



Good day Owners & Residents

8 August 2023

In keeping with our commitment to update you on the developments across our building, this report details works that have been completed, those in progress and our future plans for the building's maintenance and remediation.

In relation to the latter, a number of these projects are capital in nature and form part of the capital works program across the current fiscal year. As a result, owners can expect an increase in their capital works fund levies in the 12 months to 30 June 2024. This information will be tabled at our annual general meeting which you will be formally notified of this month.

We welcome your questions and feedback and use my email address for such at tfgreene@bigpond.com

Tony Greene (Chair)
On behalf of Elizabeth Strata Committee

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Works Completed Since March 2023

1. 1201 Remedial Repairs

Rectification works for the failed waterproofing system along with other water ingress issues on the upstairs balcony of unit 1201 have been completed. This required contractors to demolish the courtyard to reinstate new sheet membrane, screed and tiling to ensure that works were appropriately completed to resolve the failure.

2. 1001 Remedial Works

Much like works carried out in unit 1201, contractors attended to issues on the southern balcony of unit 1001 as the bedroom within the unit was experiencing water ingress during rain. In addition to rectification works for the balcony's waterproofing membrane, contractors had also reinstated the flashing system within the wall cavity to ensure that any water ingress would be expelled through weepholes and not back into the unit.

3. Cold Water Booster Pumps

During Building inspections, it was identified that the cold-water booster pumps had been decommissioned due to age and damages. These operate by drawing pressure from the main water supply and increase water pressure and flow rate when the main supply is low. Contractors have attended site to replace the corroded pumps which now operate efficiently.



4. Common Area Carpets

Carpets throughout the common areas on both side of the building have been stretched for aesthetic purposes. As the carpet has aged throughout all areas, it will eventually need to be replaced.

5. Cooling Tower Compliance

During communications with Sydney Council, it was identified that the Cooling Towers in the building were non-compliant due to missed audits and works required to be carried out. Since then, contractors have attended site to replace dosing controllers, install corrosion monitoring as well as controllers to monitor the dead legs which ensures that there is no stagnant water build up. These are all items which were provided in the Risk Management Plan. A new plan and audit review will be submitted to council to meet compliance requirements.

6. Annual Fire Safety Statement

The Annual Fire Safety Statement (AFSS) for the building was due on 2 June 2023 which was to ensure that the building's fire services are compliant as per Council requirements. Contractors such as Newsound Fire, Ash Passive, Romteck and Frigcorp Building Technologies have attended site to carry out their various aspects of the schedule. The compliance paperwork has been submitted to Council.

7. Maintenance Contractors - Fire

Newound Fire have previously been the maintenance contractors for the building who undertook routine testing to ensure fire safety standards for the building. Their fixed term contract expired in May 2023. After further discussions, the committee agreed that the maintenance contractor would be changed to Aspire Fire Protection (who undertake maintenance for various buildings throughout Jacksons Landing).

8. Maintenance Contractors – Mechanical

Frigcorp Building Technologies have had their maintenance contract renewed as they have provided exceptional services for our building.

9. Loop Detection System – Carpark Entry

A loop detection system has been installed for the carpark entry to B1. This was because the roller door would previously open without access requirements and provide no security for the building



Works in Progress

10. 1202 Balcony Rectification

Balcony rectification works for 1202 started 22 May 2023. This was to address water ingress issues that the unit was facing due to failed waterproofing membrane on the upstairs balcony. Contractors have completed the demolition work and applied the first layer of waterproofing sheet membrane. Further works are required such as screeding and a second layer of waterproofing before the tiling is completed. In addition to the above, skylight rectification is required as the flashing system had previously failed and allowed water to enter the unit during heavy rain.

11. Water Ingress Investigations

During building inspections, various areas of water ingress have been apparent throughout the carpark and driveways. Such areas include the B1 lobby entrance of the building. After investigation works were carried out involving the irrigation lines, it was found that the waterproofing in the garden bed on the left-hand side of the entrance to the building has likely failed. This was determined after the leak was monitored when the irrigation lines were turned on and off in that area. The same theory for investigations will be applied when looking at locations such as the driveway down to B1 and storage room on B2 which, among other places, are showing signs of the same issue.

12. Façade Works

Contractors attended site on 5 May 2023 to undertake a façade inspection as part of the process to address various issues around each side of the building. A report has been provided which provides insight into what works will be required in addition to an estimated timeline for when they should be completed. Contractors are required to reattend to investigate aspects further before providing technical specifications and scoping reports which will assist in the process of remediation. While a definitive timeline cannot be provided, works have been progressing toward an appropriate plan being put in place for remediation of the entire building, including the painting with the aim to complete before 30 June 2024.

13. Electric Vehicle (EV) Charging

Building Management has received the feasibility report provided by WattBlock which provides insight into the building's capabilities for EV Charging. The committee is committed to this project and will continue to make progress.



14. Roof Compliance

As part of the overall report provided by Diagnostech for the Facade and Roof. It was outlined that the height and safety system installed to the roof was inadequate to provide safe access to the building facades. The height and safety system components listed on the certification do not match with what was installed on the roof, and the components are not properly tagged. For example, the anchors installed are non-proprietary retrofitted anchors that were possibly installed when the building was first constructed.

It has been recommended that in the short to early medium term, a competent contractor reviews the Height Safety System and an entirely new system is proposed for the roof. Building Management has been in discussion with Anchor Safe to attend site and provide a compliance report on the current system that is in place and propose a new plan for appropriate, safe access to all facades of the building.

15. Building Management Software

The Building Management Software, Mybos, is currently being prepared to be rolled out for the building. This provides another avenue for residents to contact Building Management, log maintenance requests, view files and documents relevant to the building (such as building plans, meeting agendas, building reports). Once relevant items have been updated, a training program will begin to ensure residents are able to use the new system across all its functionality.

Future Project & Plans

16. Façade Investigations and Repairs

Once the immediate concerns for safe and minor works are undertaken for the external side of the building, Diagnostech will have been able to determine the causes of things like render delamination on the various sides of the building. In conjunction with other items outlined on the report, technical specifications will be able to be provided and steps in the overall program will be able to be completed.

Beyond that point, scoping reports and tender processes can be achieved and eventually a decision made on which company will carry out the overall building works. Beyond the completion of remedial repairs, painting for the building can be undertaken.



17. Remediation – Fire Services

Quotes have been provided to undertake remediation of the overall fire services system that controls The Elizabeth, Rum Store and BMC (as it is a shared service across all three tenancies). This is to replace the main control panel and various other components throughout the whole building and is proceeding with the appropriate degree of urgency given the obvious risks.

18. Internal Repairs

Multiple repairs are required for common areas throughout the building. This includes rusted angles around window louvres, patch and paint work for ceiling water ingress, repainting of common areas on basement level entries and throughout the building and warped carpet throughout each level.

19. Remediation of Garden Bed Waterproofing

As current investigations are suggesting, there are signs that indicate that the gardens beds waterproofing around the main entrance of the building has failed. Rectification for these aspects would improve the current appearance of various areas along the driveway as well as the current water ingress issues happening throughout the carpark.

20. Capital Works Forecast

All these current projects that qualify as capital improvements will be allocated to the capital works fund and estimates to date highlight the need for additional funding beyond the balance of this fund. The details as to the amounts involved will be tabled at our Annual General Meeting.