



SP 69259
Subcommittee Report
Tuesday 15 April 2014

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Fire Defects

We still have a long way to go with settling the Fire Defects but we have passed some milestones.

We finally have a Modified Fire Order agreed to by the City of Sydney.

Our consultants have completed a 500 page scope for rectification work required and this will be the basis for the work that has to be completed by 30 June 2015. There are also some items that have to be completed by 30 June 2014 and we are currently seeking prices for these works.

The Fire Defects Work needs to be tendered (the cost could be in excess of \$1 million) and the preference would be for a single company to complete the work using specialist subcontractors.

Initially the Scope has been given to Biltbeta to tender on because they are Allianz's, the HOW insurer's, preferred contractor and if Allianz agreed to Biltbeta's price we might be able to expedite the whole tender process.

Finally and most importantly we are yet to get the agreement of the HOW insurer, Allianz, to pay for the Fire Defects. To the extent that they are paralleled by items in the Council Fire Order we have a strengthened argument. Our solicitors are now in a position to be specific about the nature and extent of our Fire Defects claim on our HOW policy and need to pursue

The claim with Allianz's solicitors. Your subcommittee will need to work closely with our solicitors on pursuing the claim and with consultants AE & D in selecting suitable contractors to tender for the work.

Communications

Members: **Mark Rodgers *** John Hutchinson Chris French
 Karen Hannan Michael Brindley

The website was launched over 7 weeks ago and has received a favourable response. A number of additions for the site were identified. They include:

- An owners' secure log in area where minutes and other relevant documents can be accessed.
- A 'news' section will be added to the top navigation pane and this will be the area where we can place Building Manager notices and other documents like MyMondrian.
- An announcement panel on the top of all of the pages that we can place important announcements like upcoming meetings or interruption to services etc.

Vicky Lalwani has provided a very good quote of \$900.00 for all of these additions. The subcommittee recommends accepting this quote.

Energy & Security

Members: **Mark Rodgers *** John Hutchinson Sam Lee

Security

The sub-committee put together a quote specification document for suppliers to replace the current faulty DVR/NVR and replace 5 cameras. 2 cameras will be IR cameras that have better night time vision and three cameras will be replacement analogue units. We asked CAGE security, Knightsbridge security and NTS to quote on our specs. Once we received and assessed the quotes the sub-committee gave its thoughts on each quote and made a recommendation to go with NTS. The next stage of the CCTV upgrade will assess the need for extra cameras in areas of the building that we believe need to be covered by the system. The sub-committee once again reminds everyone that the CCTV system is a crime deterrent and is not intended to give individual units or resident's property individual CCTV coverage. We must all be vigilant when it comes to our apartment/property security.

Energy

LED Lights

The project to convert all car park, garbage room & firestair lights to LED units has been completed with 187 units installed and tuned to deliver sensed and timed lighting to their appropriate locations – off to full in car bays and firestairs / low to high in car park runways and critical locations. These units will need fine tuning and BM has been trained to adjust with instructions recorded permanently in Mybos.

An application has been made for the Energy Saving Certificates we have earned and once these have been traded we will be able to bank the proceeds, which will defray part of the cost.

We will be reviewing energy bills in the coming months to identify what energy savings are being achieved.

We still have fluoro wall lighting in some of the lobbies and corridors. There is no simple LED retrofit to replace these units. The current units do not use energy on the scale that the car park & firestairs did nor on the scale of halogen downlights, which means that right now the business case for replacing these 20w fluoro units is not strong. We will monitor industry changes and review the business case in 12 mths.

CO Monitoring

CO Monitoring provides a method whereby the car park fans can be switched on and off depending on air quality. This is likely to save energy and avoid fans running unnecessarily – the car park exhaust fan in particular draws considerable current. The original audit recommendation was that we should team up the CO Monitoring control with Variable Speed Drives "VSD's" which allow fans to run at low speeds when their full capacity is not required. Installation of VSD's is not cheap – some \$20k – and it has become apparent that currently the car park is well ventilated and there is little need to run the fans which means that it would be hard to justify installing VSD's for such limited periodic operation.

It is still worth installing the CO Monitoring system – approx \$8k – as even if the monitor tells the fans they only need to come on very occasionally, we will have a ventilation system that is fully EPA compliant with energy use based on ventilation need instead of the current timer system.

By-Law Compliance

Members: **Chris French *** Karen Hannan

By-Law Breaches

The building manager continues to monitor a number of ongoing by-law breaches. While a number of residents were placing washing on balconies, this has significantly reduced over the last few weeks following informal approaches by the building manager to remind residents of By-Law 5.2.

Several Notices to Comply were issued following the last ECM in relation to non-compliant security screens. These have been listed on the current ECM agenda to discuss moving to mediation as they remain unresolved.

The City of Sydney Council Fire Order has now been finalised and allows for air conditioner condenser units to be screened as required under By-Law 26. CTTT mediation has previously been pursued in relation to one lot with an uncovered air conditioner. This unit remains uncovered despite an agreement to do so at the CTTT mediation and is now listed to proceed to request an order from the CTTT on the current ECM agenda.

The garden sheds in the car park have been listed to issue a Notice to Comply on the ECM agenda.

Hard Flooring By-Law:

The subcommittee is awaiting the next flooring application to provide an opportunity to undertake acoustic testing to inform an appropriate standard for By-law 6. This will remain on ongoing item in the report until the review of the by-law is complete.

Garden & Landscaping

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

Poolside Landscaping & Western Planter Boxes

The defect rectification work on the pool is scheduled to commence in May. The poolside landscaping is due to commence ahead of this rectification work, to minimise the chance of any damage to the pool during the works. The pool will need to be drained for the purposes of retiling, so this provides an opportune time for the landscaping work to be carried out.

The poolside landscaping works will involve removal of the existing cottons trees, an inspection of the soil in the planter boxes ahead of replanting and any necessary improvements made to the soil, before replanting the area with the plants as previously put forward to the Owners Corporation at the EGM as "Option 1".

The building manager has been obtaining several quotations for this work with a plan to proceed in the coming weeks.

The rubber trees along the western planter boxes will also be removed and replanted with Eumundii quandong as part of this work.

Other Garden Issues

Our gardener Chris Sydlak has vigilant in maintaining the gardens and has most garden areas are looking great. The bamboo in particular is looking very healthy as a result of the extra fertilising and watering.

One of the flame trees on the front lawn was recently found to have been ring-barked by the watering system after it was observed shedding an excessive number of leaves. The irrigation system has now been modified and the flame tree has recovered with some extra water and fertiliser. An area of concrete edging that was being lifting up by roots under the flame trees has also been rectified.

Other areas of gardening that need addressing in the coming months include;

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

