



REGATTA WHARF

Regatta Wharf June 2021 Newsletter

Lift update

In the most recent report from Kone, the Strata Committee (SC) has been advised that the lifts have been ordered from overseas and the project is on schedule to begin as originally planned in September. It is anticipated that the project should take 8 months to complete.

The SC would like to remind residents that during the upgrade, **each tower will have only one lift operating**. Emergency repair protocols will be in place for the duration of the works in case of breakdowns.

Residents are also reminded that

- There will be a work **downtime for three weeks** over the Christmas – New Year period.
- There is a chance that the three smaller towers (Eventide, Edgewater and Watercrest) **may** have one lift completed prior to the holiday period. It must be stressed that **this cannot be guaranteed**.
- The first lift in Solander **will definitely not be completed** before Christmas. The project unfortunately could not have been scheduled otherwise.

An option of access to and from apartments via fire stairs, as alternative to the lift, is being investigated but this will depend on cost and security considerations.

Pool

The SC continues to review options relating to the refurbishment of the pool area due to rust stains in the pool and the deterioration of the concourse tiles. Two resident information sessions were held in May with over 60 residents being briefed about the extensive work the SC had progressed in relation to a tender for the building works required and potential tile types and colours. After an initial review of tenders, the SC has requested further detailed information from four pool and building companies before a final decision on the preferred contractor can be made. The SC is also seeking further advice from specialist colour consultants on options for tiles. This additional work is likely to take another few months.

The SC will keep residents well informed as we move forward and owners' approvals for the building project and colour options will be sought at a special General meeting or at the AGM later in the year. At this stage the SC envisages the pool works will not be commenced until 2022 due to the substantial cost, disruption to residents due to noise and extended pool closure time and to fit in with the major lift refurbishment project. This timing will also ensure adequate time for further briefings and input from all owners

Other Major works

Sandstone Capping

In January this year a sandstone block fell from the façade of Solander building on Refinery Drive. No one was injured and no damage done. The area was immediately cordoned off and other blocks were investigated to see if they were likely to fall. The remaining blocks were deemed to be safe but the SC was advised by the licensed builder of the need to bolt and secure any blocks located above areas where there is any pedestrian activity. This was a very awkward job and residents would have noted the use of scaffolding and cherry pickers to reach the sandstone bands. Work on the remaining blocks above the garden areas is being evaluated.

Roof repairs

Our buildings are over 20 years old and as with any asset, there is normal wear and tear especially in areas subject to salt air. The SC had engaged contractors to assess the condition of the roofs on the four towers. Rust and sealant issues were noted. Again, this is a very difficult project because of access, height and the pitch of the roof. Work on Solander will commence as soon as possible due to significant water ingress impact on a number of apartments.

Sustainability Sub-Committee

A sub-committee of SC members and interested owners has been established to continue the work undertaken by the SC over the past five years. The SC has always been conscious of Energy use and a detailed review in 2013 resulted in a significant reduction. Since then, implementation of power saving options has resulted in average monthly power use falling every year since 2017 with a cumulative saving of over 10%. The next major opportunity is installation of Solar Energy. There are financial, capacity and construction issues that must be considered. The sub-committee will seek assistance in assessing these and report to the SC.

Waste management is an important part of Regatta Wharf's approach to "sustainability". At its last meeting, the Strata Committee resolved to apply to join the City of Sydney Food scraps recycling project. Residents will be advised if the application is successful. Resident participation will be optional. The logistics of the program will be designed to manage odour risk and minimise extra work for the building manager and cleaners.

The Sub-committee is also keeping abreast of Electric Vehicle charging developments. At this time no resident has indicated a need for inhouse installation.

Hot water temperature

Some residents have expressed concern about the temperature of their hot water. Tempering valves can be installed to reduce the maximum temperature of the hot water delivered to individual apartments. **Owners should seek advice from a qualified plumber as the installation and service of these valves are their own responsibility.**

Owners are reminded that SC members are all volunteers working in the best interests of all the Regatta Wharf community.

The SC welcomes, indeed encourages, constructive and respectful comments and opinions from owners at all times.