



Waratah Whispers

Greetings All Residents and Owners

The ups and downs arising from the pandemic continue. Thank you again for your co-operation during these difficult times. In view of the latest outbreak, please follow the latest advice from the NSW Government.

The pandemic, however, hasn't stopped our business as usual. We are still making progress on a number of important projects. You will find brief updates below.

The Committee welcomed Daniel Holt from Strata Sense, a lawyer by training and a highly experienced strata manager to our fold. Having Daniel on board is already proving of value, and we look forward to forging a strong long-term partnership both with Daniel and Strata Sense.

As you may have read in the minutes of the committee meeting last month, Chris Townsend has stood down from his position as Chair, needing a break from this high pace and high pressure post for personal reasons. Chris continues as a member of the committee. Natalie Budovsky, a committee member since 2013, has replaced Chris as the Chair. Natalie holds an MBA and an MA degrees and is an experienced commercial leader; she is the current Group Director of Strategic Procurement at Macquarie University. Deb Erikson has resigned from the Committee for personal reasons. Richard Cummins - that genial face behind the front desk on Saturday Morning but absent for a long spell after suffering an injury - is now back with us although still some way from resuming Saturday voluntary duty. We are delighted to have Richard back with us. Information about committee members is published on our website <https://www.71victoriast.com.au/5-east-end>

Pool and Spa

Last year we installed two heat pumps to heat the pool and spa. This has delivered considerable electricity savings. The pumps have worked beautifully during summer, but with the cold spell we have experienced a drop in the pool temperature. Rheem, our provider, is working on rectifying the problem. We hope to get the usual pleasant 27-28 degree temperature back very soon and will maintain it throughout the winter period. Our pool compliance certification is due shortly. City of Sydney Council and the Building Manager have this in hand.

Fire Dampers

In the coming months we will commence replacing fire dampers together with an inspection panel in every apartment to facilitate the annual safety check. This project will take at least one to, possibly, two years to complete. Your assistance with access and patience with the process are appreciated. Thanks to those residents, who provided access this week as part of the initial works.

Façade Works

For the past six months we have had our engineer and architect doing the initial planning and investigation into the repairs to the façade. The key focus is the repair of our slab edges and Colourbond cladding, where required. We are also looking to see if a colour change from red may enhance the building's appeal. These works will require a DA from the Council. The project is also examining spitter pipes issues and what can be done to redirect the water. When the scope of works and the indicative costings have been determined these will be presented to all owners for consideration and approval.

Gardens

We have a new gardener, Scott from Built to Grow Gardens, and plants are his passion! From now on we hope to see continuous improvement in the way our gardens are looked after. Thanks to Kay, our Building Manager, we have identified our plant thief, sought and received full reimbursement for the plant replacement as well as labour costs.

Fire Alarm Sounders

We are about to commence works on increasing the volume in our fire alarm following audibility, particularly, throughout the tower.

Lifts

Our lifts are getting old, and it is starting to show with more frequent outages. All recent problems appear to have been fixed for now with Schindler closely monitoring performance. As approved by the 2020 AGM a replacement plan in the next two to three years has been put into the budget. We are also upgrading the lift emergency phone/intercom in all lifts. This will be occurring over the next few weeks.

Washing of Balconies

The washing of balconies continues to cause problems for balconies underneath and slip hazards on common property and the footpath in Brougham street. Please assist by using a mop, not the hose or buckets of water.

Electric Vehicle Charging

Electric vehicle charging facilities are now available in Waratah. If you are thinking about purchasing an EV please have a discussion with our Building Manager to see how your parking space can be equipped with this facility.

Recycle the Deposit Return bottles and Cans

You might have noticed that our recycle bins are full; thanks to all of you for your diligence. We have identified a company, St George Scrap Metal, which for a small fee provides a Return and Earn service to residential buildings. Special bins will be installed, which means that we will have more space for general recycling. As a bonus we are likely to earn some extra cash! We will keep you appraised of the progress as we investigate the feasibility of this initiative.

Disposal of Batteries

Did you know that your used batteries can be deposited off at the Library, 50 Darlinghurst Road? We are looking to put a box in the garbage room shortly for residents to drop them in. One of our residents has kindly offered to take the collection off to the Library on our behalf.

Juanita Neilsen

A reward of one million dollars was announced this week for information about the disappearance and probable murder of Juanita Neilsen in 1975. Juanita along with the late Jack Munday led protests about the destruction of terraces in Victoria St from 1971 that included a green ban not lifted until 1975 with plans for Victoria Point 103 Victoria St delayed for some years. Juanita's body has never been found and no one charged with her murder. She lived at 202 Victoria St where a plaque on the footpath notes her role in saving much of the character of this wonderful street. This ten minute video on You Tube <https://www.youtube.com/watch?v=VoYKZ2enxKw> provides fascinating detail.

*Best wishes to you, your family and friends from the
members of your Strata Committee.*
