



REGATTA WHARF

Regatta Wharf August Newsletter

Lift project update

The Strata Committee has been notified by Kone that the lift upgrade will start in early September.

Please note the following:

1. Works will start in September and continue until early May 2022.
2. Materials will be stored on site in specially designated work areas on P1. This may affect the access to the Solander lift foyer.
3. Workmen will be working on one lift per tower throughout the length of the project. Obviously, the taller towers will take longer to complete.
4. There will be no workmen on site for the Christmas/ New Year period. However, there will always be service available for breakdowns.
5. One lift in each tower will operate at a time during the works programme while the other is being upgraded. This working lift will need to be shared with all residents in the tower as well as cleaners, tradesmen, removalists etc.
6. There is the possibility that the first lifts in lower towers may be completed before the break. This cannot be guaranteed. Work on the first lift will definitely not be complete in the taller towers, especially Solander. This means that for the entire period of the works only one lift will be available. Nothing can be done as this is the work schedule that was agreed as part of the contract with Kone (in fact it would have been the same with any of the companies that had been considered).
7. To reduce the demand for the lifts, the Strata Committee sought to gauge the interest in a secure keyed access to a floor via the fire stairs. Results below.
8. Nothing can be guaranteed and as our lifts are over 20 years, residents need to realise that the functioning lift may at times break down leaving no available lifts. Kone have assured us that as soon as work starts, RW will be given priority access to service personnel. If both lifts are not working, Security and the Building Manager will open the fire doors on each floor. Clearly this will be a major inconvenience for those residents who are unable to navigate the stairs. All efforts will be made to avoid these situations but residents need to be aware of the possibility.
9. Residents need to be aware that during the period of the upgrade there will be additional noise and dust. In choosing to upgrade the existing lifts rather than install completely new ones, one of the significant considerations was that there would be less noise and disturbance with an upgrade (as well as quieter lifts in the long term).

Finally, we ask all residents to consider that this will be a difficult time for everyone, and we therefore ask for patience and understanding.

Fire stair access survey

A survey was sent out to all residents and owners to assess interest in allowing secure access to a floor via the fire stairs.

Currently residents are able to descend the stairs to various exits throughout the building. This proposal is to allow residents to ascend the stairs from within the perimeter of RW but to access their floors only. It was decided by the SC to charge \$50 per key (maximum 2 keys per apartment) to those residents who choose to gain fire stair access.

Seventy-five survey replies were received (representing over 50% of apartments); 85% of replies were in favour of allowing access even though some of the respondents wouldn't or couldn't envisage using the facility. Full survey results are available

Question 1	Support proposal to access of fire stairs		
	Yes	64	85%
	No	8	11%
	No answer	3	4%

Question 2	Would pay \$50 for key to access fire stair		
	Yes	50	67%
	No	25	33%

Pool refurbishment project

The strata committee continues to progress options for this project - all which will be put to a general meeting of owners for a final decision. At this general meeting owners will need to decide

- 1) whether the project should proceed, based on costs and impacts; and if this is supported
- 2) the selection of pool tiles and colours for the refurbishment.

The strata committee's recommendation on the preferred contractor to undertake the works, and the associated costs, has been delayed due to the impacts of COVID and our inability to meet on-site with the short list of companies to discuss key operational issues.

In regard to pool tiles and colours, the strata committee has engaged a second professional colour/design consultant to prepare further options to those presented at the well-attended May information sessions held in the pool area. As was explained at these meetings, all tile options and recommendations will be made available to owners well in advance of a special general meeting, to be held after the 2021 AGM (at a date yet to be determined).

At this special general meeting owners will vote whether or not to proceed with the pool refurbishment project, and if this is supported, the preferred tiles that will be used. If the pool refurbishment project is supported, it is unlikely to commence until well into 2022.

An important reminder:

By Government regulation, anyone within the common areas of Regatta Wharf must wear a mask. This includes foyers, carparks and lifts.