



REGATTA WHARF

## Regatta Wharf November 2021 Newsletter



### Regatta Wharf end of year celebration

Sometime in December, when restrictions are further eased, the Strata Committee will organise a gathering of residents to celebrate the end of two years of lockdown, the last days of 2021 and a very much postponed Meet the Neighbours Day (originally scheduled for March 2020). Details to follow.

### Lift update

Work is progressing well on this major project. Kone is very appreciative of the car spaces that residents have made available for their use.

- When the final safety assessment for the first lift of each tower is complete (scheduled for December for Edgewater, Eventide and Watercrest), new foyer buttons will be installed and reconfigured to communicate **only** with the new lift. We are informed that from that day until the completion of the project, only the new lift will be operational i.e., the old lift will not be able to be used. **Hence there will never be a period during the period of works when any building will have two functioning lifts.** The foyer buttons are cabled to link to a lift but the new and the old lifts work on different systems and so cannot be configured to be communicating together.
- The motor rooms have now been insulated and air conditioned. This will help keep the control mechanisms working at optimal levels as in the past temperatures of mid 40s have been noted there.
- The new motors should be much quieter than the old ones. The old ones are based on gears so are inherently noisy even on installation. The new ones work with permanent magnets and are therefore quieter by design.
- The interiors of the upgraded lifts will have new flooring. The indicator panels will be relocated to the side wall at a level suitable for disabled access. The indicator panels on each floor have been installed. The chime can be reduced to minimal levels, but residents must note that, by regulation, it will not be able to be turned off.

### Food Scraps program

Regatta Wharf residents can now participate in a City of Sydney organic wastes recycling program. Caddies and a supply of bags can be ordered through Jozef. The Council bins on P1 near the Goods Lift are for use in conjunction with this program. Residents must not place other waste in or adjacent to these bins. Only the compostable or paper bags can be placed in the bins. One plastic bag will ruin the entire collection. Clear instructions are listed on the kitchen bin caddy.

## **Visitor Parking**

Residents are reminded that the Visitor Parking area is restricted to genuine, short term (less than 24 hours in any 7 day period, or 3 consecutive days in any one month period) visitors to RW. If a resident has a visitor staying for a longer period, permission must be sought from the BM and SC. Genuine visitors are readily approved. There have been instances of non-residents using our carpark for regular parking when they go to work. Under these circumstances, access fobs will be disabled.

We are fortunate in our strata to have so many places readily available. In other strata in Jacksons Landing, visitors need to seek keyed access from Security to a limited number of spots. For full details of what is allowed in terms of visitor short term parking, please refer to the signs in the car park.

## **Kayak Room**

The RW kayak room is small and tricky to use but has significant value to residents. It is now nearly full with the additional craft that have been stored over recent months. From now on, no new craft can be stored unless approved by the Building Manager and Strata Committee. There is still a small capacity if storage can be made more efficient, but decisions will need to be made based on size of craft and space availability. A registration system will be implemented to identify craft and improve the functioning of the room. Current users need to provide their details to Building Management - please email BM at [regattawharf@proactfm.com.au](mailto:regattawharf@proactfm.com.au) The locks will be changed, and a new key will be issued to registered users only.

## **Parcel Delivery**

Online shopping will undoubtedly continue to increase towards the Christmas period. Parcels not left in the mail room are a security risk as well as being unsightly in our main entrance. You can instruct delivery drivers to contact **Security** on **9552 1706** and they will respond quickly to provide mailroom access. If it is not possible for parcels to be left in the mail room, residents should instruct delivery drivers to place them on or under the table in the foyer beneath the large painting. In this way, all parcels would be away from the entrance, and the entry foyer can remain uncluttered, smart, and welcoming.

## **Sustainability Grant**

The Strata Committee applied for an Environmental Performance grant. We have received confirmation from the Lord Mayor, Clover Moore, that the application was successful and a grant of \$10,000 will be made available to Regatta Wharf. The funds have been approved to cover the cost of the second year NABERS Energy and Water Rating and to undertake initial solar energy feasibility studies.

## **Pool Refurbishment Project**

Detailed written information has been distributed to owners and two webinars will be held in November. One on 4 November to support the Q&A document distributed about the whole project and another one (date to be decided) which will focus on the tiles (types and colours) and displays which will be organised for owners viewing. Further details for tenants will be provided in the new year.