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| **Owners Corporation** BUILDING MANAGER'S REPORT Mondrian Apartments (SP69259) SP SP69259 09 April 2014 | bBzS8fcGV6c8xIGT0AwI.png |
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| Agenda Items | |
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| **Motion 5 –** The building manager has requested Strata Plus forward a 25% deposit to Street Furniture for 2 x new rubbish bins.  The BM has obtained 3 x quotes re-fixing the parapet caps on all roofs as per minutes from previous EC meeting. Please refer to upgrades for details. | |
| **Motion 7 –** The building manager has investigated under the timber deck between building 2 & 3. Please refer to repair & maintenance for details.  **Motion 11 –** The building manager has counted 2 x uncovered A/C units being Apts. 327 & 349  **Motion 27** – The building manager has noted instructions to post notice enquiring about and tyre damage experience.  **Mondrian Emergency Management Plan –** Please refer to risk assessment for Mondrian Prensa Emergency Management Plan.  **Security CCTV upgrade –** NTS has been awarded the CCTV/security upgrade. | |
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| **Biltbeta defect works update** | |
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| Following are the item numbers (refer Sergon scope) are complete to date:  Items complete:  **4,5,7,8,10,12,17,21,22,27,76,**  Biltbeta items in progress:  **28,36,37,89** | |
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| Incident | |
| **Safety issue - falling white pebbles** | |
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| The residents in apartments 312 & 307 have notified building management of two separate incidents of falling white pebbles from balconies into their courtyards. Please see attached incident reports for details.  As instructed by the EC, the Building manager has accessed and inspected all the apartments directly above the apartment were the stones fell.   The building manager can report that all residents residing in the above mentioned apartments were advised by the building manager to "rake the stones back" from the parapet edge if any were at risk of falling off the balcony. Further instructions by the EC were to identify the three types of balconies in Mondrian for Integrated Consultancy to investigate and report on WHS issues with the stones on the balconies. The BM has arranged access to six apartments in Mondrian for Integrated Consultancy as requested. | |
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| Documents:  1. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/PJvWEvYpoIxno9BrFG00.pdf) 2. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/2DepgNLDi3ZIogIyrRfg.pdf) | |
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| Risk Assessment | |
| **Mondrian Emergency Management Plan** | |
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| Please see attached quote from Prensa Emergency Management. Prensa recommend that the site specific digital video may be a good option as this can be uploaded to Please note the option of uploaded to Mondrian Facebook or Mondrian website for resident to view. | |
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| Documents:  1. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/RMyZncCGS2r5mAZowlK4.pdf) | |
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| Compliance | |
| **Fire Order** | |
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| **M2.02 Provision of thermal detectors to apartments**  The BM was requested to consult AFT to certify the existing thermal detectors in Mondrian Apts. AFT responded advising they could not certify the existing thermal detectors as AFT are governed by the SSL Fire Safety Engineering Assessment dated Sept. 2001. The BM is seeking other fire service companies to consult and certify.  **M.2.01 Separation of rising and descending stair flights**  Biltbeta & AFT to quote. TBA.  **M2.03 Vertical separation of openings in external walls – spandrel separation**  Great city signs to quote. TBA.  **M.2.05 Submission of certification regarding low voltage electrical equipment in hose reels cupboards.**  Megger Electrical have investigated and certified that the electrical equipment in the hose reel cupboards are low voltage as per M2.05 of the Fire Order.  **4.11 Encasing hot water pipes in fire stairs in Buildings 2, 3 & 4.**  The BM has requested a quote from Biltbeta to provide a calcium silicate board to box in the water pipes in each stairway. The BM has also requested a quote from AFT (Mondrian fire services contractor) TBA.  **AFT Fire Services update**  ***5 yearly flow test (Mondrian Hydrant)***  AFT are requesting the OC sign a waiver to complete a 5 yearly flow test on the Mondrian hydrant. The Mondrian Insurer has advised against this as this will potentially waiver the rights of recovery and be in breach of the insurance contract. The BM has requested that AFT amend their wavier. TBA.  ***Car park exhaust fan activation***  The BM has met with AFT onsite who advised they will need a HVAC tech onsite at the same time to rectify the issue of the car park exhaust fan not operating.  ***AFSS Assessment report***  The BM is working with AFT to address rectification works relating to the 30 Aug. 2013 AFSS assessment report. | |
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| **Apt. 213 flyscreens** | |
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| 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 resident has informed the BM they were given approval to install the fly screens. | |
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| **RPZ Valves replacement by MRC Plumbing** | |
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| 3 x RPZ valves failed pressure test and have been replaced by MRC plumbing. 3 x new RPZ valves have been replaced as per MRC plumbing advice. | |
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| **All Mondrian anchor point tested and certified.** | |
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| The building manager can report the anchor points on buildings 1,2,3 & 4 have been tested and certified.  One anchor point on building 3 was deemed defective and removed. | |
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| Repair and Maintenance | |
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| **Mondrian LED upgrade** | |
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| The car park /fire stairs LED upgrade is now complete with 181 new lights being installed. All LEDs have had the sensors adjusted to suit the particular areas. The BM is now working with the energy saving scheme contractor (Demand Manager) to obtain the government rebate entitlements.  Note - Dimming sensor instructions for LEDs have been uploaded to MYBOS for any future adjustment. | |
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| Documents:  1. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/JI7ZcGvWQ7zYfWkXSV8J.pdf) | |
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| **Mondrian lighting upgrade** | |
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| Megger electrical continue to retro fit and rectify faulty breezeway lights and apartment balcony lights. | |
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| **Cracked embedding base on Building 3 access control panel** | |
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| NTS has replaced the intercom embedding base on building 3 courtyard (poolside). | |
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| **Faulty Exhaust Fans** | |
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| Seda services have replaced 2 x faulty exhaust fans in the garbage room. Both fans were not operating.  The main exhaust fan is still being held out by the fire services. Standard HVAC contractors are not qualified to repair fire service issues. The building manager has issued a work order to AFT fire services to investigate and repair the issue. | |
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| **Additional works register** | |
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| 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.  The BM is working with Paul Evans (building consultant) to assess and scope any extensive defect work that needs to be rectified by the OC. | |
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| **Water pooling under timber decks** | |
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| The building manager has pulled up a deck between building 2 & 3 and investigated the drains from the planter boxes and can report that they are blocked up with the roots from the trees in the planter boxes. An irrigation specialist/plumber will be onsite on Thurs 10th to investigate and advise on a solution. TBA. | |
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| **Replacement tube on roller shutter - Basement car park** | |
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| 18.3.14 - Thompsons Roller shutters have attended site to conduct maintenance on the roller shutters in the basement car park. The technicians informed the BM that the springs in the tube have failed and need to be replaced. This will involve restricting access to the car park for 2 to 3 hours. All residents will be notified in advance of the date and time frame.    Attached is a quote from Thompsons Roller Shutters. The BM is sourcing a second quote from another contractor. TBA | |
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| Documents:  1. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/8oIrMm98UOvrqnjjJXg6.pdf) | |
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| The irrigation drip line in the garden bed behind the front lawn on Powell St. appears to be strangling the large trees in the garden bed. The trees have also grown so large that the irrigation appears to be kinking and restricting water flow. The drip irrigation needs to be modified so water can flow freely through the drip line. This will also solve the potential "rink barking " (strangulation) of the large trees.  8.4.14 - The BM can report that Irrigation Dynamics has modified the irrigation in the garden bed, the trees are now free from being strangled. | |
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| **Leak in Apt. 426** | |
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| The resident in Apt. 426 has complained that water is coming through the ceiling into the wardrobe. The BM has investigated the leak and can report that the source of the leak is through the failed waterproofing at the base of the extraction fan on Building 4 roof directly above 426. The BM is waiting for a quote from BB to repair the leak. TBA. Please see attached photo. | |
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| **Repair to concrete edge on front lawn - Powell St** | |
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| A large root from one of the trees on the front lawn has damaged a small lengh (approx. 2.5m) of the concrete edge on the front lawn on Powell St. The root has been removed and the concrete edge repaired. | |
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| **Apt. 325 Leaking shower to ceiling downstairs** | |
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| The tenants in Apt.325 have reported a leak in their living room ceiling. MRC plumbing has investigated the ceiling and advised that the leak is potentially coming from a failed membrane or failed silicon seal around the shower recess edge. | |
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| Upgrades | |
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| **Parapet/Barge capping - rooftop** | |
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| Building Manager has been advised the parapet/Barge capping has been lifting in high winds. As instructed the BM has obtained three quotes to refasten the parapet capping on all Mondrian buildings. Please see attached quotes.  Please note Roofs Above and Beyond Pty Ltd. Have quoted the option of suppyling a Sikaflex sealant to the top of the parapets walls & joins. Also 4 x new hatches. Without the options Roofs Above & Beyond price is $10,000.00 gst inc.  Roofs Above & Beyond - $10,000.00 gst inc.  Alexandria Roofing - $8,358.00 gst inc.  Sydney Metal roofing Specialists $6,940.00 gst inc. | |
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| Documents 2.[View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/3sXK482bQm9Xrs2NEVwm.doc) 3. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/2xQNegax00CRCgqdtjbo.pdf) | |
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| **DVR upgrade** | |
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| NTS has been awarded the job of upgrading the CCTV cameras and replacing the NVR as per quote. The BM has NTS have been issued a work order to proceed. | |
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| The building Manager was requested to obtain 3 x quotes for CO monitoring in the car park. Please see attached quote for your perusal. Note – Seda Services recommends installing VSDs as they create less stress on the fans turning on & off repeatedly also saving power.  **Seda Services** –  $27,224.00ex GST (3 x VSD)  **Eco Service** –  Option 1 : $7,800.00 + GST     (without VSD)  Option 2 : $25,900.00 + GST   (with VSD)  **Diverse**  : $15,273.00 + GST (without VSD)  $32,573.00 + GST | |
| Documents:  1. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/AllU3qaPMzUhgeLwNzTr.pdf) 2. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/lWSptEQj0POlx7xOJqZT.pdf) 3. [View Attachment](http://v2.mybos.com.au/uploads/buildings/620/cases/yJajFpTksfaBzqtq7QPd.pdf) | |
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| **Mondrian security fob/fire stair key audit** | |
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| After reviewing the access control database more closely it is clear the database has not been managed effectively. The building manager has issued a "Final call” notice to all Mondrian residents by way of letterbox drop that may have missed the recent security audit.  The building manager has also requested that Strata Plus issue notices to all non-resident owners (owners living offsite) requesting they attend Mondrian BM office to record all security fobs/fire stair keys by the 16th of April.  The official count of registered (**lot numbers**) security fobs/fire stair keys as at 14th April 2014 is **127** registered. The BM has begun amending registered fobs that have the incorrect access details (i.e. access to buildings & floors they should not have access too). The BM has also been deactivating fobs for contractors who are not familiar with building management. | |
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| **Short St bike path complete.** | |
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| **Copying Mondrian building plans to electronic format** | |
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| The building manager has attempted to have officeworks copy all the Mondrian plans to electronic format as a back-up. However office works reported the frayed edges on the plans were continually getting jammed in the roller feeder on the printing machine and did not want to proceed with the job.  The building manager has contacted a printing company (Giclee Canvas Prints) who have a large flatbed scanner (the only one in Sydney apparently). The BM is waiting for an estimate on price to scan 167 plans to CDs. TBA.  The existing hardcopy Mondrian building plans have been rolled up and put into labelled tubes supplied by the EC. | |
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| Defects | |
| The BM continues to work with Paul Evans on additional defect works not on Sergon scope. The BM is meeting Paul onsite on the 15th April to inspect a number of apartments that will require possible rectification work. Paul will be writing a scope for the works required. The BM cannot commit to being aware of all the Mondrian defects as new ones are raised fairly often. However the BM has not had any complaints of defective building work for approx. 4 weeks. The BM will refine and finalize the additional works register for tendering purposes. | |
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| The buijfjjfjfjfj   Defects - HOW | |
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| Over the past four weeks Biltbeta have been installing the stainless steel gutter (part of item 1) in the basement car park. Some minor leaks are still required to be rectified by Biltbeta. Biltbeta are currently working on the following items:  Item 1 (basement car park)  Please note Biltbeta are waiting on joiners to rectify leaks in the newly installed stainless steel gutters in the car park.  Item 35 & 36 (Apt. 215)  Item 28 (Apt. 117)  Item 89 (Apt. 412)  Item Apt 317 | |
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