



WARATAH APARTMENTS NEWS

NEW YEARS EVE

Given our wonderful location, the building will be extremely busy on NYE. We will have two security guards on duty on the 31st December from 6.00 pm to assist entry initially.

Key points :

- Lifts will be open to all floors to assist access from guests. Please respect your neighbours!
- Please - No crowding in lifts, especially as they prevent the operation of the doors and can cause malfunction
- Lifts will resume normal operation – i.e. be locked off to unauthorized access levels as usual from 1:00am
- Pool will close at 6:00pm

Please advise visitors what section of the building you are in i.e. Tower or North Wing, and what floor.

Security will assist in guiding guests to the correct lift. Please also consider all the other residents – It is a great time of year, have lots of fun, but please be considerate of others!!

ANNUAL GENERAL MEETING

The AGM of the Owners Corporation was held on Wednesday 9 November.

All motions supported by the Executive Committee were passed. A large number of motions from a few owners were managed. In particular one motion enquired about water and structural integrity in the level 1 and 2 car parks. These matters have been dealt with – see section on Geotechnical assessment.

The new committee was elected consisting of 7 existing members (Brian Jackson, Darrell Hilton, Natalie Budovsky, Ashley Slater, Richard Cummins, Daniel Lipman, and Chris Townsend) and two new members (Brian Truscott and Fred Tuckwell). Fred Tuckwell was elected Chair, Brian Jackson Treasurer and Darrell Hilton Secretary.

Brenda Tronson, the previous Chair, and Peter Timmins stepped down. Both Brenda and Peter have done excellent work on the Committee and we thank them greatly for their huge contribution.

NEW STRATA LEGISLATION

The Strata Schemes Management Act 2015 came into effect on 30 November 2016, introducing important changes including that

- Executive Committee (EC) is now called the Strata Committee (SC),
- Sinking fund now the Capital Works Fund,
- Clarification of renovation procedures
- and the opportunity to update all our by-laws.

These issues will be addressed in the New Year.



SECURITY AND CCTV

Over the last month our CCTV network and technology has been updated and doubled in size to 31 cameras. The new system will be operational for NYE.

A few comments on security matters:

- The Security/Concierge desk and it's contents are not a public area and residents should not enter for any reason unless instructed by security staff or a Strata Committee member.
- Please do not place notices in the lift or other common areas, unless approved by building management. There is a notice board near the garbage room on the level 2. This is for general use.

REFURBISHMENT PROJECT

The Building Enhancement Project continues to move along with some significant work already done.

As we enter the New Year there will be an increase in activity around the building as we continue to rollout the tiling, carpeting and painting phases of the program. To date we have completed the tiling of the Garage lift foyers on levels 1, 2 and 3 in the Main Tower and the North Wing.

Additional tiling for the Foyers of levels 5, 7, 8 and 9 of the Main Tower and Levels 2, 4 and 7 of the North Wing will commence approximately 20 January 2017.

Our painting schedule has seen levels 3, 4, 6, 11, 12, 13, 14, 15, 16, 17 and 19 of the Main Tower completed and levels 2, 3, 4 and 6 of the North Wing completed.

Final pattern and scaling work for the carpet has almost been completed for all areas of the building and (subject to our manufacturer) in the New Year we anticipate having the carpets installed through out the building by February/March/April.

We thank you for your patience and apologise for the inconvenience as this work has been carried out!

GEOTECHNICAL ASSESSMENT:

As mentioned at the AGM, some concerns were raised about water penetration and it's effect on the foundations. We engaged our Geotechnical engineers to perform additional checks. The report was favourable and there are no concerns with the structural integrity of the building. As a precaution, 13 additional rock anchors have been installed where some minor cracking was detected. They were on the upper car park area and not associated with the issues raised at the AGM. Drainage on the lower floors is also being addressed.

Thank you for your support over the past year and we look forward to another busy year that's is focused on completion of existing projects and rolling out new ones.

On behalf of the ECM we wish you all a healthy, happy and successful 2017!

Fred Tuckwell

Chair

on behalf of the Strata Committee

