



REGATTA WHARF

August 2023 Newsletter

Swimming pool and gym

As advised in detailed correspondence to owners on 20 July 2023 the major pool refurbishment project has now commenced. The pool has been emptied, preparatory works have started in both the pool area and the visitor car park (VCP), where five spots have been reserved for the project, resulting in less visitor parking being available and the disabled parking spot being temporarily moved. Compliance with the VCP rules for use will be very important during the project.

The whole pool area will remain closed for the 4-5 months duration of the project. Residents will have continued access to the gym via the new door from the corridor (code is CX2346), except at times when the corridor may need to be closed for safety reasons. Residents are reminded that access to the pool and gym in The Glasshouse remains available via Regatta Wharf fobs.

The initial very noisy demolition works are currently scheduled to commence on, or soon after, Monday 7 August and continue for 3-4 weeks between the hours 8.30am-3.30pm. A space at the Estate Management office has been negotiated for residents to use if required but this needs to be booked – please contact our building manager Joseph Seremet for details. Updates will be provided during the course of the project and any queries should be directed to Joseph.

Defibrillators

While pool works are underway, the defibrillator that is currently in the pool room will be relocated to the gym on Level 1. There is also a defibrillator on level 2, at the top of the stairs to the garden and walkway to Solander. To ensure an unconscious person has the best chance of survival, firstly **CALL 000** then follow the DRSABCD steps. Once you activate a defibrillator, it will also provide voice instructions as to what to do.

Private contents insurance should be considered

Water leaks and the ensuing damage continue to occur and have resulted in significant damage.

Some useful recommendations that may help mitigate the damage in such situations:

- Regularly have flexihoses (grey flexible hoses under the sinks) checked as the hoses can wear out and split. (See below Flexi hoses and leaks).
- If you are going away for a prolonged period of time, turn off the water at the mains. Joseph can show you where this is located if you are unsure.
- If you are away, it is helpful to have a neighbour periodically check inside your property to ensure that all is well. A water leak caught in time can save a lot of problems.
- Major water leaks can mean that carpets, underlay, floorboards, skirting boards, cupboards etc could be damaged. It is the responsibility of the individual apartment owner to pay for repairs to their own property, no matter who is responsible for the leak. The cost of such repairs may be claimed if an owner has taken out the relevant insurance.

Flexi hoses and leaks

The Strata Committee and Building Manager have organised a check of all main taps, an Owners' Corporation (OC) responsibility, and have also arranged for owners a check of their flexi hoses which are the owner's 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 is 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 are in good condition 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.

Please 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.

Emergency access to apartments

If there is no one in an apartment in an emergency situation (e.g., a water leak or smoke), the Building Manager or Security will make contact with an owner to seek permission to enter the apartment. However, if the owner/ tenant cannot be contacted, a locksmith will be called as a matter of urgency. In the event of an emergency the Owners Corporation has the authority to force entry. It would be helpful if residents can leave a key with a neighbour or in a key safe and let Joseph know how to access it. **This will save valuable time.**

Owners are asked to provide emergency access details to Joseph Seremet, our Building Manager, (regattawharf@proactfm.com.au).

Options include:

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

Failure to provide details for emergency access 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 dampers

Significant work is required on our fire dampers (Fire dampers are passive fire protection products used in heating, ventilation, and air conditioning (HVAC) ducts to prevent and isolate the spread of fire inside the ductwork through fire-resistance rated walls and floors). While some minor works have been completed, major work is scheduled to commence in early August.

Emergency evacuation procedures

People should familiarise themselves with the emergency exits from their floors. Evacuation diagrams are located in each bin room. They should be studied to ensure that you are aware of where to congregate in case of an emergency.

Anyone who is incapable of coming down the fire stairs should notify Joseph so that he has a list to present to the fire brigade.

Refer to the entry **Fire Safety** in the *RW Information brochure* - link below.

Link to Regatta Wharf Information Pack

<https://jacksonslanding.net.au/strata/regatta-wharf/>

When you have reached the Regatta Wharf section of the Jackson's Landing site, you will need to further click on the **REGATTA WHARF INFORMATION PACK MAY 2023**.

Fob and Air Key audit

The audit of Regatta Wharf air keys and fobs held by all residents and owners has been completed. The Strata Committee thanks all residents for their support, patience and co-operation during this time.

A completed audit form was received from every apartment in Regatta Wharf and was cross-checked with the security database to identify lost, unused or excess fobs and air keys. There were around 800 air keys and fobs recorded in the database and it required a significant effort by the Strata Committee Keys team over the last 18 months.

All residents are reminded that the allowances for each apartment are:

- One air key per apartment car space
- Two fobs for each bedroom in the apartment

Requests for additional air keys or fobs must be submitted to the Strata Committee for approval. Additional air keys are only approved in exceptional situations.

Electric Vehicle Charging

The two Electric Vehicle charging units installed in the wash bays are now being utilised regularly. There are 8 approved users, with use controlled by a booking app Skedda. The charging fees received are covering the cost of the power used plus covering over time the installation costs of this service. Application forms for use of the facility can be obtained from the Building Manager. Use of the EV Chargers is restricted via the Exploren app to 6pm overnight to 9am the next day.

Use of the wash bays for car washing has always been restricted to 9.00am to 5.00pm. Although the Strata Committee has been advised that the units are designed for outdoor use and can cope with wet conditions, residents are asked to comply with the bylaw and only wash vehicles during the permitted hours.

Local real estate agents have commented that installation of the units has received positive feedback from potential buyers and lessees.