



REGATTA WHARF

21 January 2019

Regatta Wharf Lifts – Update

The nine lifts in our complex (two per tower and goods lift) are now nearly 20 years old. When installed, they were designed to a standard that was significantly higher than required. Until very recently they have been working above industry average in terms of the number of service calls required.

Unfortunately in December there was a coincidence of unrelated events

1. A number of electrical storms. These were also responsible for the failure of the intercoms
2. Extremely high temperatures that affected the electrical controls in the plant rooms for the lifts
3. The holiday period which delayed the arrival of the necessary replacement parts.

During this period the two Eventide lifts and #2 lift Solander were out of action.

The Strata Committee wishes to stress that despite these very regrettable, but unavoidable issues, the lifts have not reached the end of their lifespan. The current contract with the original lift installers, Kone, is due to expire in 2023, and therefore sometime between now and 2023, the lifts will need to be either replaced or modernised. The Committee began examining the options and costings last year. To this purpose a specialist lift consultant, Mike Nelson has now been engaged to guide us through this huge and very expensive capital works project.

In the interim, a number of short term measures have been proposed to help mitigate future issues. These include

- Possible air conditioning for the plant rooms to help electrical systems work at optimal conditions.
- Kone has been requested to increase the number of routine service visits from every six weeks to monthly

At this stage, no final decision has been made in relation to these proposals as further investigation is necessary

In addition, Mike Nelson together with BGIS and the Committee will closely monitor Kone's performance.

In response to this very important issue to our community, Mike will report further to the Committee and has been invited to answer residents' questions at the next Strata Meeting scheduled for Thursday 21st February at 6:30pm at the Station.

Philip West - Chairperson

For Regatta Wharf Strata Committee