

**THE OWNERS OF STRATA PLAN NO 61139
9-15 CENTRAL AVENUE, MANLY NSW 2095**

**MINUTES OF THE STRATA COMMITTEE MEETING OF THE OWNERS OF STRATA PLAN NO.
61139 HELD ON MONDAY 18TH OCTOBER, 2021 IN THE UPPER LEVEL CAR PARK,
9-15 CENTRAL AVENUE, MANLY AT 5.00PM.**

Present:

Mr G Brown, Mr D Mockler, Mr M Martinez de Morentin, Mr R Stone, Mrs M Haynes,
Mrs S Stow and Mr D Glading.

In attendance:

Mr R Davison, Ms A Nicholson (and friend), Mr J Legaz, Mr E Martinez de Morentin,
Mr T Strati (Building Manager) and Ms N Hopkins (Lamb & Walters).

1. Minutes

Resolved that the Minutes of the last Strata Committee Meeting held on 13/5/21 be confirmed.

2. Legal Expenses – SP61679 Dispute

Resolved that the approval of the legal expenses budget of \$7000.00 for the dispute with SP61679 be ratified.

3. Legal Firms Fee Proposals

Resolved that the appointment of JS Mueller be ratified.

4. Appointment of Sub Committee for Mediation

Resolved that the decision to appoint a sub committee to attend Mediation of SP61679 dispute comprising Greg Brown, Denis Mockler and David Glading be ratified.

5. Outcome of informal Mediation - SP61679 Dispute

The Chairman gave an update on the outcome of the informal Mediation with SP61679. The informal agreement reached at the Mediation was put to the Strata Plans Solicitors, JS Mueller & Co to advise if the proposed agreement is commercially sensible and reasonable. The Chairman advised that JS Mueller had confirmed that the informal agreement reached was sensible and should be put to the Owners Corporation at the next General Meeting by way of a Deed.

6. Letter of Demand from SP61679

In view of the above Motion 5 the Strata Committee resolved to recommend to the Owners Corporation at the Annual General Meeting to accept a Deed to formalise the agreements reached [6 in favour, 1 against, Mr Stone].

7. Fibre Glass of Pool

Resolved that the decision to re-fibre glass the pool be ratified.

8. Pet Application – Lot 16

The pet application from Lot 16 was discussed. The majority of the Strata Committee did not believe that a rottweiler was an appropriate breed for the scheme but in view of the change of pet laws from the NSW Fair Trading the Strata Committee reluctantly resolved to allow the dog. The dog must be muzzled at all times when on common property and the infill between their lot and the neighbours completed before the dog comes to the scheme. [6 in favour, 1 against, Mr Stone].

9. Scope of Pool Renovations

Resolved that the decision to enlarge scope of pool renovations to include enclosed tiled courtyard, given issues discovered, be ratified.

10. Appointment of Mr D Glading as onsite coordinator

Resolved that the decision to appoint Mr D Glading as onsite coordinator between Strata Committee and Building Manager on day to day issues and parameters for role be ratified.

11. Minor Renovations

Resolved to confirm previous decision to limit the minor renovations definition to works that materially impact on common property.

12. Clock Tower

Resolved that the clock in the Clock Tower be repaired (under \$1000.00).

13. Christmas Arrangements for Building Management

Not discuss.

14. Renovation Forms

It was agreed to develop a Pacific Waves renovation combined fact sheet, application and approval documentation. Mr Stone and Building Manager to finalise documentation for approval by the Strata Committee.

15. Building Works

It was agreed that the Building Manager and Mr Glading would review the outstanding building works items (28 in BMR 2.9) and set a programme for works.

16. Building Managers Report

Resolved that the Building Managers Report be tabled and discussed.

Item 1.1

It was agreed that upon request a two (2) hour noise block out for during the day be implemented to allow those working from home to schedule work that requires quiet.

It was agreed that common property floor protection during renovations is to be removed on weekends (also lift curtains to be removed on weekends).

Item 1.2

Mr Brown reminded the Meeting that the Health Orders relating to wearing of masks on common property remains in force.

Item 1.8

Resolved to investigate and approve specified list of dangerous dog breeds for exclusion to the premises.

Item 1.10

Resolved that residents will be asked about any shower recess leakage issues during annual fire/door runner inspection process.

Item 2.1

It was noted that the pool renovation Budget estimate is currently \$70,000.00 (does not include surrounding fenced courtyard area).

Item 2.2

It was agreed to instruct the Building manager to have a plasterer install slip joints into all required areas of hallway ceilings upto the value of \$5000.00.

Item 2.3

It was agreed to wait until either three (3) ceiling globes in the main lift lobby or 3 lights in the carpark failed before engaging an electrician to rectify.

Item 2.4

It was agreed to replace the speed hump upto the value of \$1000.00.

Item 2.5

It was agreed not to take any further action in relation to package delivery storage at this stage.

Item 2.6

It was agreed that Mr Martinez de Morentin, Mrs Haynes and Mrs Stow to carry out a balcony inspection together with the Building Manager and make an assessment on obvious breaches.

Item 2.7

It was agreed to remove corroded lights in pool courtyard and render the wall closed.

Item 2.8

It was agreed to permanently remove the old wall lights on Level 2 by Lift 3 and Level 3 loft area next time an electrician is onsite.

General Business

Garden near Boom Gate

It was agreed to replace the soil and replenish to garden near the boom gate with appropriate shade plant species.

Water Tank (Pool Area)

It was agreed to move the water tank into the garden area for better use of the pool surrounds and for access for upcoming tiling works.

Close:

As there was no further business the Meeting closed at 7.10pm.

PACIFIC WAVES BUILDING

Building Managers Report

For SC Meeting, 18 October 2021

Property Management Professionals Pty Ltd

ABN: 88 154 030 538 | 0415 484 143 | buildingmanager@pacificwavesmanly.com

We specialise in:

- Building Management Services
- Project Management Services (Apartment Renovations)
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To: the Strata Committee, SP 61139

From: Tony Strati of the **Property Management Professionals Pty Ltd**

Please see the attached Building Managers Report current at 07 October 2021:

1. **Building Managers Report FYI Items (page 2 - 5)**

2. **Building Managers Report SCDR Items (page 6 - 11)**

3. **Electricity Usage Graph (page 12)**

4. **Gas Usage Graph (page 12)**

5. **Water Usage Graph (page 13)**

6. **False Fire Alarm Report (page 13)**

Dear SC Members

The below **"FYI" items** represent a very brief summary of day to day events at the PWB (about 1% of daily events). All other daily events are managed as part of normal business. Items such as leak rectification, by-law enforcement, noisy neighbour management, smoke drift management, daily maintenance of the building, its plant and its equipment, together with issues attended to for the BMC, SP61679 (Commercial), the NBC carpark and SP96802 (Offices), weekend call outs and overnight issues, etc., etc., etc. are not reported in this BMR.

Strata Committee Decision Required (SCDR) items in part 2 of this report require SC attention please.

Thank you

Tony Strati, Building Manager

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1. Building Managers Report (FYI)

1.1 Temporary mess in the Loading Bay (FYI):

The loading bay is currently being used by the OC to support the “once in a 22 year period”, pool renovation project together with the unit 210 terrace major re-tiling and membrane work. As a result the loading bay is quite congested and untidy.

Regrettably there is no other option for the OC, with major refurbishment work comes temporary inconvenience. At this time the loading bay has several tonnes of cement rubble, tile rubble and timber crates being stored in it all awaiting collection by a rubbish removal company. Allowing the load to accumulate saves the OC money because there will be less pickups by the rubbish removal contractor.

If the SC would like to see this process happen differently please provide alternate instructions.

1.2 Covid 19 precautions continue (FYI):

SC/BM initiated Covid-19 precautions continue. These include:

1. hand sanitizer provided by the OC – placed inside lifts 1 and 2, in the main ground floor residential foyer and in the shared foyer on Sydney Road.
2. restrictions in patronage to the pool and gym areas (these restrictions are advertised at the locked access door to the pool area)
3. QR code registration at the front door of the residential building
4. Restrictions on how far deliveries can be taken into the building
5. Regular safety precaution notices to all residents

There have been no reported Covid 19 cases in the PWB.

Building Management Services have continued as normal through the crisis without any additional fee charged by the BM to the OC.

1.3 Henrietta Lane/boom gate bollard (FYI):

The Henrietta Lane/loading bay “wobble style” concrete bollard is working as intended. It is regularly being struck by turning vehicles, (almost monthly) and when this happens I am able to have one of my strong helpers rectify the bollard placement at no cost to the OC.

The boom gate continues to effectively control the easement driveway. Regrettably the pavers in the easement driveway area are very damaged, tired and worn. These will require replacement in the future.

1.4 Property Management Professionals other services aside to BM services (FYI):

SC members are aware that the company I own also provides some construction type services such a demolition and concrete cancer repairs. PMP hires a combination of permanent and casual staff to make this possible.

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1. Building Managers Report (FYI)

Tony Strati (the BM nominee of PMP) remains and will always remain personally available as required as the only onsite BM to the PWB 4 x OCs.

PMPs affiliation with "TS Remedial" has many advantages for the OC, these include:

1. having an onsite BM available to PW with over 40 years' experience in construction
2. having a small team of concrete repairers and labourers available at economic rates at very short notice
3. having a large range of tools, machines, utes, trucks, resources and expert subcontractors available to the OC at any time for its numerous projects.

1.5 Annual Admin Budget, CWF Budget and CWF Report (FYI):

In preparation for the approaching AGM I have this year again created a comprehensive CWF 10 year Report, CWF 10 year plan and Admin Budget. The budgets are currently being thoroughly checked by the OCs Treasurer Ray Stone and when approved will be presented to the OC at a GM for adoption. Please see CWF Report, CWF 10 year budget and Admin budget attached with this report.

1.6 Animals in the PWB (FYI):

Lot owners will be aware of recent major changes in the law regarding animals in Strata Buildings.

As a result, the PWB OC created an excellent and comprehensive by-law to assist in the management of the new animals in the building.

The schedule below shows the current status of animals in the building:

Unit No.	Name	Animal	Type
204A	Sarah Ko	dog	Tibetan Spaniel
207A	April Pilley & Daniel Myers	dog	Golden retriever
225	Alessandra Felix & Marelo Moreira	dog	Jack Russell
230	Teagan Spettigue	dog	Mini cavoodle
303b	Michael Carey & Jessica Lane	dog	American staffy
501	David Wilson & Sophie Hunston (Owner)	dog	Beaglier
505	Samantha Stow (Owner)	cat	British shorthair
601	Albert & Martina James	dog	Cavoodle
609	Steve Terry	dog	Chihuahua
703	Eric Martinez de Morentin (Owner)	dog	Dachshund
705	Cameron & Candida Kirby	dog	Shih Tzu
805	Trish Murray & Paul Corby	cat	(arrival of cat pending)

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1. Building Managers Report (FYI)

1.7 Root bound plant on level 2 pool area (FYI):

The root bound pot plant on level 2 by the pool toilets has been removed and disposed of. This pot plant had exceeded its useful life span and was a burden for the OCs gardener who was continuously pruning its root system.



1.8 Unit 210 terrace re-waterproof and re tile work (FYI):

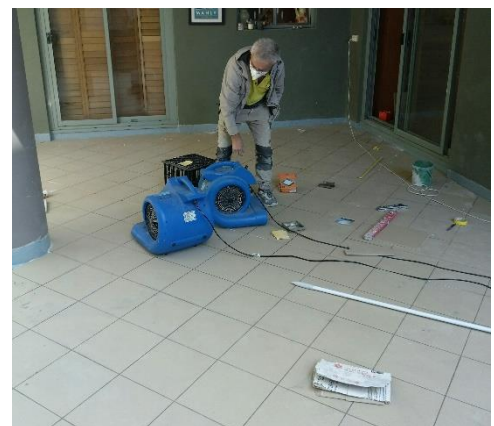
SC Members are aware that the unit 210 balcony terrace waterproofing and tiling system had come to the end of its service life. This balcony tiling system failed prematurely as a result of poor installation at the time of construction.

Inadequate drainage, poor falls in the contours of the tile work (resulting in constant water pooling) together with failed waterproofing all led to water ingress into the concrete slab which resulted in water leakage to the car park below.

The balcony system has been substantially improved and not rebuilt as it was. It now has additional stormwater drains, improved contours and additional waterproofing layers.

The “summary of costs” below shows the money spent on this 100m2 balcony. The Works were carried out on a “do and charge” basis hiring trusted and skilled tradespeople under the supervision of the experienced BM.

The works will be completed this week and cost the OC around \$50k or around \$500 per square meter. **Important Note** – The OC paid approx. >\$1,000 per square meter to repair balconies 229 and 221 in recent years. The works at 210 will cost approx... \$500 per square meter. This “do and charge” method provide substantial savings to the OC.



Date	Contractor	What	Cost
14/03/21	Cowboy Rubbish	Demolition pay 1 of 2	\$3,495.37
29/03/21	Rapid Response	Connect additional drainage points	\$1,295
24/3/21	Cutrite Concrete cutting	Core hole 2 additional drainage points	\$330
12/04/21	Cowboy Rubbish	Demolition pay 2 of 2	\$330
26/04/21	Cowboy Rubbish	Carry up all bags of cement and sand	\$275
29/04/21	Antoines Tiling	Waterproofing	\$5,500
24/05/21	Antoines Tiling	Waterproofing	\$4,840
23/05/21	GD Tiling	Sand cement screed, tile supply	\$12,000
08/06/21	GD Tiling		\$9,000
21/07/21	Cowboy Rubbish	Move all furniture and plants for stage 2	110
06/09/21	Antoines Tiling	Waterproofing stage 2 section	3850
04/10/21	GD Tiling	3 rd Instalment	\$9,000
			\$50,025.37

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1. Building Managers Report (FYI)

1.9 Removal of real estate signage (FYI):

The very large 2000 x1800 “FOR SALE” sign (shown in picture to the right) was installed upon the retail awning on Sydney Road by Real Estate Agents who are selling the Manly Daily lot in SP96802.

The Real Estate Agents did not seek permission or make contact with me of any building representatives.

After consultation with Chris Athas, Louise Brown and Greg Brown I promptly had the signage removed.

The signage is in the loading bay awaiting collection by CBRE. (Collected by CBRE 7/10/21).



1.10 Level 7 shower leak (FYI):

The shower in the main bathroom of unit 705 developed a leak through the shower tray as a result of failed water proofing. This was discovered because the common area carpet opposite U703 was becoming damp for no apparent reason.

I have had the shower tray repaired by a local company “Shower Repairs” for \$785. Interestingly this same issue occurred in the other U705 shower only about 6 months ago, on that occasion the leak migrated to the inside of the apartment, not the common area.



Regrettably this type of fault will happen more often as all showers in the building become subject to deteriorating membranes.

The OC should also expect more and more of its lot owners seeking to undertake full bathroom renovations in the years to come. If managed correctly and in compliance with the law (as is currently happening in the unit 608 renovation), this is a good thing for the OC as it will release it from its obligation to maintain all current bathroom floors and shower trays.

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2. Building Managers Report (SCDR)

2.1 Swimming Pool Renovations (SCDR):

Swimming pool renovations have begun on 20.09.21. At this time the scope of works involves:

1. The replacement of all coping tiles
2. The replacement of all pool and spa tiles
3. The repair of all drummy render in both pool and spa tanks together with the re-build of the pool edge step
4. Re waterproofing of all surfaces
5. Re fibre glass and gel coat of the pool tank
6. Under consideration – the paving tile in the pool area to be replaced with tile.

The Demo works have been completed quickly and efficiently by TS Remedial. The SC currently awaits the finalisation of quotes and minor scope changes.

Recommendation: that the SC resolves to proceed with full pool renovations in October 2021, these to include: coping tile, waterline tile, re fiberglass of tank, spa re tile and paver removal and replace with tile.

2.2 Earthquake Damage and Repairs (SCDR):

The recent earthquake in Victoria managed to cause very minor non-structural cracking in parts of the PWB. I previously sent a short report to SC members together with pictures, summarising this event. The report also had recommendations for remedies.

Report Summary:

There were two types of cracks to be found – 1. Structural (in concrete) and 2. Non-structural (in plasterboard and where two different walls meet).

The non-structural cracks I found were in areas where existing cracks already were. This means that either the existing cracks had opened up larger or new cracks had formed as part of the existing cracks.

The style of crack is always the same and caused as a result of an insufficient amount of slip joints installed during the time of ceiling installation. In particular near a corner in a hallway where there is torsional stress on the plasterboard.

Where a slip joint was originally installed there is no cracking, the slip joint has done its job.

The “slip joints” were not consistently installed throughout all levels and locations in the building.

There are two options going forward:

1. Fill, repair and paint the cracks – around \$1,500 – the cracks will always return because the problem is not the Earth Quake, it's the lack of slip joints,
2. Install slip joints – allow around \$5,000 to do all levels.

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2. Building Managers Report (SCDR)

Further, I have also noticed other minor cracking in the buildings concrete structure (structural cracks). In my opinion the cracks do not present as a threat.

If left without repair there will likely be no change and no risk.

I found the concrete cracks in 3 locations:

1, where the end of the hallway meets the fire stair, south side in the high rise part of the building – (these cracks are likely pre-existing (does anybody know?)

2, commercial car park (again this crack likely pre-existing)

3, Council car park (I have previously seen this particular crack and reported it to Council but did not receive a serious reply.

I don't think a structural engineer would be alarmed by the cracks noted above but I am reporting them to the SC anyway.

Recommendation: that the SC resolve to 1. Instruct the BM to have a plasterer install slip joints into all required areas of hallway ceilings up to the value of approx.. \$5,000. 2. that the SC resolve to have David Glading and Greg Brown meet with the BM to inspect the possible structural concrete cracking.

2.3 Lighting repairs and replacement (SCDR):

The ceiling lights in the main lift lobby were all recently replaced by an electrician. To do this task is not straight forward, it involves the construction of a scaffold inside the foyer or the hiring of a very large step ladder. It is an expensive process.

There are approx.. 30 lights in the lift lobby. Regrettably one of the new light bulbs has failed after only 1 month. Previously the SC resolved to only carry out the task of changing lights when 3 or 4 were in need of repair. Although possibly unsightly to a minority of residents, there is no measurable change to the illumination of the foyer when a light is out.

What would the SC like to see happen when there is a light out in the lift lobby ceiling?

Recommendation: that the SC resolve to not undertake the task of changing ceiling light bulbs in the main lift lobby and car park areas until 3 or more lights are out. This protocol does not apply to the chandelier or hallway lights in the building. Alternatively the ceiling lights could be removed, this will save electricity and maintenance.

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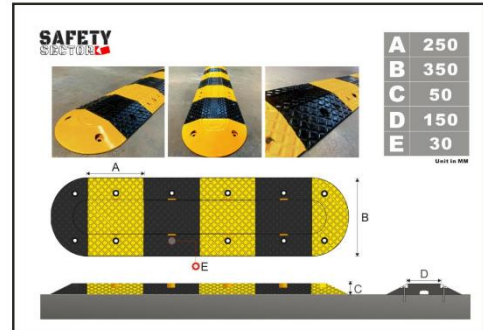
2. Building Managers Report (SCDR)

2.4 Speed hump at bottom of ramp (SCDR):

The speed hump at the bottom of the car park ramp also doubles as a water stopper device for the car wash bay. The speed hump is old and broken, its fastening bolts are rusted through and the silicone sealant beneath it has failed.

To replace the speed hump in the same style that it is in now will cost approx. \$1,000 and it will likely last the same length of time as the existing speed hump.

Alternatively for approx. \$3,800 a concrete speed hump could be installed. This would involve mechanical keying to the existing substrate, concrete saw cut and a small amount of jack hammer work. The result would be permanent and would never leak.



Recommendation: that the SC resolve to replace the speed hump to the current standard understanding that may fail and allow water to seep through in several years from now.

2.5 package inundation in PWB foyer (SCDR):

The world has changed in many ways in recent times and with that change has come many new challenges for life in Strata. One of the new challenges for the PWB is, “all day parcel delivery”.

The lift lobby is constantly being bombarded with a never ending supply of parcel deliveries. This may be at its worst now during lock down but may also be a sign of the times and the way of the future.



I am forever bringing in parcels to the library room but I do not bring in all parcels, only an armful load every time I walk through.

Recently we have however installed an A frame sign to direct couriers to place the packages in the library room only. This procedure is working most of the time. Is the SC content with this procedure?

To further improve this situation I ask that the SC consider the construction of a purpose built shelving system to be placed in the library room. One shelf per floor level. Level 2 would need much more capacity than other levels such as level 8. A custom built cabinet would cost a few thousand dollars.

Recommendation: that the SC resolve to appoint David Glading and Samantha Stow together with the BM to design a shelving system to fit in the library room to neatly hold parcels. Quotes will then be obtained and DG, SS and TS will report back to the SC for further consideration.

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2. Building Managers Report (SCDR)

2.6 Balcony By-law management (SCDR):

Balconies in the PWB are being used in a variety of ways. Many lot owners are content with the way in which the balconies are used, a minority of LO's may not be content. A side from obvious breaches such as drying of linen and changing the appearance of the lot there are many grey areas as to what is acceptable and not acceptable.

The apartments are small, Strata living can be difficult. Car spaces do not have adequate storage, the surf and bike racks in the common areas are full.



Recommendation: that the SC resolve to appoint Marty Morentin, Margaret Haynes and Samantha Stow to carry out a balcony inspection together with the BM and make an assessment. The assessment should take into consideration, "will the SC/OC follow through with any directions made" until orders are made at NCAT?

2.7 Lights in pool court yard area require replacing (SCDR):

Many of the lower lights in the pool courtyard area are unserviceable and cannot be repaired.

The internal body of the light fitting is almost non-existent, it has corroded away many years ago as a result of consistent water ingress from the planter boxes behind them.

As far as I can tell the lights mostly provide "mood" lighting only.

What does the SC want to do?

Options include, complete removal of light and render the wall closed or partially render the wall closed and install an external light such as the round light shown on the right.



Recommendation: that the SC resolve to have these lights removed permanently and wall rendered closed noting that there is adequate external garden lighting already in use.

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2. Building Managers Report (SCDR)

2.8 Older style wall lights near lift 3 (SCDR):

SC member Sam Stow has raised the matter of removal/upgrade of the wall lights on Level 2 by lift 3 and Level 3 loft area. Please familiarise yourself with these lights prior to the SC meeting. For SC discussion.

Recommendation: Any replacement would be cosmetic only. SC to advise

2.9 List of outstanding matters at PWB (SCDR):

There are many current outstanding items at the PWB

1. The roof sarking in the high rise plant room is ripped, damaged torn etc. It requires replacing
There is no current plan to repair this item
2. The easterly facing steel roof girders are rusted and require replacing
This issue is slowly being attended to on an ongoing basis and require replacing in the medium term
3. All other roof girders require re-painting
This issue is slowly being attended to on an ongoing basis in accordance with the CWF Budget
4. The car park exhaust ducting system is rusted out and requires replacing or removal
There is no current plan to repair this item
5. Many of the exhaust/intake ducts on the high rise roof top are rusted away and require replacement
There is no current plan to repair this item
6. There is cracking in many of the hallway ceilings because there is no slip joint at critical areas of regular expansion and contraction
There is no current plan to repair this item
7. The balcony at 706/806 has a crack in the concrete and requires a serious structural remedial repair
This repair has been delayed by the LO and will be attended to prior to Christmas
8. The balcony floor tiles at U209 and U211 hold water in the sand cement screed, they are always saturated and therefore require replacement
This issue is slowly being attended to on an ongoing basis in accordance with the CWF Budget
9. The lift ceiling panels do not line up, are damaged and of poor design, they require replacing
This issue is noted in the attached "proposed CWF budget" with work to happen in year 2
10. The car spaces require new lines and numbers
This issue is slowly being attended to on an ongoing basis in accordance with the CWF Budget
11. The car spaces require all non-operative parking locks removed and concrete repaired
I will send out a notice – The OC will remove all non-operative locks on date (X/X/21) as part of the line marking upgrade work.
12. The car park security grillage requires replacement
This issue is noted in the attached "proposed CWF budget" with work to happen in year 2
13. The eastern gardens on level 2 are in need of replacement
There is money available in the CWF Budget to carry out this type of work in year 2, the money previously was to be used for the garden bed behind the water fall
14. One of the eastern garden beds leaks in to the car park below
There is no current plan to repair this item

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2. Building Managers Report (SCDR)

15. Unit 220 balcony has again leaked in heavy rain
I have organized for a handyman to attend to carry out water testing
16. Unit 221 has again leaked in heavy rain when the balcony drain was blocked.
I have organized for a handyman to attend to carry out water testing
17. The pool requires reconstruction **WIP**
18. Unit 210 balcony requires completion **WIP**
19. The clock tower requires immediate major refurbishment. There are important safety issues requiring rectification
There is no current plan to repair this item although CWF monies are available right now
20. One of the clocks on the clock tower requires its clock motor repaired
There is no current plan to repair this item
21. Further waterproofing and additional drainage is required to the plant rooms on low rise roof top
There is no current plan to repair this item
22. A pot plant on level 2 near the pool requires attention
Pot plant removed and disposed of permanently
23. Many of the grey apartment doors have scratched or damaged paint on them.
If the SC is comfortable this rectification work can commence again after lockdown lifts
24. The large pavers in the corner of the front court yard are cracked and damaged
There is no current plan to repair this item although pool work may provide spare pavers
25. The sprinkler system in the car park requires repainting
If the SC is comfortable this rectification work can commence again after lockdown lifts
26. The pool toilet ceilings and door jambs require repainting
This work will happen as part of the pool renovation process
27. The garden bed near the boom gate is a problem. The environment is toxic and plants find it difficult to survive. *Should we persist with replanting or remove the garden*
28. Many of the balcony hobs have blistering or bubbling paint as a result of an underlying moisture construction issue.
If the SC is comfortable this rectification work can commence again after lockdown lifts

The above mentioned items require SC consideration and prioritization. Alternatively The BM will repair as time and money permits.

If SC members are aware of other outstanding matters please discuss.

Recommendation: that the SC discuss the above mentioned 26 items and provide the BM with instructions. Alternatively, that the SC delegate the task to the Chairman, David Glading and the BM to manage the issues as they see fit with a report from the sub Committee presented to the full Strata Committee at its next meeting.

PACIFIC WAVES BUILDING

Building Managers Report

For SC Meeting, 18 October 2021

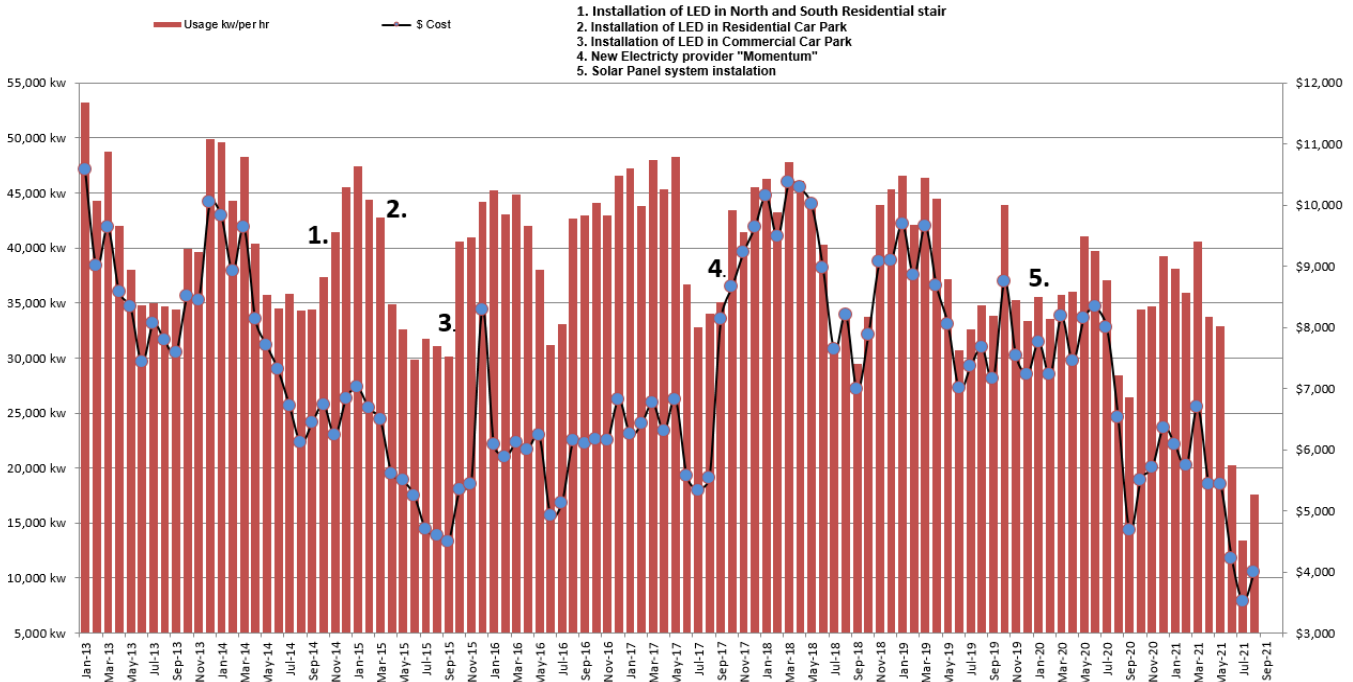
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We specialise in:

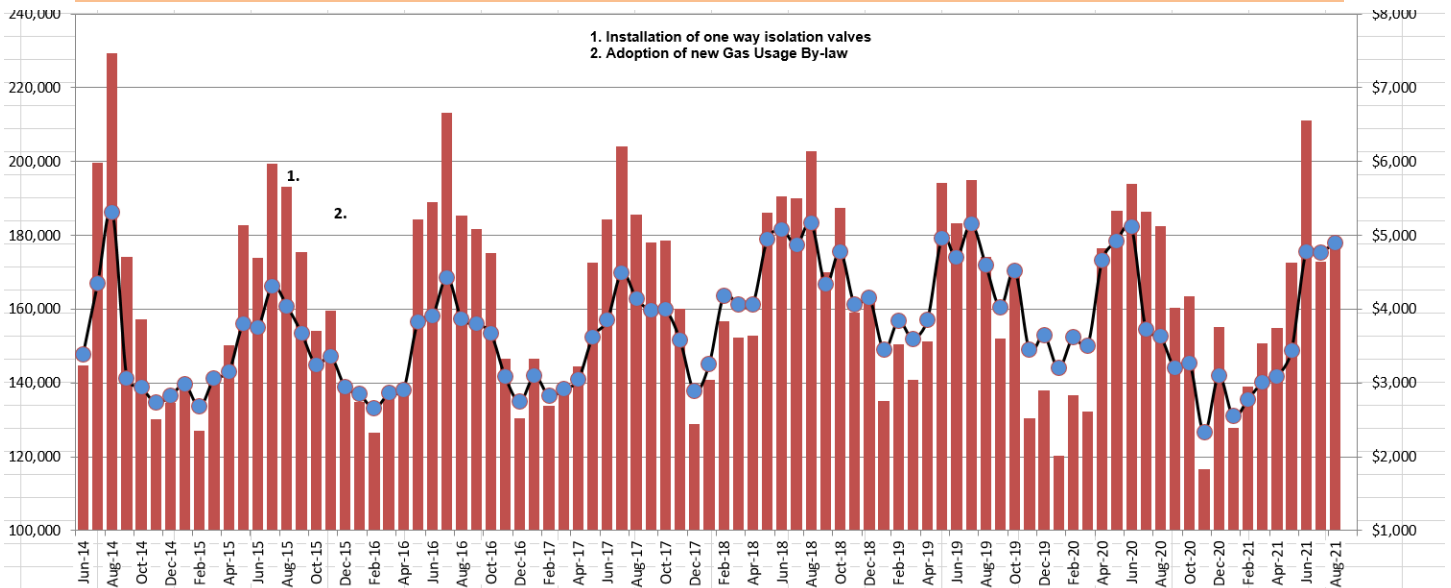
- Building Management Services
- Project Management Services (Apartment Renovations)
- Concrete Spalling Repairs and Magnesite removal (License No. 353765C)
- Capital Works Fund Forecasts and Reports

3. Electricity Usage at the PWB – (FYI)



Electricity consumption in the PWB has been dramatically reduced by approximately 25% since December 2019 due to the installation of a 60kw Solar Panel System and a 6 hour overnight shut down of the cooling towers. Further to this there has been an unprecedented further reduction in electricity consumption throughout the building in recent months, this is likely the result of closed retail shops not using the AC system, closed Offices not using the AC system, cooler weather causing residents to not use the AC system, less lift usage during lockdown and the pool/spa heater not being used. The electricity reduction is dramatic.

4. Gas Usage at the PWB – (FYI)



Gas consumption habits in the PWB are stable and predictable. The cost of gas has recently fallen by more than 20%.

PACIFIC WAVES BUILDING

Building Managers Report

For SC Meeting, 18 October 2021

Property Management Professionals Pty Ltd

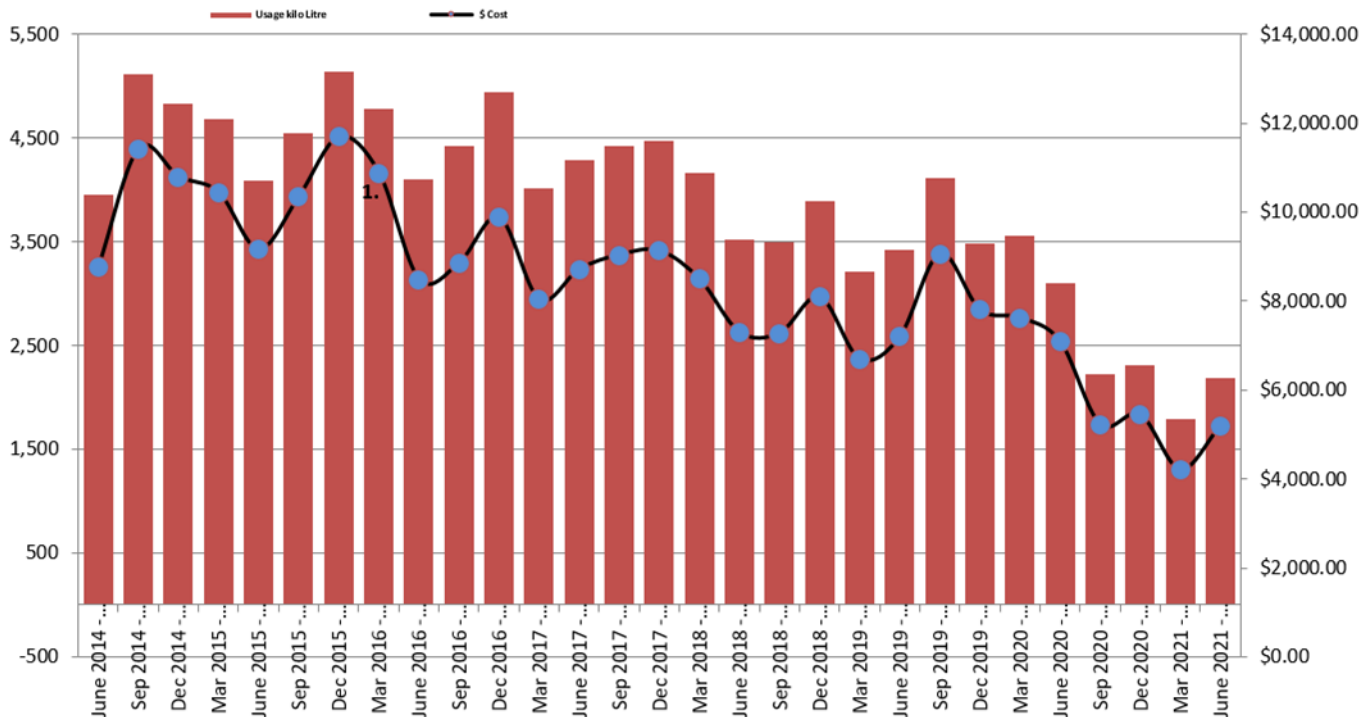
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5. Water Usage at the PWB – (FYI)

1. Installation of one way isolation valves



Water consumption in the PWB is still falling, this is also reflected in the cost. I believe that this positive event is attributed to Covid 19 restrictions with less people in the building than usual.

6. False Fire Alarm Report – (FYI)

DATE	TIME	LOCATION	CAUSE OF ALARM	Charge Lot Owner	OC Charged by NSWFB
27/03/21	11.31pm	NBC car park	A NBC customer has broken off a sprinkler head again	Pending	Pending

This BMR was written by Tony Strati on behalf of **Property Management Professionals.**

Thank you, Tony Strati, Building Manager