



REGATTA WHARF

February 2024 Newsletter

Water damage

In the last four years there have been **sixty** cases of water damage to apartments in Regatta Wharf. Some have been minor, such as leaking windows, however three of them were major occurrences due to burst pipes, including from plumbed fridges which resulted in the entire apartments being flooded. In a recent incident, the cost of engaging emergency services to pump up water, remove the floor coverings, install drying equipment etc. and the cost of hiring dehumidifiers/fans for 7 days was over \$25,000. The additional cost to fix the damage to the common property was nearly \$3,000.

The cost of repairs to common property, insurance excess (currently \$50,000 per claim) and the increase in insurance premiums is **borne by all owners** and **results in an increase in strata levies**. It may not seem fair that an accident by, or the negligence of one owner can have such major financial ramifications for all owners. However, that is one of the facets of the Strata Schemes Management Act - the legislation that covers the strata community.

Note that residents are responsible for the cost of replacing contents (carpets, floating floors etc.) at their own cost or under their contents insurance (see below).

The Strata Committee on behalf of all owners asks **everyone** to ensure that they comply with the flexihose remediation programme. If you are unsure what needs to be done, please contact Joseph for advice (regattawharf@proactfm.com.au)

Residents should also regularly be on the lookout for any sign of leaks - no matter how small. A wet patch under a sink cupboard; a stain on a ceiling; a damp, musty smelling wardrobe - all could be indicators of water penetration. Joseph should be notified as soon as possible so that a small issue does not become a major disaster.

Plumbed fridges

Do you have a fridge that has a cold-water dispenser or an ice making facility? These are known as plumbed fridges and are connected to taps behind the fridge. The plumbed fridge pipes and valves are unfortunately, generally made of inferior quality materials and need to be **serviced at least every 12 months**.

Lithium battery fires

There have been numerous reports in the media lately of fires resulting from the charging of lithium batteries. We would like to highlight to all owners of electric bikes, e-scooters, etc. the importance of safe charging and use of lithium-ion batteries.

The Fire and Rescue NSW fact sheet, which was previously sent to all residents at Regatta Wharf as a general notice, has valuable information about reducing risks of fires as well as other helpful information about such lithium batteries. The fact sheet can be viewed at <https://www.fire.nsw.gov.au/page.php?id=9389>

Home contents insurance

To avoid costly repairs in the event of damage to the contents of your apartment, including rugs, carpets, paintings, furniture etc, residents are advised to review their current insurance arrangements.

Pool progress and planned party

The pool project is near completion. Our aquatic engineer expert adviser recently undertook a final inspection to sign off on the project works. This inspection identified a few issues that required rectification to fully meet all Australian building standards and industry best practice. This is to be reasonably expected in a project of this size and complexity.

Our contractor, Metz Project Services, has met with our expert adviser and strata committee representatives and has already commenced the works which are expected to be finalised in coming days. This work will be checked and immediately after the specified tile drying/curing time periods are met, we will be able to start filling and heating the pool and spa. The filling and heating process will take up to a week in itself and has to be done slowly and under instructions from our aquatic engineer. In conjunction with this, all plant room equipment needs to be re-activated and checked after a long period not being used. We have also used this time to do some repairs and painting in the pool and deck areas, change rooms, gym and sauna.

We are pleased to advise that this major refurbishment project is expected to be finalised at a cost well below the budget approved by owners at the 2023 AGM. This very pleasing result has been achieved by a combination of factors, including:

- i. the choice of a highly professional contractor, who has worked extremely well with Joseph, with our aquatic engineer and strata committee to resolve issues as they arose and to minimise impact on residents;
- ii. the outstanding project management skills of Joseph, who has coordinated all aspects of the project, in addition to his other duties; and
- iii. the numerous volunteer hours committed by a number of strata committee members between the initial discussions about the project in late 2020 up until now.

Residents will be notified by email from Joseph, our building manager, advising the date the pool area will be re-opened. We are working hard to make this happen as soon as possible. Soon after this, a party will be held to celebrate the completion of the works. Further details will be provided as soon as a date is chosen.

We all look forward to soon enjoying our newly refurbished pool area.

Garden furniture

The benches in the garden have also been repaired and repainted.