



SP 69259
Subcommittee Report
For: 18 Dec 2014

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Building Management

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

The building management subcommittee is there to guide and oversee the building manager as well as to come up with initiatives for better building management. Current initiatives are set out below:

1. Use of Mybos: discussions with Luke Meads disclosed that Mybos was not being used to its full potential. In particular the BM's daily and weekly inspection routines were not being logged in Mybos and the Mybos facility for recording parking breaches was not being utilised. I am told that this has been rectified but we still need to do a review of the BM records on Mybos to ensure that all relevant information is being captured.
2. Balcony Pebble Management: The BM has circularised residents floor by floor drawing their attention to the risks of displaced balcony pebbles. This will need to be a scheduled task from this point onwards if we are to demonstrate that we are complying with our duty of care. Interestingly despite offering assistance with pebble removal the BM has received no requests / responses.
3. Burst hot water pipes: refer also to Defects Subcommittee. This is shaping up to be a major issue with an increasing incidence and frequency of burst pipes. AJ Whipps have been engaged to assist with diagnosis and to recommend remedial action. In the meantime it is important that the BM take measures to contain costs – each burst costs the OC between \$850 and \$1000 ! to fix – Much of the cost is associated with sourcing and hiring the machine required to fuse the new fittings in place. It is a priority that the BM find a plumber who has access to one of these machines and can service us at reasonable cost, pending pipework replacement or whatever AJ Whipps recommend.
4. Building Manager Alerts: some refinement is needed here to ensure that Mondrian website homepage shows the alerts and the BM is not sending out unintended attachments.
5. Garbage Room Management: with Christmas coming up and a period of major tenant changeover a campaign is required to increase consciousness re: recycling / reducing waste / dumping / pick up of furniture etc. Despite extra bins at weekend our capacity is at its limits. BM has installed new noticeboard in garbage room but still needs to communicate with residents.
6. Mondrian Welcome Pack: This was finalised and printed and distributed to major letting agents. Its existence was highlighted in latest MyMondrian. It is a vital tool in making sure that new residents both feel welcome and understand their responsibilities from day one (or earlier) at Mondrian.

Communications

Members:

Mark Rodgers *

Karen Hannan

John Hutchinson

Michael Brindley

Chris French

Executive Summary

The communications sub-committee is still working with the Building Manager to get important messages out to all owners and residents. We are currently using noticeboard notices, Facebook postings and alerts on the Mondrian Waterloo website and through Mybos.

Building Defects & Fire Order

Members: **John Hutchinson *** Karen Hannan Mark Rodgers

Executive Summary or other heading

Building defects

1. Allianz / Biltbeta contract: Biltbeta is nearing completion of their work with a few items to complete in Jan / Feb 2015. The Short St balcony membranes have to be repaired and a number of other completed membrane jobs have still to be water tested. As you know it is touch and go whether the pool gets completed ahead of Christmas and we have the makings of an issue over the poor quality of the tiling work done to date. The alternative solution for fixing the Powell St steps with increased lighting is yet to be agreed by council (fire implications) and implemented.
2. Additional defects to be fixed: With the assistance of Paul Evans we have tendered out the repair of a further 17 balconies which were not claimed under the HOWI. The EC will vote to determine this tender but the rates quoted by Biltbeta are far in excess of those of the other tenderers. The total cost to the owners corporation is likely to be of the order of \$120,000. We will endeavour to claim this from Allianz as a “systemic” defect but expect a lot of opposition.
3. Hot water pipe failures: Haimish McGill from AJ Whipps has attended site and done some testing of our HW system in an effort to explain the escalating incidence of pipe failures which cost us about \$1k a time to fix. Pipe sections have been sent away for testing in order to clarify the reasons for the failure and what the remaining life expectancy of the installation is. In the meantime the pipe manufacturer George Fischer has denied liability saying that their tests indicate poor installation – overtightening of clamps etc – Upon the receipt of the AJ Whipps report we will know more clearly what the alternative solutions available to fix the problem are and the scale of the likely cost to the OC.
4. Fire Defects: We still do not have a determination from Allianz on whether they accept our claim for in excess of \$1m of fire defects. Currently we need to get some alternative solutions fire engineered as a means of achieving compliance in a “deemed to comply” manner. When we have these we will be able to tender the fire defect work. This may result in a lower price and making acceptance more palatable to the insurer. We have had discussions with Council to get the Fire Order modified in a way that supports our claim on the insurer more clearly. We have also obtained an extension to December 2015 for the work. The lion’s share of the work is fixing bathroom dampers in the ceiling of every apartment together with modification to fire hydrants, a smoke door in the passage of Bldg 3 and sprinkler protection to a boundary window. We will have to start this work promptly in the new year and the OC will have to find the funds (up to \$1m) to pay for it at least in the first instance.

Energy & Security

Members:

Mark Rodgers *

Security

John Hutchinson*

Energy

Executive Summary

Security:

Mail box locks: The sub-committee is currently looking at replacing all letter box locks with 'non master' locks. This means that no one can get a master key that will open all locks, which we currently can do. We have obtained three quotes for different locks and the BM has made his suggestion. The EC will consider the final choice shortly.

Sensor light: The Eastern end of the complex (Taylors College garden) is considered to be a 'blind spot' in terms of gaining unauthorised access. Any expansion of the CCTV system was voted against at the last AGM, so it was therefore suggested that a heat sensor light be placed on the corner of Building 3 just above the fence line. Any human or animal presence will trigger the light and hopefully scare off any intruders. A motion sensor would not work because in this position the movement of the trees would continually trigger the light. The BM is obtaining quotes.

CCTV conduit removal: With the removal of the CCTV cameras on the lobby awnings the opportunity was taken to remove the external conduits for the cameras and move all wiring into the cavity of the awning canopies. This has resulted in a much cleaner and less cluttered 'look' around the lobby awnings.

Garden & Landscaping

Members: **Chris French *** Michael Brindley

Executive Summary

The main gardening project in the past couple of months have been the replanting of the poolside area and the western planter boxes.

The western planter boxes were replanted in late September with Eumundii quandong and nandina. Irrigation was reinstalled immediately and the garden beds were recently mulched in December. Mick Collins has been ensuring that these garden beds are receiving additional water while the plants settle in. Unfortunately some of the Eumundii have been sunburnt in the recent hot weather and require some extra attention to ensure that they are off to a good start. The garden bed between Building 2&3 still has some space for additional plants and the subcommittee is looking at plant options that will complement the existing garden beds.

The poolside area was replanted in December with various palms. This area is already looking much improved, but will require close attention to watering while the plants settle in over the summer months. The irrigation has been reinstalled and the pebbles will be redistributed over the garden beds in tandem with the ongoing pool works. The subcommittee are looking at planting some additional cascade palms at the eastern end when the pebbles have been redistributed.

The planter boxes under the breezeway (near Building 3 entrance) are scheduled to be replanted with a selection of succulents that are more suited to the dry and windy conditions that this garden bed experiences. This replanting was deferred due the scaffolding erected over this garden bed while the foyers were repaired. The existing liriopse will be transplanted to the front garden bed (Powell Street) near the plant room entrance.

The subcommittee will begin to look at other areas that need revitalising once the current planting schedule has been completed.

By-Law Compliance

Members: **Chris French *** Karen Hannan

By-Law Breaches

A number of outstanding by-law breaches have moved towards resolution in the past couple of months.

The non-compliant garden sheds in Lot 69 and Lot 105 have both been removed and replaced with approved storage units.

Lot 55 has removed the non-compliant diamond design screen and this has been replaced with an approved security screen

Several outstanding by-law compliance issues have been listed as separate items in the agenda to progress to the next steps.

Flooring By-Law:

Testing was undertaken using a number of underlay products by PKA Consulting In July to recommend suitable underlay products and advise an appropriate noise insulation standard that should be used for flooring installations in the Mondrian. Testing found that two regupol products performed better in the Mondrian (Regupol 5512 and E48).

Unfortunately, the unit in which the testing was performed has since been the subject of a noise complaint relating to concerns about increased noise transmission since the new floor was installed. The subcommittee have been liaising with the owner of the affected unit to undertake a post-installation test, but access has not been granted. PKA Consulting have also deferred advising a by-law standard until the results of this post-installation testing are known.

By-Law 5.2

There have been various by-law complaints noted that relate to By-Law 5.2 and the appearance and use of the Lot. The subcommittee had sought to introduce some clarity, without being prescriptive, with the by-law revisions undertaken in November 2013. There remains some disagreement about what is “not in keeping with the general appearance of the Building”. The subcommittee is reviewing this by-law further and looking at how other strata schemes approach this. The subcommittee is also considering whether the by-law needs to specifically incorporate frosting on windows and dog/cat doors.

Pool Subcommittee

Members: **Michael Brindley *** **Mark Rodgers** **Chris French**

Since work started on the HOWI to replace the mosaic tiles on the pool, there have been a number of unforeseen setbacks that have lead to a significant delay in delivering the pool back to Mondrian residents. Works remain ongoing and the delays mean that the pool will now not be ready until the New Year.

During the initial remedial work to remove the mosaic tiles, damage was sustained to the membrane of the pool that meant that the entire pool membrane then needed to be replaced. This damage was a further claim through the insurer (by Biltbeta), which saw an extended timeframe until proposed remedial works and all parties could agree upon costs.

The Owners Corporation had separately engaged Bluewater Pools to do some additional pool work after the mosaic tiles had been replaced. This included minor fixes to pool, resurfacing (painting) of the pool as well as removing the poorly functioning skimmer boxes and installing appropriately sized skimmer boxes.

Bluewater Pools were ultimately selected by Biltbeta to undertake the pool remedial work, as well undertake the original scope of work commissioned by the Owners Corporation. Unfortunately, the pool subcommittee were recently concerned with the quality of some of the pool work undertaken to date and requested that further work on the pool stop until an expert opinion could be arranged to advise on the quality of the works completed.

Peter Glass and Associates were engaged to inspect the current state of the pool and a meeting between Biltbeta, Sergon, Peter Glass and Associates and the Mondrian EC took place on Wednesday 17th December. Some of the outcomes from this meeting included:

- It was agreed that a sample area of tiling would be grouted, buffed and shaped to produce a finished product ready for inspection. Once inspected, a decision on whether the EC finds the finish to be acceptable will be made.
- There is concern about the composition of the render applied and a considerable amount of 'drummy' areas (areas where the render has not bonded correctly to the waterproof membrane and created a hollow sound when tapped - this would most likely lead to that area crumbling in a few years and require further remedial work). Samples of render in various states were collected and are currently being tested.
- Areas of tile were identified where the glue wasn't bonding as expected. Samples were taken and Bisazza is now testing these and offering technical assistance.

These recent developments will invariably lead to further delays, but it is in the Mondrian's best interests to ensure that the pool works are completed to a high standard.

On a positive note, the planting of the garden bed next to the pool was a success and should settle in nicely. This already produces a more tropical feel around the pool. The graded plantings should grow to a height and fullness to give privacy to those units adjacent to that area.

It has taken a considerable amount of time and effort to co-ordinate and meet with the relevant contractors and professionals to undergo a project of this size. It has proven to not be an easy fix, with a number of unforeseen complications. The committee are just as keen as any of the other owners and residents to have a pool during the summer months and continue to work towards this. However, it is also important that the works are completed to a quality finish that ensures that the pool is enjoyed for many summers to come.

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