investigate and report as to why so many issues in short space of time.

Kone have inspected the Lift and provided the following report.

"Lift Working Correctly"

KONE Call Record	
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<b>Building Name</b>	MONDRIAN APARTMENTS
<b>KONE Call Ref</b>	QL3731
<b>KONE Order</b>	9AAU71288811
<b>Customer Order</b>	
<b>Attended By</b>	Colin CRAVEN

<b>Site ID</b>	MONDRIAN APARTMENTS - BUILDING 4
<b>Equipment Type</b>	Elevator
<b>Equipment</b>	LIFT 03
<b>KONE Equipment No</b>	30038220
<b>Address</b>	2-4 POWELL STREET
<b>Suburb</b>	WATERLOO
<b>Post Code</b>	2017

<b>Reported By</b>	DAVID . on 22/02/2016 11:43
<b>Customer Report</b>	NOT ALWAYS RESPONDING TO CALL BUTOON
<b>Floor</b>	

<b>Condition on Arrival</b>	RUNNING - RUNNING CORRECTLY
<b>Report</b>	
<b>Condition on Leaving</b>	Equipment running, back to normal operation

<b>Arrival Time</b>	22/02/2016 12:58	<b>Passenger(s) Released</b>	0
<b>Finish Time</b>	22/02/2016 16:26	<b>Passenger Release Time</b>	
<b>Customer signature</b>			
<b>Customer Name</b>			

**Are your automatic doors or shutters maintained to Australian Standards or safety expectations? Visit [www.kone.com.au/doormaintain](http://www.kone.com.au/doormaintain) for more information.**  
**Did you know the nbn may affect your lift? Visit [www.kone.com.au/nbn/](http://www.kone.com.au/nbn/) to find out more.**

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KONE Elevators Pty Ltd ABN 47 000 142 423

Status: Completed

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### **Case 687 - B3 - Exit Button not working**

Exit button not releasing the magnet lock..  
Sometimes works.  
Intermittent fault.

Metro cannot fix it.

Abbco replaced push button.  
Still failing.  
Abbco to attend, investigate and report on solution.

14/3/16 update. Abbco attending on Wed 16/3/16 on same W/O to investigate possible cabling or door controller fault.

Residents report this is still an intermittent problem.

Abbco requested to investigate and provide long term solution.

Status: In progress

---

**Case 688 - Garbage Room Tap Leaking**

MRC has been instructed to fix when next at Mondrian.  
MRC reported no leak  
BM Inspected and tap not leaking.  
Water on floor appears to come from the hose being wound up.

Cleaners to be instructed to ensure tap is turned off properly and the floor is dried after use.

Status: Completed

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**Case 689 - Pool Safety Signage**

Eco Blue has been instructed to replace the existing safety signage around the pool with new compliant signage.  
Signage was replaced. New signs were smaller and look untidy.  
Eco Blue to source and replace with larger signs

**ECD - Mid March**

Status: In progress

---

**Case 690 - Pool Depth Signs**

Eco Blue has been requested to provide a quote for new Depth Signs and an example if possible.  
Email dated 4/3/16  
7/3 - JH Instructed to use Old signs.  
BM to install.

**ECD - Mid March**

Status: In progress

---

**Case 691 - 04/03/2016 - Pool Deck - Uneven timbers**

Holistic will repair when they are onsite installing the access hatch.

Status: In progress

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**Case 698 - Repair External Sikaflex Joint**

Apt 417 reported water Ingress.  
Identified to most likely be coming from external Sikaflex Joint Failure.  
Request a quote from DJW

Status: New

---

**Case 699 - Apt 329 - O/D light not working**

AGC to investigate when onsite on Tuesday  
Tenant - Nathan 0421 513 041 10.30-12.30

Status: Completed

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**Case 700 - Hot water in Basement Stormwater Pit**

Hot water identified in the Storm Water Pit.  
MRC requested to investigate.  
MRC traced back to the Boiler Room .  
Pressure Release Valve faulty.  
Repaired Valve.

Status: Completed

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**Case 701 - B3 Planter Irrigation Pipes**

MRC requested to investigate and repair irrigation pipes in B3 Garden Bed.  
Irrigation found to be disconnected.  
MRC installed a bypass from the adjacent Bed.  
Tested and all working.

Status: Completed

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**Case 702 - Bld 3 Lift- Door Hold button**

Door Hold button broken. Noted Kone during routine maintenance visit on 7/3/16.  
Replaced 8/3/16.

Status: Completed

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### Case 703 - Bldg 3- L5 corridor- raised carpet edge

Residents report raised corner of carpet in Bldg 3 L5 corridor creating possible trip hazard.

BM to review all common area carpets and engage Noah's Ark to address as required.

Status: New

---

### Case 704 - Outdoor lighting

Conducted outdoor lighting audit with AGC. Forced lights on with timer switches.

Outdoor lights out;

- Breezeway Bldg 3 LHS garden bed. 2x post lights
- First pathway light at top of Powell St ramp
- 6th pathway light from top of ramp
- In-ground LED uplight under 4th flame tree from left facing complex
- Fence-mounted light o/s Bldg 1 courtyard
- Garden bed mounted pathway light behind 207
- 3rd pathway light from left on palm garden bed behind units 104/5/9/6 (Powell St side)
- 3rd pathway light from left on palm garden bed behind units 104/5/9/6 (Short St side)
- Back door light at 104
- Back door light at 101
- LED spike uplight in cyathea bed behind unit 205
- Pathway light on garden bed wall behind 408
- Fence light at 408/3 back gate
- Fence light at 405 back gate
- Pathway light at Bldg 2/Bldg 3 courtyard gate
- Fence lights at Building 3 courtyard gate out
- Fence light between 203/204 gates
- Fence light at 201
- Pathway light on garden bed wall behind 201/203
- LED spike uplight behind unit 201/203
- LED spike uplight behind unit 304
- All lights in courtyard behind units 309 to 312

All lights were found to require new globes except the following;

- Breezeway Bldg 3 LHS garden bed. 2x post lights: **tripped breaker**
- In-ground LED uplight under 4th flame tree from left facing complex: **fitting full of water**

Status: Completed

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**Case 705 - Reattach orange filter to LHS Breezeway Floodlight**

Reattach orange filter to LHS Breezeway Floodlight

Status: New

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**Case 706 - Unit 105 Doorbell and Light**

Resident reported doorbell and external light not working; Unit 105 AGC attended and repaired.

Status: Completed

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**Case 707 - Bldg 1 Unit 113 - Sliding balcony door not closing true in frame.**

Lower balcony door in unit 113 difficult to close. Gap between top of door and frame when door closed. Evidence of aluminium swarf in track.

Status: New





**Case 709 - Refocus security cameras from wide angle to narrow**

Cameras aren't focused finely enough to pick up facial details. Refocus as instructed by Mark Rodgers and BM Troy Quinn.

Status: New

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**Case 711 - 14/03/2016 - Bldg 3 Apt 316: Short St gate bottom hinge broken**

Replace broken bottom hinge on Short St gate of Apt 316.

Status: New



**Case 712 - Bldg 4 Comms Room - New 240V House Power supply for exhaust fan**

14/3/16 Quote obtained from AGC for \$400.

Please provide 240V 10A outlet adjacent to grille o/s comms room. Sub-circuit to be surface mounted in rigid conduit finished in tradesman like fashion. No corrugated conduit to be used.

DB schedule to be updated and outlet labelled with DB + CB numbers.

Status: New

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**Case 658 - 16/02/2016 - Council bulk collection**

Due to residents placing items on the street, with no notice, I ordered a Council collection, for Wednesday 17/02/16.

Bulky household items:OBG0115963

Mattresses:OBG0115964

Will place a notice on boards advising residents must organize pickup with the BM in future.

Status: Completed

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**Case 661 - 19/02/2016 - unit 110 contractor waste**

BM has found unit 110 contractor waste left behind in the corner basement area of building 1, owner of unit has been advised & this will be removed today. (see photo)

Unit 110 contractor has removed waste, clean

Status: Completed



**Case 692 - Full Car Park Clean**

Cleaning to be coordinated with the Cleaners over a 3-4 day period to allow for offset parking requirements.  
Contact TH to coordinate a time.  
Check with contract in relation to annual or 6 monthly or as requested for extra charge.

Status: New

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**Case 694 - 04/03/2016 - Collection of Bulky Household Items**

BM has organized Collection of Bulky Household Items by Council for 16 March, notice's will be posted in complex to advise residents.

Reference Number: OBG0120207

Reference Number: OBG0120208

Status: In progress

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Fire Services

**Case 708 - Bldg 4 L2 - Possible faulty detector**

10/3/16 approx 10.15 pm the fire brigade attended an alarm for Bldg 4 level 2 corridor.

No cause found. Zone left isolated to prevent further false alarms.

Status: New

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### **Case 606 - 14/01/2016 - Forward Maintenance Program 2016**

BM has prepare & regularly updates a register identifying & prioritising future Maintenance & upgrades for 2016 .

See attached.

ON GOING.

Documents: 1. [View Attachment](#)

Status: In progress

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### **Case 667 - Boiler Room Fan**

Boiler Room appears Hot.

Retro has been instructed to investigate and report.

Status: New

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### **Case 672 - Bldg 4 Comms Room Ventilation**

Not sure if you have created a case for this but if not, can you please proceed.

The failure of the Opennetworks Vslam (with loss of internet access) two weeks ago was in all likelihood caused by overheating in the Bldg 4 Comms Room.

AS discussed, can you please organise a ventilation solution, ? Fan to Car park, as we could expect further failures possibly in the NBN Vslam if we do not cool the room.

The ventilation solution must be fire compliant and may need to include a fire damper.

4/3 - Retro have inspected - awaiting a report.

14/3/16 UPDATE: Solution suggested by Retro - Place exhaust fan exterior of wall grille to draw hot air out of room. Will require a 240 supply installed adjacent to grille.

Awaiting quote.

Status: In progress

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### **Case 680 - Forum Request for Common Area Taps**

BM to identify locations for taps, then MRC to provide quote

Status: New

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**Case 237 - 08/09/2014 - Water ingress to Apt. 426**

The tenant in Apt. 426 has complained of water ingress to living area in Apt. 426. The BM has arranged for Paul Evans to inspect.  
11/01/16 Hall way entrance hatch was created & needs to be patched & painted.

Lounge room data point needs repaired

ECD - April 2016.

Status: In progress

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**Case 245 - Apt. 420 Complaint of water damage on balcony wall**

The owner of Apt. 420 has complained of water damage on the balcony wall. The BM has arranged for Paul Evans to inspect and advise.  
Repaired previously - new leak appeared.

Holistic to investigate - leak needs to be repaired prior to

28/01 - Paul Evans confirmed this is outstanding, never been rectified, ECP on break till 09/02, left message will follow up

ECD: March 2016.

Status: In progress

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### **Case 444 - Apt. 410 - Soffit detached on northern balcony Apt. 410**

The soffit has detached on the northern balcony of Apt. 410. The BM has instructed DJW abseiling to rectify the the failing soffit. Soffit has been repaired by DJW, Rubie Services will be attending works to paint soffit. ECD - 23rd of Nov. 2015.

19/01 - Soffit has not been painted as yet, follow-up with DJW Rubie Services, Dan has advised we were going to have our handyman paint the area to keep costs down, been in touch with Handy Fix - Reece, he will drop in to investigate visibility of the job in the next few days. Quote for \$473 has been received, we are arrange access with unit 410 for painting.

11/02 - resident has been away, arranging access when back in Sydney.  
15/02 WO issued to contractor

Resident advised he is home on Friday 11th, morning. Handy fix requested to confirm with resident.

### **ECD:- 11 March**

Status: In progress



**Case 603 - Ceiling leak out site unit 414**

Resident advised a small leak from ceiling out site unit 414. (end of common hall way) Bucket has been placed under leak.

BM inspected leak at app 9am, slow leak, ceiling paint has bubbled, BM has pierced the bubble to relieve water build up.

Inspected area with MCR wet patch on carpet, have organized access with unit 414, potential waterproofing issue with unit 414.

Inspected balcony with MRC, found leaching on balcony walls (see photos& potentially no balcony floor waste, check scope of works re balcony waterproofing. MRC investigating balcony of 426 up stairs. Potential expansion joints failure on sides of building & of balcony.

Status: New



**Case 696 - Apt 407 - Paint Stained from leaking Balc 428**

Pain in Bedroom is stained from water penetration from Balcony above - Apt 428. Balcony above repaired.

Resident has enquired about when the bedroom would be painted.

Status: New

**Case 572 - 30/11/2015 - POLICE ACCESS**

The Building Manager has been instructed to work with Redfern Police and issue a security fob so they can access the building in emergency out of hours. A proforma spreadsheet has been completed and provided to the Police. Police confirm that they have received the Data sheet. Fob has been issued.

Status: Completed

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## SCHEDULED MAINTENANCE REPORT

Date	Subject	Comment	Status
25/02/2016	Rheem Hotwater Tank 6 monthly service		Completed
16/02/2016	Inspection of communication rooms 1,2,3 & 4		Completed
17/02/2016	Outdoor light audit		Completed
18/02/2016	Weekly Invoicing		Completed
19/02/2016	Swimming pool Service Friday - Twice weekly - Mon & Fri.		Completed
19/02/2016	Weekly Garden Maintenance		Completed
22/02/2016	Swimming pool service Monday - Twice weekly - Mon & Fri.		Completed
22/02/2016	Weekly Cleaning inspection with cleaner 8.30am start		Completed
22/02/2016	Weekly inspection of all building corridors		Completed
22/02/2016	Inspection of all Mondrian fire stairs		Completed
23/02/2016	Inspection of communication rooms 1,2,3 & 4		Completed
24/02/2016	Outdoor light audit		Completed
25/02/2016	Weekly Invoicing		Completed
26/02/2016	Swimming pool Service Friday - Twice weekly - Mon & Fri.		Completed
26/02/2016	Weekly Garden Maintenance		Completed
27/02/2016	Automatic fire suppression systems test		Completed
29/02/2016	Swimming pool service Monday - Twice weekly - Mon & Fri.		Completed
29/02/2016	Weekly Cleaning inspection with cleaner 8.30am start		Completed
29/02/2016	Weekly inspection of all building corridors		Completed
29/02/2016	Inspection of all Mondrian fire stairs		Completed
01/03/2016	Cleaning & garbage removal		Completed
01/03/2016	Inspection of communication rooms 1,2,3 & 4		Completed
02/03/2016	Automatic fire detection & alarm systems test		Completed
02/03/2016	Testing Fire Hydrant System		Completed
02/03/2016	Update Asset Register		Completed
02/03/2016	Emergency & exit lighting		Completed
02/03/2016	Roof top exhaust fan inspection		Completed
02/03/2016	Outdoor light audit		Completed
02/03/2016	Testing Occupant Warning		Completed

System			
23/03/2016	Update Residents contact details in Mybos		Completed
03/03/2016	Weekly Invoicing		Completed
03/03/2016	Testing hose reel system - six monthly		Completed
03/03/2016	Testing hose reel system.		Completed
03/03/2016	Testing portable fire extinguishers - half yearly		Completed
03/03/2016	Fire Hydrant landing Valves Testing		Completed
04/03/2016	Swimming pool Service Friday - Twice weekly - Mon & Fri.	Pump needs replacing	Completed
04/03/2016	Weekly Garden Maintenance	12.35 - 14.35	Completed
07/03/2016	Swimming pool service Monday - Twice weekly - Mon & Fri.		Completed
07/03/2016	Weekly Cleaning inspection with cleaner 8.30am start		Completed
07/03/2016	Weekly inspection of all building corridors		Completed
07/03/2016	Inspection of all Mondrian fire stairs		Completed
08/03/2016	Inspection of communication rooms 1,2,3 & 4		Completed
09/03/2016	Outdoor light audit		Completed
10/03/2016	Weekly Invoicing		Completed
11/03/2016	Swimming pool Service Friday - Twice weekly - Mon & Fri.		Completed
11/03/2016	Weekly Garden Maintenance		Completed
14/03/2016	Swimming pool service Monday - Twice weekly - Mon & Fri.		Completed
14/03/2016	Weekly Cleaning inspection with cleaner 8.30am start		Completed
14/03/2016	Weekly inspection of all building corridors		Completed
14/03/2016	Inspection of all Mondrian fire stairs		Completed
15/03/2016	Inspection of communication rooms 1,2,3 & 4		Na
16/03/2016	Outdoor light audit		Na
16/03/2016	Proguard Pest control		Na
17/03/2016	Weekly Invoicing		Na
18/03/2016	Swimming pool Service Friday - Twice weekly - Mon & Fri.		Na
18/03/2016	Weekly Garden Maintenance		Na
21/03/2016	Swimming pool service Monday - Twice weekly - Mon & Fri.		Na
21/03/2016	Weekly Cleaning inspection with cleaner 8.30am start		Na
21/03/2016	Weekly inspection of all building corridors		Na

21/03/2016	Inspection of all Mondrian fire stairs	Na
22/03/2016	Inspection of communication rooms 1,2,3 & 4	Na
23/03/2016	Outdoor light audit	Na
24/03/2016	Weekly Invoicing	Na
25/03/2016	Swimming pool Service Friday - Twice weekly - Mon & Fri.	Na
25/03/2016	Weekly Garden Maintenance	Na
27/03/2016	Automatic fire suppression systems test	Na
28/03/2016	6 monthly pump maintenance	Na
28/03/2016	Swimming pool service Monday - Twice weekly - Mon & Fri.	Na
28/03/2016	Weekly Cleaning inspection with cleaner 8.30am start	Na
28/03/2016	Weekly inspection of all building corridors	Na
28/03/2016	Inspection of all Mondrian fire stairs	Na
29/03/2016	Inspection of communication rooms 1,2,3 & 4	Na
30/03/2016	Outdoor light audit	Na
31/03/2016	Weekly Invoicing	Na