



SP 69259

Subcommittee Report

12 March 2015

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Building Management

Members: John Hutchinson(L) Mark Rodgers

Building Management:

We continue to pressure building management to make full use of Mybos. We have also sought ways to make building reporting clearer in particular ways in which the building manager can report on planning & progress with works scheduled over a period of time eg. Painting. Issues with the system for sending alerts to residents seem to have been satisfactorily resolved.

The BM has in hand the changeover of letter box keys to a type that cannot be readily mastered or copied. A claim is being put together on the cleaners for the damage to paintwork on numerous doors, done when they did an over enthusiastic initial clean when they first came on site. Other matters in hand are included in the building manager's report for the month.

We have concerns at the way in which daily and weekly site inspections are being carried out. Too many items have to be brought to the BM's attention by EC members. ABMS have been previously asked to provide checklists of the items that their staff check / test at intervals eg. Daily, but nothing has been forthcoming. All that happens is that they note on Mybos that each building has been inspected but there is no inspection schedule for the BM to work to or to show what was done in each area. We continue to request this with an unsatisfactory response.

Communications

Members: Mark Rodgers (L) Michael Brindley Karen Hannan
Chris French John Hutchinson

MyMondrian:

MyMondrian was sent out as per previous editions.

WebSite:

The Communications sub-committee has been working with Mick Collins, the Building Manager, to make the posting of news and alerts on the Mondrian website as smooth and easy as possible. The BM is aware that the website is an important part of the overall communications strategy with owners and residents of Mondrian.

It has been suggested that an login request tab for Owners be included on the website to stream-line the process. Currently owners must request a login from Strata Plus. There is on-going discussion with our web master on this issue.

General Communications:

The BM has been successfully using MyBos to send out notices to owners. A number of issues were identified in this process and the developers of MyBos have rectified them after they were alerted to the issues. We are in discussion with MyBos about activating the SMS alert system of MyBos.

Building Defects & Fire Order

Members: John Hutchinson Karen Hannan

Building Defects Update:

Biltbeta have completed their scope of work funded by Allianz with the exception of the pool works and the alternative solution for the Powell St stairs. In addition Mick Collins has a list of outstanding matters that they need to address before we sign off on Allianz's final progress payment.

Everest Contracting have commenced on site waterproofing 17 balconies. They have also been asked to quote on repair of a damaged membrane at the foot of the pool wall.

To the extent that any additional repair works are required Mick Collins will be getting Everest to quote.

Hot Water Update:

We are now in receipt of the report of AJ Whipps identifying the causes of failure in our polybutylene hot water pipes. Whilst recent failures can be ascribed 80% to the clamping system used in the car park, there is an oxidation problem with the whole of the installation giving it an estimated life of 3-7 years max. There are also fundamental design issues with the HW circulation system. All these factors point to the need to replace all the primary hot water piping with copper in the next 3 years. The secondary piping from the landing manifolds to the individual units should not be affected. The estimated cost of this work is \$250,000.

Fire Order Update:

Tenders have been called for the performance of the Stage 2 fire defect works. Prices will be available in early April. The design and implementation of 2 alternative solutions (ventilation risers and fire damper attachment in bathrooms) means that the work required is reduced and hopefully this will lead to a reduction in costs and our claim on Allianz.

There is a cutoff date for all claims on Allianz this Sept and the extent to which Allianz will pay for fire defect works will be determined at that point. All attempts to date to get a commitment from Allianz to pay for the fire defect works have been unsuccessful.

These works will require funds in excess of what is available in the sinking fund and either a special levy or borrowing will be required to pay for them. The impact of this will of course be reduced to the extent that Allianz agrees to pay all or part.

When Stage 2 Fire works are complete we will be in a position to comply with the City of Sydney Fire Order which has a Dec 2015 deadline.

Energy & Security

Members: Mark Rodgers
Security

John Hutchinson
Energy

Security Update:

Titan security system:

- Faults have been occurring in the Titan security system. After some investigation it has been determined by a contractor that the software and control box are located too far away for each other thus resulting in faults. The BM has obtained a quote from the supplier to move the control box into the BM's office. The quote was for around \$380 plus GST.

CCTV analogue cameras

- The BM has requested that two faulty cameras in the Short St entrance be replaced with high resolution IP cameras. As this is a main entrance and a high theft area for bikes this is a reasonable request and the BM is now seeking quotes for these two cameras. The BM has also been asked to identify any of the current analogue low resolution cameras that would benefit from being upgraded to higher resolution IP cameras.

Letterboxes

- The BM is in the process of replacing all letterbox locks with non-master key locks.

Garden, Pool & Breezeway

Members:

Michael Brindley

Chris French

Mark Rodgers

Pool Update:

Bluewater Pools have completed the re-work of the render/tile issues. Bilt Beta have asked the EC to make a list of any remaining concerns. Mark Rodgers and Michael Collins have compiled a list of 8 outstanding concerns regarding the tiling work. This has been passed onto Bilt Beta and we are awaiting their reply.