



## REGATTA WHARF

### July Newsletter

#### Speeding in the car park

A number of residents have advised Joseph, the building manager, of vehicles travelling at excessive speed in our car park areas. The Strata Committee (SC) is very concerned about the safety of all residents. The SC is currently looking at changes to improve safety and these will be presented at the upcoming AGM. In the interim we appeal to all residents to drive slowly and carefully in the interest of safety for all.

It is pleasing to see an increasing number of families living in Regatta Wharf. The carpark is potentially a dangerous place. Parents are asked to closely supervise children and not let them run to the lifts unaccompanied.

#### Intercom

The new intercom system is working well.

The preferred mobile application for wi-fi settings/operation is ["Home + Security" by Legrand-Netatmo-Bticino](#)

- Once registered, you can add multiple users.
- You can let your visitors in from anywhere in the world as long as your phone is connected to the internet.
- By calling your apartment, you can let yourself in if you have your mobile phone with you.
- **If a visitor calls you, you must answer (green) the call first and then let them in by pressing the "key button;" and then hang up (red). If you do not answer first, the intercom system will not communicate with the access control, and the lift will not be released to your floor.**

Residents are advised if having trouble using it to contact Joseph, our [building manager](#)

#### Parcels and boxes in foyer

Thanks to residents, there has been an improvement in the number of parcels cluttering up the entrance foyer and the room outside the mailroom. Currently Joseph and some committee members move parcels from the foyer area to the mail room. We would appreciate it, if you see parcels in the foyer, you do the same (if not too heavy to lift), to maintain a clear and welcoming entrance.

#### Flexi hoses

The Strata Committee on behalf of all owners reminds everyone to ensure that they have complied with the flexihose remediation programme. If you are unsure what needs to be done, please contact [Joseph](#) for advice.

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.

#### Sustainability

The Sustainability Committee has been investigating the possible installation of solar panels. An independent specialist investigation has determined, that for structural reasons, this is not viable. The committee is also looking into the use of Heat Pumps as an alternative to the current gas-powered hot water systems to reduce energy use and costs.

## **Sewer blockage**

You are reminded that only **PEE, POO and TOILET PAPER** are to be flushed down the lavatories. For additional information please see [Sydney Water](#)

At the end of May this year, the sewer pump in the Regatta Wharf septic tank was blocked by sanitary products, mainly wet baby wipes, which had accumulated in the tank. Trucks pumped 12,000 litres of sewage, costing the building thousands of dollars. This cost, paid by all owners, could have been avoided if all residents adhered to the recommended guidelines. Please do **NOT** flush anything except toilet paper down the toilet—no tissues, baby wet wipes, feminine products, makeup wipes, etc. They do **NOT** break down despite what the product label says. Around 3,500 blockages occur in the Sydney city system each year, with wet wipes being the main contributor; it is estimated that they cause up to 75% of all sewer network blockages.

## **Garbage**

To reduce the amount of waste currently placed in the loading dock on Level 2, we ask residents to ensure that discarded items are put in the correct bins and where possible to recycle as much waste as possible. The City of Sydney has a useful [webinar on plastic recycling](#) which you may wish to view with Passcode: +C6PGVND For more information on the services mentioned in the webinar, please visit the links below:

[Ask a waste avoidance expert](#)

[Doorstep recycling service](#)

[Ultimo recycling pop-up](#)

[Other drop-off options for recycling tricky household items](#)

## **Noise**

A reminder that, as covered by special by-law 34, the permitted work hours are between the hours of 8:00am and 4:30pm Monday to Friday (inclusive), and excluding Saturdays, Sundays and public holidays.

## **Jackson's Landing Common Property Rules - revised**

Due to some problems which arose in the use of the Glasshouse pool and gym, the Common Property rules were reviewed and revised. Regatta Wharf does not currently have specific rules about the use of personal trainers or swim coaches in our strata, in addition to the pool and gym rules on display. However, courtesy to other residents and appropriate sharing of space should always be the primary objective in the use of our facilities. The SC will continue to monitor the situation at Regatta Wharf and consult with residents should problems arise.

The following revised rules for the Tennis Courts, the Station, The Glasshouse Gym and Pool were approved by the Community Association Committee on 10 April 2024.

[Tennis Courts Rules](#)

[Glasshouse Gym Rules](#)

[Glasshouse Pool Rules](#)

[The Station](#)