



SP 69259
Subcommittee Report
18 February 2014

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The Treasurers' Report

The monthly financial reports prepared by the SM, outline costs to date, in detail. The Treasurer has approved the December accounts (with some minor account code transfers) and the January accounts.

One of the term deposits was recalled at its' maturity date of 28 January, for a sum of \$110K, the balance remains on-call. This sum will be required over the next few months to cover the GST component of Biltbeta's HOW works (as is required under the agreement) and for the LED lighting upgrade (as agreed at September AGM).

SM Accounting

Further refined processes have been implemented that has witnessed an improvement in the timing of invoice payments and accuracy of account codes.

The Strata Manager has been asked to take necessary steps to recover outstanding levies, as at 31 Jan:

120+ days	\$110.2K
90+ days	\$0.1K
60+ days	\$4.2K
30+ days	\$35.2K

Building Management

Members: **Bruce Aitken *** John Hutchinson Mark Rodgers
Michael Brindley

This EC meeting witnesses a 47 page Building Management Report, our most thorough yet. The BM has populated the report with items from the insurers agreed works; so that these items can be tracked through MyBos to completion.

MyBos now lists:

- 81 Assets
- 62 Cases

MyBos retains Resident details, for ease of day-to-day resident contact; managed by the Building Manager. The Strata Manager maintains Owner details.

The LED lighting upgrade (the LED Direct product) contracted to Megger Electrical, will commence from Monday 17 Feb.

Replacing the rusted out gate lock housings, contracted to St Peters' Engineering is to commence from Monday 17 Feb.

The balcony wall lights that have failed are in the process of being repaired.

Awaiting clarification on barge/parapet capping quote received from Sydney Metal Roofing. The BM is sourcing a second quote as required under the Financial Delegation Schedule.

The breezeway paving tiles adjacent apt 401 entry have been re-seated. Those adjacent the pool/building 3 (east) breezeway will be levelled after the cotton trees have been removed.

MRC Plumbing have recommended a roof be fitted above the fan room ventilation shaft, to mitigate water entering the vent shaft. The BM is consulting with HVAC regarding the design, to ensure proper air flow is achieved. Water in the ventilation shaft may be the reason the garbage room exhaust fan has not been operating.

Over the past number of years, apron flashings have been fitted to the head of some of the pop-out box windows, to minimise the ingress of rainwater. Each time one apron flashing has cost in the order of \$920; and the design solution has differed. It would make sense to fit apron flashing to all pop-out box windows thus lessening the unit cost and guaranteeing a continuity of design solution. The BM is seeking advice from Biltbeta.

A retractable hose reel has been fitted in the car park wash bay.

The annual key audit is likely to commence late February.

The Building Manager has prepared an extensive schedule of 'non-HOW Scoped defects'. A meeting with the Defects subcommittee and the consultant, Paul Evans has been scheduled for Tuesday 18 Feb to discuss.

Communications

Members:

Mark Rodgers *

Karen Hannan

John Hutchinson

Michael Brindley

Chris French

The Mondrian Waterloo website is nearing completion. We hope to go live by the third week in February. The website will be a valuable resource not just for current residents and owners but also for prospective residents and owners. In some ways this will be our public face. I would like to acknowledge all those that have made a big contribution to the content of the website, John Hutchinson, Karen Hannan, Chris French and Bruce Aitken, and especially Karen Hannan and Chris French who have spent many hours compiling, editing and reformatting the content for the site. Also, thank you to resident Vicky Lalwani for all of his hard work on coding the website. We will encourage feedback from all Mondrian owners and residents.

Our IT requirements are also the responsibility of the Communications subcommittee. The Building Manager computer is now backed up regularly into the cloud via Google Drive and HubiC and also to an external drive. We now have safe and secure back up of all Mondrian files.

Building Defects & Fire Order

Members: **John Hutchinson *** Bruce Aitken
 Karen Hannan

Insurance Work

The HOWI insurer's appointed builder is now on site and has commenced work with site preparations all made. The building manager has details of the current repair programme and is charged with advising affected residents well ahead of the time they will be impacted by work. Biltbeta will also liaise with affected residents.

A deposit payment has been made to Biltbeta by the insurer and Mondrian has had to pay the GST on this (recoverable via BAS system). Future payments to Biltbeta (insurer pays minus GST) will be based upon work certified by Sergon Engineers. Next site meeting with Biltbeta / Mondrian / Engineers is set for 28 Feb.

Uninsured Work

The building manager was instructed to put together a comprehensive record of all repair work that was required on the site. It has taken some weeks to audit the site because of a minimal legacy from the former BM but the BM now has schedules of outstanding work by building. A campaign to get residents / owners to report work that needs doing has further fuelled his schedule.

A meeting has been set up for Tue Feb 18 with Paul Evans, Mondrian's building consultant for the purpose of

1. Review the schedule of outstanding work
2. Recommend which items should be fixed using a schedule of rates and which items need to be scoped and tendered
3. Identify any works that might reasonably form a further claim on the insurer

Fire Defects

The modified fire order has been signed and agreed. Many of the original requirements have been negotiated away and some additional have been added. There are now 2 deadlines 30 June 2014 and 30 June 2015. Many of the compliance requirements for 20 June 2014 involve only certification but there are some matters involving work on site that have to be completed within the next 4 months. A meeting has been set up with Greg Murrow of AE & D consultants for Tue 18 Feb for the purpose of

1. Identifying the alternative engineering solutions that will have to be adopted for compliance
2. Ensuring that scopes of work have been written to cover all the works required (some have been scoped but scopes for measures recently added by Council have yet to be done)
3. Discussing suitable contractors who would be qualified to carry out the work

Claiming on the insurer

Once the fire defect work is scoped and costed we will be in a position to discuss further with the HOW insurer their contribution – you will recall that in respect of claims for fire defects identified within the 7 year warranty period the terms of settlement left the door open for further discussion / acceptance by the insurer of liability for defects.

Energy & Security

Members:

Mark Rodgers *
Security

John Hutchinson *
Energy

Energy:

LED Lighting

This week the installation of motion sensor controlled LED lights for the Firestairs and Car Park will commence. The work is being done by our electrician Megger Electrical on a schedule of rates but the fittings have been purchased from LED Direct. (Megger did quote to supply fittings but their quote was the least competitive.) Having Megger do the installation gives us flexibility as well as giving Megger skin in the game from this point onwards. Mick will be able to closely monitor their work & times on site and we will look at installing a couple of additional fittings in the car park and garbage room.

The plan is that most fittings will run continuously at low level and come up to full brightness when anyone is nearby. This can be fine tuned as we install. During the day the firestairs lights will hardly need to be on – huge saving – they will come up to full brightness if anyone enters the firestairs.

Mick should be completing the changeover of all halogen downlights to LED and has been asked to source LED globes for lobby / passage wall lights.

CO Monitoring control of Car park ventilation

This is the other major energy saving project – having a system that ensures that the car park ventilation only runs when it has to. Mick is sourcing quotes for a CO Monitoring and Control system for the car park fans. When installed the fans will no longer operate off a timer but will operate when CO levels require operation. It would appear that in practice the fans will run very infrequently as our car park does not have many ventilation issues but a CO monitoring system will ensure minimum operation time and maximum compliance.

The energy audit also recommended Variable Speed Drives for the fans so that fans only run at minimum speed necessary. They are expensive (approx \$20,000) and if the CO control system does its job, the fans will be unlikely to operate for long. We will therefore reassess this need after the CO Monitoring system is in place and it would appear that they may not be needed ? (saving us about \$20K of our energy upgrade budget)

Security:

We have completed an audit of the existing CCTV cameras. This will give us a general overview of the state of all cameras. We have roughly 13 cameras that have been installed progressively over the past nine years; these are now starting to fail. We are assessing the need to replace some of these cameras with low light capable Infrared cameras that will give us a much better image in low light, night time situations. We will also assess the merits of upgrading some of these cameras to digital IP cameras. These cameras will give us a better resolution.

We are currently talking with 3 suppliers, NTS, Knightsbridge and Cage in regards to quoting on fixing the current hybrid DVR or replacing it altogether. It may not make sense to fix the DVR if a new one is not that much more in terms of cost.

The colour corrector filters on the breezeway LED floodlights were removed some time ago without reason. We have now purchased Perspex filters which will be fitted to the floodlights in the coming weeks.

Garden & Landscaping

Members: **Chris French *** Marshall Hartwich Michael Brindley

The viburnum hedge along the front of building 4 has recently been trimmed back after being allowed to grow out to achieve a fuller shape. The hedge will need some extra care in the coming weeks to recover – the building manager has been asked to check on the irrigation to the garden bed.

The front lawn has recovered from the previous irrigation problems – Mick is now able to manually override the automatic system to give the lawn extra water when it needs it.

A section of concrete edging along the Powell St lawn is being followed up by the building manager for repair.

A number of outstanding garden issues have been deferred until the warmer weather has passed;

- Replanting Dianella at the western-most section of the flame tree garden bed
- Tidying up/replanting in the southern breezeway planter boxes

Other garden matters to be addressed during the rectification works include the poolside planting and the rubber trees in the western planter boxes.

The gardener, Syd's Maintenance has reported one of the fern trees, in the breeze way (between building 4 and the pool) had an ant nest in the head of the tree. The leaves have been cut back, the ant nest has been treated. He does not recommend removing the fern as this stage, he is hopeful of it recovering within the next couple of months. If it does not recover, it will then need to be replaced. A mature fern tree could cost in the order of \$350-\$450.

By-Law Compliance

Members: **Chris French *** Karen Hannan

Rule updates, application forms and website:

The By-Law subcommittee have proceeded with updating the Mondrian rules following the recent changes to the by-laws. These changes have already been polled on the forum for formal adoption at the EC meeting.

The new By-Laws and Rules have been added to the website (which is about to “go-live”) to allow easy reference. The By-Laws have also been added as a downloadable pdf document and brought up to the current Mondrian standards (logo, typeface etc).

With finalisation of the new By-Laws and rules, the application forms have now all been updated and made available to download from the Mondrian Waterloo website.

Outstanding breaches:

The building manager has been following up on outstanding by-law breaches such as washing on balconies and the appearance of the lot – a number of these require ongoing monitoring. A garden shed in Lot 69 has reached the stage of a formal breach notice being issued.

Several Notice to Comply matters remain outstanding and these are listed as separate items on the EC agenda.

The EC needs to make a decision on uncovered air conditioner condensers now that the Fire Order has been finalised and this has been listed as a separate discussion item on the EC meeting agenda.

Hard Flooring By-Law:

With regards to By-Law 6 for Hard Flooring, the Strata Manager has provided a quote for testing to inform a by-law standard and the subcommittee recommends adopting this quote. It would be sensible to do this testing with the next lot owner to make an application – unfortunately the recent application for Lot 76 is above the breezeway and thus unsuitable for performing the tests.

Pool/Breezeway

Members: **Michael Brindley *** Bruce Aitken

Pool Compliance:

The subcommittee applied to the Council of the City Of Sydney for a compliance certificate and also a Section 22 Exemption under the Swimming Pools Act. The application for exemption was based on unique aspects of the pool and the site impracticalities that would result in the restriction of a public right of way passage. The applications were lodged and left with Council to contact the subcommittee for an inspection date.

We were contacted by Greg Evans, the building inspector from council who has also been working with AE&D and the EC in relation to the Fire Order against the Mondrian. The application of a Section 22 was discussed and an on-site inspection arranged.

Greg met with Michael Brindley on site on Wednesday 29th Jan. This discussion was positive and the initial opinion from Greg was that the existing section of out of ground pool wall may meet the requirements for a pool barrier under the new legislation. Greg was going to consult further and confirm that this is the case. We are still awaiting written confirmation from Greg.

Further Update: *Greg Evans was contacted on 11th February to follow-up on the pool compliance following the site inspection. He indicated that he is awaiting the judgement in a case currently before the Land and Environment Court before confirming if a compliance certificate will be issued for the pool in its current form.*

Some of the potential ideas for a pool upgrade were also raised with Greg from the perspective of how they may impact on compliance issues. Greg was overall very positive about potential changes and didn't think that they would impact on any future compliance issues. He did suggest that the Owners Corporation should contact Greg Murrow from AE&D to consult around compliance issues should we proceed with any new building works

Time issues in relation to compliance certificates and any DA's that might need to be approved were discussed. Greg Evans indicated that as long as we are demonstrating we are working with Council and are moving towards dealing with any compliance issues, that Council will be co-operative with these.

There are a couple of more immediate issues with the pool that need to be addressed:

- The light at the end of the pool wall where the cotton trees are is at an angle, which can act as a foot hold to gaining access to the pool. I told Greg that we can change this to a flush mounted light fitting and he was happy.
- The gate on the end apartment near Taylor's college could have to be modified slightly so that the hinges on the gate don't act as foothold to climb the wall. This wasn't a must do, but a potential fix. Some type of housing or encasing could easily fix this.

Pool Upgrade:

The subcommittee has tabled the fee proposal from Peter Glass as a separate item on the EC agenda. The subcommittee would like to engage Peter Glass to provide further input on potential pool upgrade options, as well as providing input should there be a need to further address compliance issues.

Some of the potential upgrade options may include:

- Decking on the southern poolside area
- A submerged walkway at the eastern end to connect the decking areas
- Submerged seating areas within the pool
- Glass edging along the pool perimeter
- Change from saltwater to chlorine

The subcommittee proposes to prepare and send out a questionnaire to owners to gauge the level of interest in exploring some of these options further.

Membership Changes:

Liana Rigon has resigned from the Executive Committee and is no longer part of the subcommittee. Ian Hulme has also indicated through the Chairperson that he no longer wants to be involved with the pool and breezeway subcommittee.

Both Chris French and Mark Rodgers have requested to join the pool and breezeway subcommittee. The subcommittee endorses these changes to membership.