



REGATTA WHARF

## April 2023 Newsletter

### Your responsibility to avoid water leaks

As previously advised, there has been another major water leak in Regatta Wharf. This time a ruptured connection to a plumbed-in refrigerator resulted in flooding of the apartment and the foyer, with leakage into the electrical cupboards on multiple floors, the lifts and another apartment. This only took a few hours. We were very fortunate that Joseph dealt with this very quickly and minimised what could have been an even more major flooding event.

The Strata Committee and Building Manager are organising a check of all **main taps, an Owners' Corporation (OC) responsibility**, and at the same time will arrange for owners a check of their **flexi hoses - your responsibility**. These hoses are located under the sinks in the kitchen, bathrooms and laundry. This inspection will be paid for by the OC but any replacement will be at the owner's cost. The Strata Committee has negotiated a favourable deal for replacement of hoses and taps with Troy's Repairs. You may wish to avail yourself of that deal or you may prefer to make your own arrangements. Some of these flexi hoses are now over 20 years old. They have a lifespan of 5-10 years, and are a common cause of leaks and water damage.

**You also need to check and ensure connections to plumbed-in appliances, including dishwashers, refrigerators and washing machines.** We strongly recommend turning the washing machine taps off whenever a wash is finished. (NB. These will not be checked in the inspection as Troy will not move any appliances). **Failure to maintain your connections or renew flexi hoses can be considered negligence and you could be held liable for damage to common property and to other apartments. You should consider taking out home insurance for your own contents (Including carpets and floating floors) or be prepared to pay for any damage yourself.**

Note that even if a leak is not your responsibility, **ALL** owners pay eventually via increases in strata levies because of large insurance excesses and significant rises in premiums. In the case of too many claims, an insurer may choose not to insure a building.

### The need to ensure emergency access

This same event highlighted the fact that some owners have not provided emergency access details. As the owners were away, the emergency required obtaining out of hours service from a locksmith to break the lock. Please ensure that Joseph, our Building Manager, ([regattawharf@proactfm.com.au](mailto:regattawharf@proactfm.com.au)) has details of how emergency access can be obtained.

Options include:

1. providing details of key safe code (kept in records that can only be accessed by Joseph) and/or
2. providing phone numbers for emergency contacts who will be able to provide access or details.

**Failure to do this could constitute negligence on your part and increase the risk that you could be held liable for costs of damage to common property and other apartments.**

## Fire Alarms

Please note that it is obligatory to evacuate in the event of Fire Alarms unless they are part of a testing procedure. Residents should remain outside until the Fire Brigade personnel issue an All Clear to return to your apartment. It is not up to Security, Building Managers or Strata Committee Members to be involved in these decisions. Once a Fire Brigade attends a building the brigade personnel have TOTAL control of the situation until the All Clear has been announced. If you have **mobility issues**, it is essential that the Building Manager is aware of your needs so that emergency personnel who attend can be advised. The Commissioner of Fire and Rescue NSW allows one free false alarm in a 60-day period, but the premises must not cause another false alarm in the next 60 days, or a false alarm charge will be imposed on the 2<sup>nd</sup> and subsequent false alarms. The current cost of a chargeable false alarm is \$1,776.00.

## Speeding

Speeding in the car park continues to jeopardise the safety of residents. Residents are asked to report details of instances of excessive speeding and dangerous driving to the Building Manager.

## Parcels

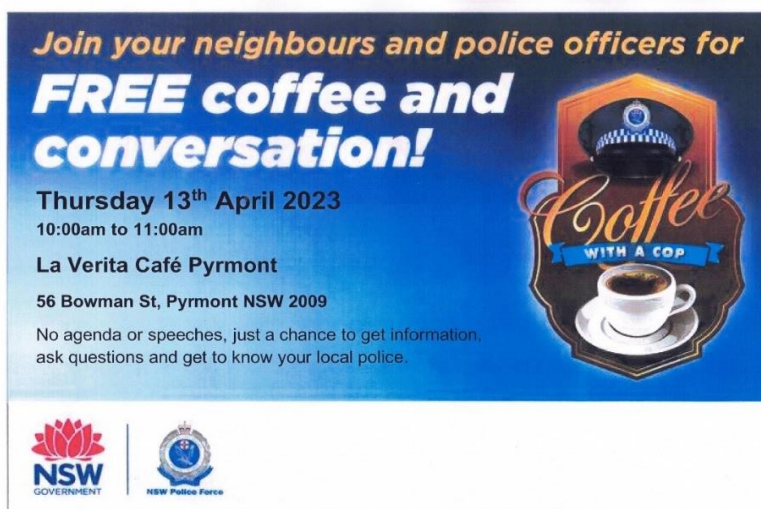
There have been instances of parcel theft, including food and wine deliveries, across Jackson's Landing and it is recommended that parcels should not be left in the foyer area but removed away from the front door to the Mail Room or the table outside the Mail Room. It is strongly recommended that residents collect their deliveries immediately they are delivered to their foyer.

## Strata communications via mail

In the interests of economy and speed, please arrange to receive strata communications via email. Please contact Acumen on [info@acumenstrata.com.au](mailto:info@acumenstrata.com.au) to do so. An informative "Welcome to Regatta Wharf" booklet will be emailed in the next few weeks.

## Air-Keys

Excess Air-Keys will be revoked in the coming weeks.



*Join your neighbours and police officers for*  
**FREE coffee and conversation!**

**Thursday 13<sup>th</sup> April 2023**  
10:00am to 11:00am

**La Verita Café Pyrmont**  
56 Bowman St, Pyrmont NSW 2009

No agenda or speeches, just a chance to get information, ask questions and get to know your local police.

