
Repairs & Maintenance

05/12/2013 - Gate lock housing

The gate lock housings on ground floor apartments are rusting. Building Manager has counted 4 that need replacing. An purchase order has been sent to St Peters Engineering to proceed with four replacement gate locks.

Status: New



13/12/13 – Fire door replacement on Short St

ATF Fire has replaced a defective fire door on Short St. The replacement fire door is part of the AFSS undertaken in August by ATF.



Cleaning

TH Cleaning are the new cleaning contractors at the Mondrian. Building Management has been working closely with the new cleaner to see the standards of Mondrian are improved.

Pressure washing Breezeway



Scrubbing car park floor



05/12/2013 - Timber deck at swimming pool entry moving

Building manager to investigate unstable deck further.



10/12/2013 - Powell St pole light out

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

Status: In progress

10/12/2013 - Western most tree light out

Western most tree light out. Building Manager to change globe and report if lamp holder is faulty.

Status: In progress

10/12/2013 - Pool light upgrade

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

Status: In progress

10/12/2013 - Sample LED lights installed in car park

Two sample LED light have been installed in the B1 car park.

1 x stripe LED near building 3 lift lobby.

1 x box LED near gate entry near building 2 lobby. (Megger Electrical)

11/12/2013 – Mondrian Outstanding Electrical items

Building manager has Adam from Megger Electrical to inspect and discuss Mondrian Electrical issues he has been working on. It was agreed that the building manager would compile a list of electrical issues for Megger to undertake. The building Manager is currently in the process of compiling the list.

To date Megger Electrical to rectify:

Lobby lighting (further investigation required).

Pole light out Powell St (Megger to repair).

Faulty balcony wall lights (Apts. 408 – 101- 224 - 315- 420).

Various faulty garden lights.

Faulty transformer in Lift light – Lift 2

Tree light – Powell St.

Reprogram inline exhaust fan in car park.

Status: In progress

11/12/2013 - Barge capping - rooftop

The building manager has inspected the barge capping with Sydney Roofing Specialists. The building manager has requested that Sydney roofing forward the original quote for building manager to review.

As instructed the Building Manager has contacted another roofing company to quote on the replacement of the barge capping.

Status: In progress

11/12/2013 - Breezeway paving tiles

Approx. 10 - 15 pavers in the breezeway have sunk approx. 20mm and are not level. The building manager will lift the pavers, install sand to level pavers. The building manager will inspect all paved areas in Mondrian for similar issues and repair accordingly.

Status: In progress

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

Building manager has sent a work order to MRC Plumbing regarding the repair of the leaking vent shaft the fan room. Building manager to advise upon completion.

Status: New

11/12/2013 - Apron flashing required on 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. Building manager to advise once contractor has been engaged.

Status: New

16/12/2013 - Rain bird irrigation system

On hot days the building manager has been operating the irrigation system manually for extra water.

Status: New

Defects

12/12/13 Apartment 208

- 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. **BM to repair.**
- 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 repair.**
- 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.
- 4) There is a crack on the wall between my unit and next door. **Built Beta to repair.**
- 5) There is paintwork discolouration on the communal wall also within my yard. Caused by some sort of water damage.
- 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. **EC advised through Mondrian forum.**

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.

02/12/2013 - Apartment 352

Water leaking into kitchen area onto carpet - water possibly coming from fan on the roof - water coming through riser possibly from fan on the roof . Disconnected toilet

and shower to be reconnected today 2/12/13 and for further leaks. To be monitored by MRC and building manager.

Status: In progress

16/12/13 – Apartment 354

Building manager to report if works completed are within a common wall.

Upgrades

16/12/13 – Security Audit

A key security audit will be taking place in March 2014.

16/12/13 – Bicycle cage management plan

The building manager has created a management plan for the bicycle cages in the car park. The intension is to create a current status on which bike cages are active. The building manager has also issued notices on any unused bikes in the breezeway. Any unused bikes will be removed by the building manager in seven days.

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. (Intermitinately 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. Please see attached quote.

Status: In progress

SCHEDULED MAINTENANCE REPORT

| Date | Subject | Comment | Status |
|-------------|-----------------------|----------------|---------------|
| 06/12/2013 | Garden Maintenance | | Success |
| 13/12/2013 | Garden Maintenance | | Success |
| 16/12/2013 | Proguard Pest control | | Na |
| 20/12/2013 | Garden Maintenance | | Na |
| 27/12/2013 | Garden Maintenance | | Na |