



Waratah Whispers

Updates.....

Covid 19

Thank you residents for the great contribution to keeping safe and to keeping things ticking over here during these difficult times. We know it has not been easy but your co-operation and understanding has been magnificent. Thanks also to the support staff who are playing such an important role in demanding circumstances. Some easing of restrictions on use of lifts, pool and gym was warranted in recent times but will remain under constant review given the uncertain outlook. If you require assistance, in the first instance please contact the front desk. One way or another I'm sure we can help where needed.

Owners Corporation

As previously advised our chairman in recent years Fred Tuckwell and his wife Topaz Conway who also served on the Strata Committee have sold and moved to their country property. Fred and Topaz contributed a lot to our community and for that we are extremely grateful.

The new chairman Chris Townsend, is a long time owner and has served on the committee for many years. Chris looks forward to working with and for you to maintain Waratah's reputation as a great place to live.

Fire Safety

Inspections:

In our building we have two types of detectors, smoke and heat, in apartments and on common property, which are connected to our fire detection panel. Every year we are required to have a fire safety inspection, part of that assessment is that all apartment fire doors (your front door) and detectors are checked. Next fire safety inspection has been set for 27,28 & 29 July, the Building Manager will write to you separately advising what day they will require access to your apartment.

Smoke Alarms:

It is a requirement of the EPA (Environmental Planning and Assessment) Act that all apartments have smoke alarms. These are different to detectors and are not connected to the common property system. They are the responsibility of the owners. These smoke alarms have a ten year service life. During the last inspection, a number of smoke alarms were found to be outside their service life and require replacement. The committee has made an arrangement with our Fire Service Provider, Oxford Fire, to replace these old smoke alarms with new 10 year lithium battery model at a price of \$95.00. Will write to each impacted owner and seek their agreement to this offer. Otherwise each owner will need to make their own arrangements to change over the out of service units.

Projects

Building Exterior:

Our plans to move ahead with repairs, painting and enhancement of the facade of the building, approved at last year's Annual General Meeting suffered a setback with the arrival of the pandemic but behind the scenes a lot of work has been done getting ready. Following the engineering report from Apex Diagnostics where they identified that the sloped and vertical metal cladding attached to many balconies needed replacement or refixing, we have



engaged an architectural firm, BTB Architecture Studio to advise on the building exterior colour scheme for the metal fixings and the slab edges. Their recommendations when received will be shared with owners for review in due course. As mentioned at the AGM this is a large and costly project which will be spread over 4+ years.

Heat Pumps for Pool & Spa:

The Committee have just approved the replacement of the current heaters in the pool and spa with heat pumps that are more efficient and will deliver savings in electricity. These will be installed, and we will have the spa back working shortly.

Door painting:

A review of all unit entry doors has been completed and a repainting program will commence shortly. Building Management will write to you advising when they need access to your door. The door must be open/ajar for a few hours to allow the paint to dry.

Welcome

A warm welcome to our new Building Manager Kay Pirzad. Kay joined us in March and is settling in well. Any building issues can be directed to Kay via our Concierge at reception.

Social gathering

We are hopeful residents can get together in September for a long awaited resumption of the regular social event that has proved so popular. Picking a date is a lucky dip at this stage but we will let you know as soon as the clouds have lifted.

Just some reminders

Are you having a moving experience..... "To Do List"

We are always happy to see new residents arrive and sad to see people leave, but it may be that you have forgotten the moving policies of Waratah. Just a reminder:

- As a courtesy to others, moving is not allowed on weekends or public holidays.
- Always book in prior with the concierges to reserve lift blankets, lift lock keys, and instructions for the day and pay your security bond deposit.
- Be careful when you move – observe furnishings and walls when moving big objects.
- Advise reception when you are finished so they can remove lift blankets and unlock the lift.

Speaking of rubbish...

Thanks to all of you who are taking more care in the rubbish rules! We appreciate your cooperation.

To refresh:



- Make sure the rubbish bags that you put down the garbage chute fit in and do not leak on the carpet
- Recycle – boxes should be broken down flat to allow for maximum capacity in the bins
- Household goods for collection must be booked for pickup through Reception. Only then can you bring it down to Level 2 Garbage room on the Tuesday night before the Wednesday pick up by Council.

Participation in the City of Sydney food scraps recycling trial

Want to join, see the Concierge. We have kitchen caddies available, see the purple recycle bin on Level 2 .

Have a great month! ... Your Strata Committee

