



## REGATTA WHARF

### December 2023 Newsletter

#### **End of Year Party Postponed**

The annual end of year party, held in the area outside the pool has been postponed until after the completion of the pool renovations. It is expected that this will be a date in late January 2024.

#### **Pool Refurbishment Project Update**

The pool area refurbishment project and associated budget was approved by owners at an extraordinary general meeting in March 2022. The project was necessary to repair extensive rust areas which had appeared in the pool and to replace concourse slate tiles that had deteriorated significantly over 20+ years. The project did not commence until August this year due to a number of factors affecting the industry during and post-Covid times. Overall, this complex project has progressed well and our selected contractor, Metz Project Services, has worked closely with our building manager Joseph to address some challenging issues that have arisen. For example, following the demolition phase of the project it was discovered that additional repairs to the pool were required from those specified in the scope of works. This, along with unexpected works needed to the pool plumbing system, undertaken separately by our pool maintenance company, has resulted in a few weeks delay to our initial expected completion date. The Metz team have committed to working throughout the late December/early January period to finalise the project as early as possible in the new year. Although industry costs have risen significantly since our tender process was finalised nearly two years ago, and additional works required, at this stage we expect the whole refurbishment project to be completed within the budget approved by owners. We will provide a further project update early in the new year. *We now expect the project to be completed by mid-late January when the pool and spa will again be available for the enjoyment of residents.*

#### **Parcel deliveries**

Residents are asked to collect parcels as soon as possible following delivery to avoid the accumulation of parcels in the entry and foyer areas. Delivery instructions should be included when ordering items, requesting that parcels are to be delivered to the Mail Room. Residents are reminded that large items need to be delivered via the loading dock and goods lift. Large trolleys to transport such items must not be used in the main foyers.

**Loading Dock**

A significant amount of furniture and household items has been left recently in the loading dock on level 2. Residents are asked to please consider recycling where possible, and not use the Loading Dock area on level 2 as a general tip. [Pyrmont Cares](#) welcomes your used furniture, whitegoods and small electrical and kitchen items to give to vulnerable people in need. Pickup can be arranged by phoning **0423 751 903**.

**Gym**

The gym remains open during the refurbishment of the pool area. Following the completion of the pool works, the entry to the gym from the corridor will remain the only access to the gym. Residents are reminded that the entry code and instructions are available on the glass panel next to the door. Some new equipment has been ordered and will be delivered in the latter part of 2024.

**Water Feature**

The garden water feature will be turned off for a week to investigate a possible water leak.

**Fire Danger from Lithium Batteries**

With more and more instances of battery-related fires being reported, we strongly urge all residents who own an e-bike, e-scooter or other device requiring charging of a lithium battery to read and comply with all recommendations in the [The Fire and Rescue NSW fact sheet](#)

**Visitor Parking**

Residents are reminded to send a request to [Acumen](#) if guest visitor parking is needed for extended periods of time (more than 3 consecutive days) and also to comply with the Visitor Parking rules.

**New Year's Eve**

As there will be crowds in the area on New Year's Eve, we ask residents to be aware of security risks and to ensure gates and doors close after them. Additional security has been arranged for the night.

**Best wishes**

The RW strata committee wishes all residents and owners a merry Christmas, happy Hanukkah and a wonderful 2024.

If you are going away, please refer to the "Important Notice re Water Damage" document sent separately.

Also, in case of the need for emergency access to your apartment please ensure that [Joseph](#) has been provided with current contact information regarding key access to avoid any costly delays. Please note that Joseph should not be contacted outside business hours or on public holidays during the Christmas and New Year period. Security (**02 8565 9494**) is the appropriate contact during these times.