



SP 69259
Subcommittee Report
For: 19 August 2015

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Building Management

Members:

John Hutchinson*

Mark Rodgers

Michael Brindley

Executive Summary

Building Management recently completed an annual audit of all fobs and swipes with a view to disabling any security devices which could not be accounted for.

There have been a number of instances of visitor parking abuse that were brought to the attention of the building manager. This resulted in the cancellation of car park access for one serial offender after 3 warning notices had gone unheeded.

Further work has been carried out to improve the drainage of balconies in the Short St units. The existing drains have been fitted with wire covers to prevent their being blocked by stones and new higher level overflow drains will need to be installed. Measures are being taken to install drains in other areas where the original installation was incomplete. The program of replacement of the stone drains around ground level landscaping is nearing completion.

The pool landscaping has received a dressing of new purchased stones and the pool deck will be refurbished as soon as the painting is complete.

All detailed work current & recently completed is shown in the July Building Manager's report.

Communications

Members:

Mark Rodgers *
Karen Hannan

John Hutchinson
Michael Brindley

Chris French

Executive Summary or other heading

Minor changes were made to the Mondrian Waterloo website. Owners can now request a login directly through the website. The back end of this request is handled by Strata Plus who verifies the owner and sends out the login details directly to the owner.

Also documents for building works were added to the application section for owners to download.

Building Defects & Fire Order

Members: **John Hutchinson *** Karen Hannan

Executive Summary

Everest Contracting who were engaged to replace a number of failed balcony membranes not subject to HOW insurance, will shortly be completing their work. Whilst this may see the finalisation of known waterproofing defects, the fact that to date so high a proportion of balcony membranes have failed, would indicate that further failures can be anticipated in the coming years and the cost of doing this will need to be provided for.

Biltbeta who were carrying out works on behalf of the HOWI have completed their contract but for a few minor items yet to be resolved. Biltbeta however have agreed that the quality of the pool tiling falls short of expectation and have informally agreed that the insurer will retain some \$30,000 pending satisfactory rectification by the contractors involved. Since the current priority is to get the pool painted and filled for the swimming season, any further work on the tiling will be postponed till after the summer. Meanwhile Mondrian will enjoy the financial protection of contract monies not being released by the insurer until the tiling issues have been remedied.

Taylor's Building Services were successful in the tender for the rectification of the remaining Fire Defects and will be commencing work on site in mid Sept. It is expected that they will complete their work early in 2016. In the meantime access will be required to every apartment in Mondrian. Given the nature of the work a series of different trade subcontractors will need to work on each apartment resulting in the works extending over a period of weeks in each apartment. A program of work is being prepared by Taylor's and the building manager will be in charge of notifying affected residents at appropriate times.

Claim against HOWI Allianz. Full details of all the expenses incurred by Mondrian in legal and consultant fees over the past 6 years together with the costs of the Fire Defects rectification contract have been submitted to the HOWI Allianz. The time has come where the insurer must make a determination as to how much of these out of pocket expenses it will meet and a settlement conference is planned for coming weeks. Motions will be placed on the AGM Agenda empowering the EC subcommittee to negotiate a settlement having regard to the advice of Mondrian's solicitors.

Defective Hot Water Pipework Discussions continue around the most suitable replacement design for the polybutylene hot water pipes that have been failing and that have been identified in laboratory testing as being near the end of their effective service lives. This will be a major replacement project and cost for Mondrian.

Energy & Security

Members:

Mark Rodgers *
Security

John Hutchinson*
Energy

Executive Summary

Security:

An infrared camera on the awning of building 2 was stolen and this camera was replaced with a vandal proof dome. A number of analogue cameras have also failed and these were replaced by hi resolution IP cameras. The BM has noted that he has received a number of requests by Redfern Police to access our CCTV footage to identify petty criminals who have been suspected of crimes in the area and use the Mondrian as a thoroughfare. As mentioned previously Redfern Police believe our CCTV system is of a high quality.

The Building Manager has been instructed to make arrangements with Redfern Police so that in an emergency the police are able to access Mondrian Buildings. This will mean that the police are no longer dependent upon waiting to be let into buildings by a resident in the event of their having to attend an emergency, domestic violence incident or other disruption.

Energy:

The new obligatory lighting installed on the Powell St stairs is LED based but will still add to Mondrian's electricity costs. It may appear excessive but, given that it is fire regulation mandated, there is little that can be done to avoid this additional cost.

Our LED lighting project throughout other parts of the complex is complete and we are enjoying substantial energy savings from that. The further savings that flowed from changing over the car park ventilation to a CO monitoring controlled system have been reviewed. Mondrian's achievements in this area have been used by Green Strata in developing a Case Study for the benefit of other apartment buildings in the City of Sydney. A Mondrian representative is working with Green Strata in the presentation of this case study to other buildings.

Garden & Landscaping

Members:

Chris French *

Michael Brindley

Executive Summary or other heading

Some of the white pebbles have been replaced in conjunction with the replacement of sections of drain. As mentioned in the Building Management Subcommittee report, this schedule of replacement is nearing completion.

In general, the new areas of landscaping have been growing well. The Eumundii quandong planted in the western planter boxes continue to struggle, but have been doing better over the winter months. The exceptionally hot weather immediately after they were planted in October last year played a large role in these plants not establishing well, with some of the leaves becoming sunburnt. Further advice was sought from the horticulturalist that recommended a schedule of more intense watering and fertilising and hopefully these plants will recover in the coming period of spring growth.

Pool/Breezeway

Members: **Michael Brindley *** Mark Rodgers

Executive Summary or other heading

The pool is now at the final stage and only needs to be painted. Due to the cold weather the epoxy paint cannot be applied as the paint will not adhere to the pool surface in cold temperatures. As we are coming into warmer weather, the BM has been monitoring the pool surface temperature and liaising with Bluewater Pools in regards to finding a window to paint the pool.