



REGATTA WHARF

Regatta Wharf March 2021 Newsletter

Easing of COVID restrictions at RW

LIFTS: - With some relaxation of rules in the wider community and in accord with current guidelines, it is now permissible to have 3 people in the lift (family groups excepted).

POOL and GYM: - The number of people in each facility is now increased to 3 people at any one time. It is also permissible for a family group to use the pool, with one or two adults plus children of school age or under from their household, provided that someone else is not using the pool at that time.

To ensure good access for all, it remains important that pool and gym users strictly observe the changeover on the hour, vacating the facility 5 minutes before the hour. Failure to observe this, inconveniences other residents who plan their arrival accordingly.

Note: As the community situation is changing again, we will keep our restrictions under review and relax more when we are confident to do so. Watch signage on the pool doors and notice board for any further changes.

Deterioration of grey flexi hoses under sinks

A warning of the consequences of the deterioration of the flexi hoses under sinks (kitchen, bathroom and laundry) was discussed in the February newsletter. Owners are again reminded of their liability with respect to damage to their and other people's apartments as a result of any leak.

The SC and our Building Manager, Jozef, strongly recommend that all owners have their hoses, mixer taps as well as any appliance connections (to washing machines, dishwashers or fridges) in their apartments checked by a qualified plumber. Some taps and hoses are original, installed by Lendlease when RW was built 20 years ago.

The SC suggests that owners call their own plumbers. If this is not an option, Jozef may provide you with details of Neverstop, the plumbing company used by the strata.

Note that this inspection and possible replacement of faulty taps or worn hoses will be at OWNERS' COST not the strata. Note also that neither the strata nor the building management company, Proactfm, bear any responsibility for work undertaken. Engagement, management and payment terms are solely owners' responsibility.

Pool refurbishment project

Over recent months the Strata Committee (SC) has been investigating issues relating to the deterioration of the pool and surrounding decking area, after this important matter was raised by concerned residents. Pool users will be well aware of the rust stains in the pool, some of which have grown in size. New rust areas have appeared or returned after previous repairs.

A specialist aquatic engineering report commissioned by the SC and received in February 2021 has concluded that our pool is structurally sound but the steel reinforcing in the concrete has been penetrated causing the rusting. This is likely to continue and appear in more areas over time. The report recommends that substantial repairs are required and the best long-term solution is a complete refurbishment of the pool. This would involve the removal of all tiles, water proofing, re-concreting and re-tiling. The report also recommends that the concourse tiles be replaced around the pool as they are “not suitable for the pool environment, have eroded and the coating has failed”.

This is a major project in a key common area of Regatta Wharf and will need the support of owners to proceed. The SC is seeking expressions of interest to tender for the project. Recommendations will be put to owners at a general meeting, likely to be held in June.

Lift upgrade

The lift subcommittee recently met with Kone representatives including the team leader who will work on our site and state project co-ordinators. The lift upgrade project is currently scheduled to start on site in September however the precise timing may be affected by delays in delivery from overseas or disembarkation through customs.

A lift per shaft takes a little over one week per floor to complete. It is hoped that the first lift in each of Eventide, Edgewater and Watercrest will be completed before Christmas but note that this CANNOT be guaranteed. Unfortunately, Lift #1 in Solander will definitely not be completed before Christmas.

The Christmas downtime will be between 17 December to 10 January. All efforts will be made by Kone to reduce the inconvenience but the SC and residents must be realistic in their expectations. There will be noise and there will be prolonged periods when each tower will have access to only one lift.

A priority response order will be put on the project as soon as work starts. This *Stop with Passengers* protocol (SWP) ensures that any incidents will receive priority attention.

Major Project Information sessions

As discussed above, there are two very significant projects that are planned for RW this year

To provide details about all aspects of the pool project, the SC plans to hold information sessions during April and May on site in the pool area, to ensure residents are well informed before a final recommendation is proposed. Owners/ residents will be advised shortly of the dates and times of these sessions.

It is proposed that these sessions will also provide information about the major lift refurbishment project. This project was previously agreed to by owners at a general meeting, and, as mentioned, is scheduled to commence in September this year.