

## OVERVIEW

As we enter 2024, it is important to note the complex is now over 27 years old so that where regular maintenance was adequate for much of that period, we are now seeing more significant infrastructure issues to deal with eg bridge decking, unforeseen sewer issues, disease in established pine trees and, *yet to be reviewed*, the deterioration of the wharf. Infrastructure projects have highlighted the impact of pricing escalation within the broader building industry and trades. This has been both materials, labour and professional services costs. It has been observed that some trades may be taking further advantage of this escalation. Also inflation on average has risen over the last 12-18 months. The functional linking of the Capital Works Schedule to the Budgeting appears to have not been addressed previously.

**SUMMARY\* Action Update** – Bridge, Sewer works, Locks. (\* details in report below)

Bridge works: Finalising quote from Harrison Group during week commencing 22/02. EC will review quotes and decide in an online meeting then arrange issue of work order.  
Sewer works remediation: Actively seeking submission of the 3<sup>rd</sup> paving quote.  
Abloy Locks: Integrity Locksmiths ready to undertake strata buildings and community change over-see details below.

## BRIDGE Remediation Project

While everyone just wants to know *when will it be finished*, it is reasonable and important to understand the process and facts up to the present and moving forward.

Stage 1- closure notice mid April 2023 for removal of old timber decking to allow assessment of substructures and to provide evidenced based advice for repair, complete replacement or remediation options. SBM Builders completed removal of the old timbers which was necessary to reveal the substructure below the timber deck.

All of stage 1 was under *project management and supervision* by Noviion Engineers up to completion of that stage. While Noviion then indicated replacement of timbers was sufficient for remediation, EC chose to discontinue using Noviion, in particular due to their approach to step-wise scoping out and applying their fees to date.

- Subsequently, an updated & detailed report indicating process requirements associated with options were provided by Kneebone & Beretta Consulting, noting recent and more involved statutory requirements where certification of works was required from an engineer. Committee then sort quotes for the “like for like” replacement of the timbers and bolts to remediate the timber decking.

- Quotes sort from SBM (stage 1 contractor) and then Harrison Group.

- An engineer’s specifications particular to the remediation of the timber plank decking was required.

Earlier quotes, were **pre** engineering specs, and so were insufficient to be able to assess and approve those quotes as the timber replacement cost was not reliable (an estimate) and the planks are not available “off the shelf”. Note: timber merchants were directly contacted and liaised with by an EC member to assure specs and supply could be fulfilled and that pricing was objective and fair from building contractors as related to these materials.

- The Harrison Group revised quote was delayed due to the busy pre Christmas period and holiday break. Meeting with them planned for sometime the week commencing 22/02 to **finalise details and costs** after which EC can assess & decide on appointing a contractor. It should be noted that the supply of timber by the mill will take some months, with the order to be submitted as soon as the contractor is approved and a work order issued. At that time the builder can place this project in their *schedule of works* but subject to the supply of materials.

Tidying of the safety fencing/barriers and general area will be sort at the approval / work order stage. The garbage contractors have adapted well to the road blockage but the parking of resident vehicles both sides of the bridge has caused great inconvenience to them recently.

#### **SEWER Works** – Elizabeth and Hunter precinct

Elizabeth initiated investigation of a sewer blockage within their sewer system (100mm). Subsequent investigation during the local repair process identified significant blockage & backup within the main (300mm) community's sewer line requiring replacement of an 8 metre section of mains pipe along with the connection to it from Elizabeth to be undertaken. This required removal of the thick concrete building entrance slab & paving, and digging to a depth of 1.2metres to access both the Elizabeth 100mm pipe and community mains (300mm pipe)

Subsequent to this repair, further down line camera investigation showed another blockage with repair required near the southern corner of Hunter. Camera investigation down line from this point showed all clear.

As significant upheaval had resulted by that stage and to ensure the integrity of the fall and condition of the main sewer line between the Elizabeth frontage and the Hunter corner, the intermediate section of pipes were also approved to be replaced which proceeded. Note: Fitzroy also feeds into this main sewer line.

#### Remediation of the area due to the sewer works follows:

- > Electrical cabling and 4 garden lights needed to be replaced. Completed in December.
- > Paving quotes were requested after completion of plumbing end of October. Actively pursuing a 3<sup>RD</sup> quote to remove the excess soil and replace the paved pathway. EC will review asap.
- > Reinstatement of the garden will be the last element.

#### **CHANGE of Community's Strata Manager**

> David Tuscan from Premier Strata retired late 2023 and was replaced by Tully McGann in September. Along with many items in progress, picking up on bridge project and sewer matters, Tully also was required to commence preparations and draft budget for the AGM.

> During the course of this handover it became obvious to the EC that aspects of how the accounting was recorded (chart of accounts) and expenses allocations, plus the need for allocation of accruals, along with how the budgeting process was approached annually, all needing a review prior to preparing a budget for the current period. A lot of work has gone

into this by EC members and Premier Strata (accountant) & auditor, along with a review of the Capital Works Schedule items.

The AGM was postponed until February 7 to enable completion of the accounting and financial work during January after allowing for Christmas and the holiday period shut downs.

#### **CAPITAL WORKS Schedule (CWS) and Accounting**

> Review of accounting and budgeting procedures highlighted a disconnection of the CWS projections from the annual budgeting and some inadequacies within the CWS itself.

> Related Actions undertaken reported above (*Change of Community Manager*)

> Ageing Complex – a comprehensive audit of condition of all obvious infrastructure items (including the wharf of short term urgency) and a *review of* the condition of each item, check for inclusion and representation in the CWS, estimated amounts within the current CWS and funds within the CW accounts based on this audit and review.

**NB** The infrastructure audit and review as outlined here, should be undertaken by the incoming EC following the AGM.

> No allocation for *sewer mains* included in the current CWS (only pumps & controls).

> Discussion with the current contracted estimator *QS Solutions* who prepared the current CWS would be advised once the audit / review is conducted.

#### **AGM and Budget Review (further to above)**

> AGM scheduled 7/02 to allow for work to be finalised on accounting and the budget.

> Annual Accounting was not reflecting admin shortfall (but covered by cash in bank)

> **Note:** The EC Meeting immediate post AGM only deals with appointment of offices (see agenda)

> The first EC meeting post AGM recommended to be by end Feb or in the 1<sup>st</sup> week in March to keep momentum with current matters.

#### **ABLOY Lock system Upgrade**

> Integrity Locksmiths has the new system set up and ready to implement.

> ***Changeover of the Community locks will occur AFTER all participating strata buildings have been changed over. All Stratas including those not changing over will have their Community keys supplied prior to the Community locks being changed. Therefore existing keys will remain functional (until the community locks are changed ) and so should be retained by all until then.***

> Individual Stratas need to ensure they have issued accurate Work Orders to Integrity Locksmiths so they can schedule your building's change over according to your needs.

> Distribution of Community Facility Keys: initial allotment of community keys have been provided to Premier Strata who are arranging a schedule of distribution to each of the *currently appointed strata Reps* for each building.

**NB:** It is each Strata's responsibility in conjunction with their \*Strata Manager **to log the distribution of Community keys** to individual lot owners or their contracted tenants.

Please make sure you liaise with and inform your Strata Manager. Failure to *correctly and reliably log* community key distribution including individual sign offs puts the security system at risk for the whole community, including unauthorised (and therefore illegal) entry to pools, sauna, Captains Club, gyms and the complex grounds from the foreshore.

#### **SECURITY Service - BNP**

- > EC agreed to continue with the service over summer then review against new budget.
- > BNP provide reports on any incidents (during patrol or from a call out) of which there have been several over the period and recently. Also any road and wash bay parking overnight with rego and photos supplied; main garage shutters left open, facilitated monitoring and reporting of visitor car bays when secured for community projects.
- > Rectified fallen security fencing around bridge works due to wind impact & reported.

#### **TREE Management**

- > Pine trees reviewed with arborist and reviewed regularly over an advised 12-18 months, actioned testing via Royal Botanical Gardens service, council inspection and approval culminating in controlled removal of 14 trees by our regular qualified tree contractor in **November** due to impact of the disease. Annual tree works were put on hold but 3 main items to be addressed asap.

#### **PARKING Management**

- > Council has agreed in principle to provide a management patrol service of visitor car spaces and community roadways.
- > Site meeting has been scheduled to confirm practical details.
- > Item for the AGM agenda

#### **OTHER WORKS** – completed / underway - October 2022 to date.

- > *Curbing repair and pram ramp*, drainage improvements and paving at Flinders-completed
- > *Pram ramp and pathway* to Captains Club installed near Borrowdale.
- > *Handrails installed* (additional) to community stair areas where deemed probable risk.
- > *Sauna Repairs* - Completed & access awaiting Abloy Lock change over
- > *Fence replacement* - Golden Grove
- > *All Bench Seats* – maintenance repainting undertaken – contractor has agreed to rectify unsatisfactory finish
- > *Scarborough Foreshore* – Quotes received for Stage 1 bollard lighting and fencing, coupled with replacement lighting of passageway. On hold subject to budget review and AGM.
- > *Lighting review* – roadway + grounds, continual prompts to Ausgrid to replace street light globes/fittings to comply with current lighting standards.
- > *Tennis Court* – Fencing repaired
- > *General Paving repairs*