

**DP1233930**

**Darling Square South East Plot  
Haymarket NSW 2000**

**February 2021**

**JLL Building Management  
Report**



**Building Manager: Anna Yeeles**

**Senior Operations Manager: Matt Vaughan**

**Director of Operations – Leif Golder**

**Date of Report: 15<sup>th</sup> March 2021**

# TABLE OF CONTENTS

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1. Summary
  - 1.1 Defect rectification
  - 1.2 Fire defect inspection
  - 1.3 Annual Fire Safety Statement
  
2. Major Issues
  - 2.1 Short Term Leasing
  - 2.2 Car Spaces
  - 2.3 Storage Cages
  - 2.4 Vandalism
  
3. Resident Issues & Concerns – Outstanding
  - 3.1 Short Term Leasing
  - 3.2 Total of 137 cracks identified in garden concrete walls on level 6 podium
  - 3.3 Roller door break down – torsion bar replacement
  - 3.4 Resident vegetable patch
  - 3.5 Staining in common area BBQ area
  - 3.6 Podium tree works
  - 3.7 HVAC – carpark condenser chemical coil clean
  - 3.8 Level 5 carpark rainwater ingress
  - 3.9 Australia Day – Noise complaints
  - 3.10 Darling Rise SP98926
  - 3.11 Barker House SP98923
  - 3.10 Arena SP98926
  
4. Resident issues & Concerns – New
  - 4.1 General Maintenance
  - 4.2 Blocked drain on podium overflowing onto Hay Street
  - 4.3 Common area – glass shattered
  - 4.4 Fire alarm activation – LendLease
  - 4.5 Fire alarm activation waivers
  - 4.6 Darling Rise SP98926
  - 4.7 Barker House SP98923
  - 4.8 Arena SP98926
  
5. Equipment, training, repairs & maintenance
  - 5.1 Routine maintenance
  - 5.2 Notice displays
  
6. Current quotes
  - 6.1 Thermal scanning
  - 6.2 Resident vegetable garden
  - 6.4 Stormseptor rainwater tanks – filtration system

# 1. SUMMARY

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Dear Strata Committees,

Please find below the Building Managers Report for February 2021. Still, a main focus moving forward is the defects rectification as listed below. The first part of the fire defect inspection took place on 2<sup>nd</sup> Feb with a successful 14% of the targeted 15% of units being inspected. Fahrenheit will be back on site to complete the common areas spaces in the following weeks.

The bi-annual window clean has started. Arena and Barker House have been completed and we are in the process of finishing Darling Rise. We have utilized this time to also work through some of the building waste defects from Diagnostech's report.

The Annual Fire Safety Statement is well under way with the due date confirmed for 31<sup>st</sup> May. Inspections of Barker House have been completed and Darling Rise are currently taking place.

As always please let me know if you have any additional questions.

Many thanks,

Anna

## 1.1 Defect rectification

Ongoing defect identification and rectification, repairs to common property, inspections and refinement will continue on a regular basis. Regular discussions are being held with Lendlease.

### Diagnostic Defect inspection:

Darling Square is coming to the end of the Defect Liability Period (DLP). The two-year statutory period will end May 2021, unit inspections were conducted in order to review and assess if there are any defective issues that need to be rectified.

Defective issues must be reported to Lend Lease (LL) prior to the end of the statutory period for LL to accept. Defect rectification can take place after the two-year period, but they must have received notification prior.

Diagnostic building consultants were engaged to carry out a building defect Audit.

Reports have been received for all three Stratums. LL have agreed to have defects rectified and will review Diagnostics report and provide us with a schedule of the rectification works.

Most recent response from LL:

*As per the running sheet, please see below for a high-level summary of our position:*

- *Total items raised: 125*
- *Total items to be rectified: 15 to date (final number TBC)*
- *Rejected items (no action by Lendlease): two to date (final number TBC)*

**Update:** The bi-annual window clean is due to start in Feb. We have utilized this time to also work through some of the building waste defects from Diagnostech's report. LL continue to work through the list with the assistance of Building Management and Strata Management.

## 1.2 Fire defect inspection

Three quotes have been obtained regarding a fire safety defects audit to take place at Darling Square SEP. This will include an onsite audit/inspection to assess the areas of non-compliance in line with current Building Code of Australia, including essential services and a percentage of lot visits.

The quotes obtained are quite broad regarding prices and include different percentages of inspections, these have been emailed out to strata committees prior to the BMR to review. Thank you to all who have read the quotes and provided feedback.

Contractor	Quote Specs	Quote cost
AED Group	20% of lots (78 units), all common areas	\$85,500
Enercon Engineering	Option 3: 122 lots, all common areas	\$28,000 to \$33,000
Fahrenheit Fire Engineers	15% of lots, all common areas	\$28,468

**Update:** The first part of the fire defect inspection took place on 2<sup>nd</sup> Feb with a success with 14% of all units being inspected. Fahrenheit will be back on site to complete the common areas spaces in the following weeks.

### **1.3 Annual Fire Safety Statement**

The AFSS submission date has been confirmed as 31<sup>st</sup> May with great progress being made so far. Please see below the scheduled dates for the fire safety measure works. Building Management will keep the committee up to date throughout the process.

Fire Safety Measure	Date	Accredited Fire Practitioner
Fire Systems – Barker House	08/03/21	AspireFire
Fire Systems – Darling Square (levels 1-10)	12/03/21	AspireFire
Fire Systems – Darling Square (levels 11-20)	15/03/21	AspireFire
Fire Systems – Darling Square (levels 21-30)	16/03/21	AspireFire
Fire Systems – Arena	17/03/21	AspireFire
Emergency lights	11/03/21 – 12/03/21	Carrington Electrical
Lift – emergency lifts/fire doors	TBA	Crystal Fire Services
Automatic Doors	08/03/21	Records Doors
Fire dampers/ stair pres/ mech systems	16/03/21 – 17/03/21	Infinity HVAC

## 2. MAJOR ISSUES

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### **2.1 Short Term Leasing**

COVID-19 and its associated lockdown rules continues to affect AirBNB and other short term stay services. There were instances of Short-Term Leasing found on web sites such as booking.com in the month of October which is very disappointing. Major progress has been evident along with continuous improvement in reducing the problem with an aim of 0% short term occupancy soon. We understand that the success can be attributed to COVID-19 but we are putting measures in place to ensure there is not an increase in Short Term Leasing once travel restrictions are removed.

Short Term Leases identified in the following units:

Darling Rise – 0

Arena – 0

Barker House – 0

### **2.2 Car Spaces**

Ongoing private car space bollards are progressively being installed (once formally approved) by owners and proving effective security for car space trespass. Stickers have been ordered to place on cars when they park in another resident's private parking space. Stickers were chosen as an alternative to a friendly note. The stickers are hard to get off and leave a sticky residue on the car.

### **2.3 Storage Cages**

There has been 0 storage case incidents in February.

### **2.4 Vandalism**

There has been 0 vandalism incident in February.

# 3. RESIDENT ISSUES & CONCERNS – OUTSTANDING

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## 3.1 Short Term Leasing

Short term leasing and associated by law breaches have been continuing in activity despite numerous warnings to residents. Building Management are still actively assessing the situation with aim to quickly and swiftly eradicate any signs of short-term instances wherever possible.

Installation of CCTV cameras have given Building Management a significant helping hand in identifying and pursuing suspicious short-term lease tenants.

**Update:** Building Management continue to monitor short term leasing. Please assist Building Management in updating occupant's details in Buildinglink. We have so far claimed \$2000 worth of funds through deactivating key fobs.

## 3.2 Total of 137 cracks identified in garden concrete walls on level 6 podium

Cracks in the garden walls were reported to Lend Lease who agreed the issue is defective. During build, the builders didn't insert enough control joints when the concrete pour occurred. With building movement this has caused the concrete to split more than it should. Hair line cracks have occurred close together as a result.

Chasing (*A chase is a groove or channel cut into an existing layer or substrate to accommodate services such as pipes or cables. Chasing is the act of cutting a chase and is usually undertaken in solid wall or solid floor construction. 20mm wide and 20mm deep, filling with base filler*) is the method used by the builders in order to rectify the issue.

**Update:** Works have now been completed on Podium. Unfortunately it has been noticed by Building Management that efflorescent salts have started to penetrate the newly chasing and painted walls. The most recent response from LL is below:

*I refer to the abovementioned case which was reported back on 4<sup>th</sup> November 2020. We met today with Lendlease Building who advised they are in the process of contacting the original render supplier/installer and requested that this be maintained by your team until we can have the render company attend to rectify.*



### 3.3 Roller Door break down – torsion bar replacement needed

The roller door broke down over the weekend of the 13<sup>th</sup> November. This took our contractors Allgate numerous attempts to fix the door due to an existing torsion bar that was fatigued. Due to the length of time and inconveniences it took to fix the torsion bar, Allgate replaced the torsion bar as a gesture of goodwill at a cost saving of \$2270. We have again had issues with the garage door torsion bar sagging. This causes a lot of noise and the door will eventually fall off its tracks. This was picked up by building management early enough to avoid this happening. Building Management engaged our garage door contractors Allgate who again have replaced the torsion bar free of charge, the works took place on 24/12/2020. The manufacturing manager at Allgate has overseen the manufacturing of the torsion bar to try and eradicate any of the issues we have experience over the past couple of months. We now have the second torsion bar booked in for replacement under warranty on 10/02/2021 which will be completed out of hours to minimize disruption to residents.

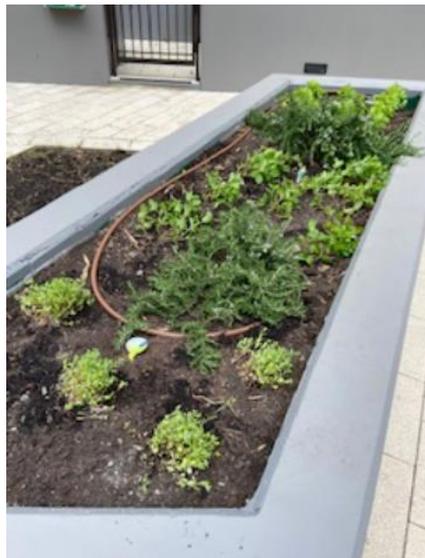


**Update:** Building Management have lodged the garage door as a defect with LendLease. The continuous break downs seem to be caused by the cycle rate which this door is not designed for. The gate has a cycle counter, we have used this information with documented job reports from our garage door contractors and have put a case together for LendLease requesting the door gets replaced for a more suitable design such as a roller door. We have provided factual evidence from industry professionals to assist us here.

To assist Building Management in this case, we have also flagged the height restriction issues we have been experiencing. The height restriction on entrance states 3.8m. There have been incidents when 3.7m trucks get stuck entering the loading dock with near misses of damage to common property. Each time there has been issue with a trucks height, this has been documented, a photo has been taken and the incident reported to the LendLease defect team.

### 3.4 Resident vegetable patch

The resident vegetable patch has had a drainage issue in one of the pods. This has been rectified as part of a building defect through LendLease. The drainage system was blocked with construction debris (shown below) under the water proof membrane which caused the pod to flood. This has been left slightly muddy and BM have requested LL to top up with soil to avoid any additional mess. Now this has been fixed BM has acquired x3 quotes to replant herbs in the gardens to improve the look and cleanliness of the podium. The quotes are listed in section 6. To review at the next BMC.



**Update:** Works completed. Please see the above photos of the newly planted, much tidier resident herb garden. Building Management have had some great feedback from the residents who love the new gardens. We hope this brings more of a community feel to the podium community area for all residents to enjoy.

### 3.5 Staining in common BBQ area

Cleaning took place of the marble in the common BBQ area as shown in the photos below. This has been scheduled as a six monthly clean by our cleaners Dimeo with great results as seen in the below photos.



**Update:** BM has requested the wood be restrained to prevent future staining. This has been sent to LendLease as a defect.

### 3.6 Podium tree works

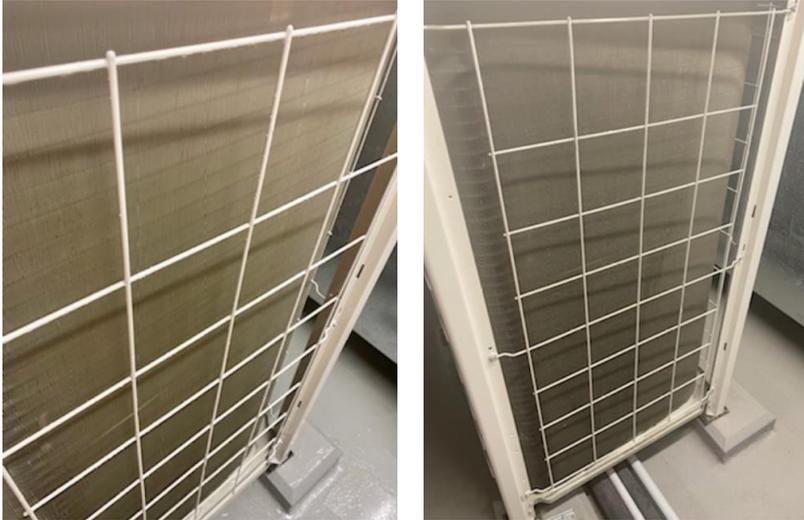
The podium tree was found to be unrooted and falling over. Landscape solutions attended site and re-rooted the tree and staked the tree as shown in the photos below. This is a high wind area, BM will monitor the trees and work with the Landscapers to resolve these issues moving forward.



**Update:** Completed, Building Management to monitor

### **3.7 HVAC – carpark condenser chemical coil clean**

A clean of all the exterior HVAC units has taken place in the carpark due to the excessive amount of exhaust soot. This involved a chemical clean of the condenser coils and plant room areas. Moving forward this will be maintained on the quarterly servicing.



**Update:** Completed

### **3.8 Level 5 Carpark – Rainwater ingress**

A leak was reported in the level 5 carpark on 29/01/2021. This appeared to be an existing leak which was logged as a defect with LL. This has again been forwarded onto LL as a defect and is being inspected by their onsite defects foreman to find a solution for the leak.



**Update:** Lendlease subcontractor Polyseal are waiting for a rain event to confirm where the water is entering. From this they can determine if the issue can be resolved by a further injection or another method to resolve this issue.

### 3.9 Australia Day – Noise complaints

Several complaints were made on Australia Day public holiday due to the use of the common area after hours. Unfortunately there was not a guard onsite on this day due to it being a Tuesday. Building Management will look into arranging an additional guard for public holidays which fall on a Monday or Tuesday moving forward, this will be put forward as motion for the BMC in March. Following on from this Building Management have sent out an announcement reminding people of the By-laws regarding the common areas. Lot 31 have had a verbal warning and lot 166 have had a written warning. Building Management are looking into closing off the podium area after hours, this involves locking the doors leading to this space. Our access control contractors are due onsite on Thursday 18<sup>th</sup> February to investigate these options.

**Update:** Building Management have investigated the locking times leading to the podium. These doors lock from 10pm to 6am, as they always have done. Security has been discussed at the BMC, it has been agreed to allow an additional security guard for public holidays on Mondays and Tuesdays. An additional guard has been booked for Easter Monday from 18.00-00.00.

### 3.10 Darling Rise SP98926

#### 3.11.1 AirBnB vandalism

20/10/2 – AirBnB guests of lot 181 Darling Rise – Couple seen on CCTV fighting in lift, this caused damaged to the lift panel. Schindler were called to site on the afternoon of Sunday 20<sup>th</sup> October to fix the issue with a total cost of \$1360. Invoice will be charged back to unit 1901 once received.

**Update:** Completed and payment received.

#### 3.11.3 Leak on level 29

Due to the recent heavy rains in Sydney, leaks have appeared in the corridor on level 29. This has been forward onto Lendlease as a defect. They have since been onsite and cut an access hole on the ceiling in order to locate the leak. It seems it is coming through an unsealed pipe from level 30 plant room as shown in the below photos. This has now been sealed and will be tested to confirm the water proof sealant has worked.





**Update:** It seems the new water proof sealant has been successful with no leaks with the recent rain. Building Management and LendLease are currently monitoring this.

**3.11.4 Leak in water services cupboard**

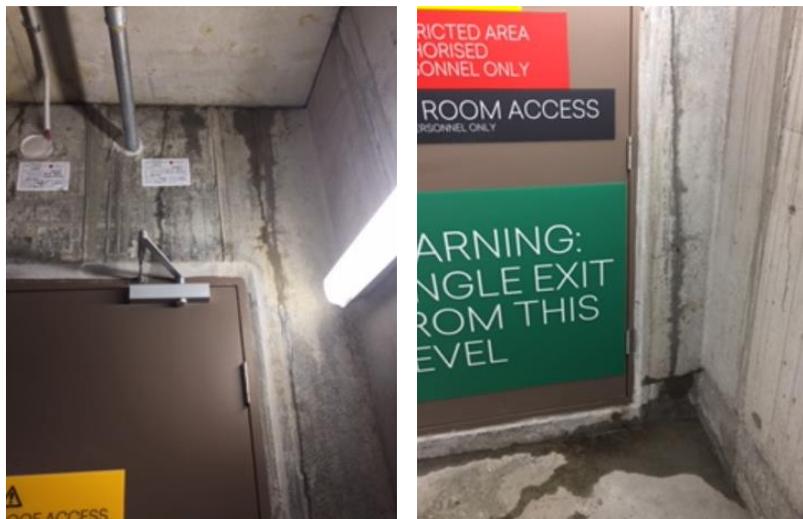
A leak was reported by the cleaners in the ceiling of level 14. This was traced back to the water services cupboard on level 15. An emergency call out was made to the residents plumber who replaced a leaking valve.

**Update:** Completed

**3.11 Barker House SP98923**

**3.12.1 Leaks on level 9**

Due to the recent heavy rains in Sydney, leaks have appeared in fire escape staircase of Barker House. This has been forwarded onto Lendlease as a defect. They have since been onsite to monitor the leaks and plan to reseal the roof of the fire stairs.



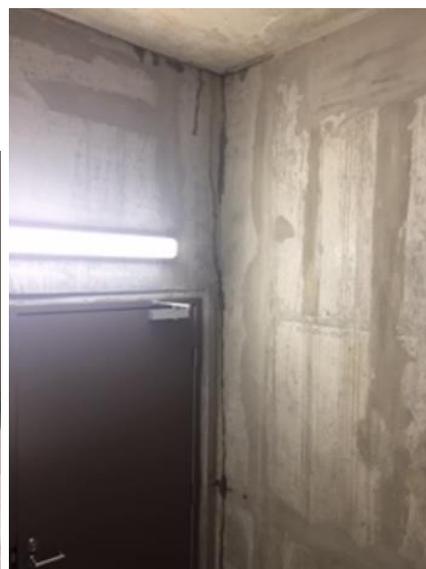


**Update:** Lendlease have been onsite resealing the fire stairs roof. This will be monitored to see if thr waterproofing has been successful.

### **3.12 Arena SP98926**

#### **3.13.1 Leaks on level 10**

Due to the recent heavy rains in Sydney, leaks have appeared in fire escape staircase of Arena. This has been forwarded onto Lendlease as a defect. They have since been onsite to monitor the leaks and plan to reseal the roof of the fire stairs.



**Update:** Lendlease have been onsite resealing the fire stairs roof. This will be monitored to see if thr waterproofing has been successful.

#### 4.8.1 Table damage in Arena Lobby

The lobby table was found to be damaged on 05/01/2021. When investigated on the CCTV by Building Management, an intoxicated resident was seen to kick and crack the marble table. The table was a gift from LL and worth \$3695. The table has been reordered and invoiced back to the resident responsible.



**Update:** The resident from Lot 24 has admitted fault, a payment plan has been set up with the manufacturer Rimadesio. The first two payments has been successfully paid.

#### 4.7.2 No Hot Water

It was reported to Building Management on Saturday 23/01/2021 that there were several units in Arena with no hot water. The resident plumber was called on an emergency service call. It was found there was an air lock in the hot water circulation pumps situated in the plant room. This may have been caused by the works which took place on the irrigation pumps when the mechanical seal got replaced, due to air getting into the system. As this is the highest point of the building, the air locks caused the pumps to shut off as a safety precaution to prevent them from running dry and causing further damage.

To prevent this from happening in future, Building Management are currently working with the resident plumber to install air release valves in the plant room, at the highest point of the hot water system. If works are to take place on the system where there is a chance of an air lock happening, the valve will atomically release any airlocks preventing any problems in the hot water systems.

**Update:** Parts have been ordered and the works have been booked in for Thursday 18<sup>th</sup> March. Whilst the works take place, there will be no hot water to residents of Arena. This has been communicated via BuildingLink giving the residents one week's notice of the works.

# 4. RESIDENT ISSUES & CONCERNS

## – NEW

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### 4.1 General maintenance

The podium common area doors have been repaired after the hinges broke. Please see photos below. Different hinges have been installed which will hold the weight of the doors better and prevent this from happening again.



### 4.2 Blocked drain on podium overflowing onto Hay Street 17/02/2021

Building Management noticed water over spilling from Arena balconies onto Little Hay Street. When investigated, it was found to be a blocked storm water drain on the podium. Building Management called out the resident plumber who cleared the blockage.

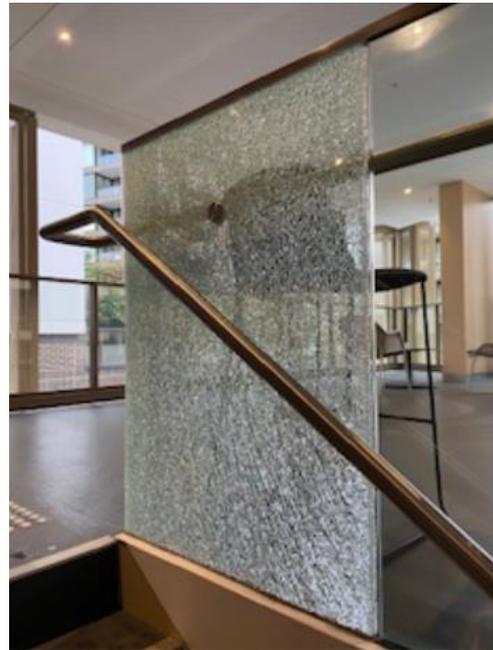


#### **4.3 Common area – glass shattered 26/02/2021**

The cleaners reported a smashed pane of glass in the level 7 floor common area. Building Management investigated the incident on the CCTV footage which showed the glass spontaneously exploding. The glass is safety glass and stayed in situ, the area has however been closed off as an extra precaution.

This has been sent and accepted by LendLease as a defect. The glass has been measured by the installer and there looks to be a two week lead time on manufacturing before it can be replaced.

Unfortunately, until the glass is replaced level 7 floor common area will remain closed for H&S reasons.



#### **4.4 Fire alarm activation – LendLease 25/02/2021**

A fire alarm activation took place on the 25<sup>th</sup> February. This was caused by a contractor working on level two of the carpark, whilst waterproofing a concrete slab which was causing a leak. A small amount of dust set off the smoke alarm and the fire brigade attended site. Building Management have forwarded the \$1760 charge back to LendLease who have admitted fault. Building Management have also reminded LendLease of the procedures regarding isolating the fire system whilst dusty/smoky works are taking place.

#### 4.5 Fire alarm activation waivers

Building Management have been working with Fire and Rescue NSW regarding fire alarm activation waivers. We have been successful in securing three waivers at a total refundable cost of \$3600 to the BMC.

Incident Date	ESCAD Incident No.	Waiver Determination (Granted/Declined)	Criteria No.	False Alarm Charge Amount	
				Charged	Waived
11/07/2020	117509	Granted	5	\$1,600.00	\$1,200.00
12/07/2020	118092	Granted	7	\$1,600.00	\$1,200.00
17/07/2020	120314	Granted	7	\$1,600.00	\$1,200.00
21/07/2020	121950	Declined	N/A	\$1,600.00	\$0.00
<b>Total Amount of AFA False Alarm Charge Waivers</b>					
Applied for				\$6,400.00	
Granted					\$3,600.00

#### 4.6 Darling Rise SP98926

##### 4.6.1 Cracks in refuse chutes reported to LendLease 10/02/2021

Building Management have found cracks in the refuse chutes on 11 floors of Darling Rise whilst completing daily property walks. The crack were found on levels; 3, 6, 11, 15, 17, 18, 20, 22, 24, 27 & 28. This has been reported to LendLease as a defect.



#### 4.6.2 Protective strips installed

The resident handy man has been onsite painting the corridor leading from the lobby to the loading dock in Darling Rise. Due to the high amount of traffic in this area, stainless steel strips have been placed on all corners to sustain the paintwork and general upkeep of the walls. We hope this will protect common property and save money moving forward.



#### 4.6.2 1107 Balcony door glass cracked 18/02/21

Lot 87 reported a cracked pane of glass on the balcony door as shown in the photos below. Two quotes were obtained and the crack was confirmed as a heat fracture. The window was replaced successfully by the contractor who provided the cheapest quote.



#### 4.7 Barker House SP98923

4.7.1 No issues to be reported in Barker House

#### 4.8 Arena SP98926

4.8.1 Leak in water services cupboard 28/02/2021

Water was noticed coming from the water services cupboard on level 6 of Arena. The hot water meter seals had failed causing a hot water leak. Building management isolated the leak and called out the resident plumber who replaced the seal.



# 5. EQUIPMENT, TRAINING, REPAIRS & MAINTENANCE

**5.1 Routine Maintenance** Scheduled maintenance programs completed accordingly for all services; air mechanical, fire services, lifts, pool, and other plant and equipment.

<b>5.1.1 Fire Safety</b>	5.1.1 Monthly maintenance was performed by <i>Aspire Fire Services</i> on 25/02/2021.	<i>Aspire Fire</i>	Completed, operations normal
<b>5.1.2 Elevators</b>	5.2.1 Monthly maintenance of all lifts was performed by <i>Schindler</i> from 1 <sup>st</sup> – 28 <sup>th</sup> 2021.	<i>Schindler Lifts</i>	Completed, operations normal
<b>5.1.3 (HVAC) Heating Ventilation Air Conditioning</b>	5.3.1 Monthly maintenance was performed by <i>Infinity HVAC</i> on 17/02/2021.	<i>Infinity HVAC</i>	Completed, operations normal
<b>5.1.4 Gardening</b>	5.4.1 Service reinstated on a per fortnight basis as of the time of this report. Service performed on 19/02/2021.	<i>Landscape Solutions</i>	Ongoing and service by "Landscape Solutions"
<b>5.1.5 Domestic water pump service</b>	5.1.5 Quarterly domestic water pump service is due 23/12/2020.	<i>Prime Water</i>	Completed, operations normal
<b>5.1.6 Building Management System (BMS)</b>	5.1.6 BMS monthly maintenance completed on 19/02/2021.	<i>GS-Tech</i>	Completed, operations normal
<b>5.1.7 Cleaning</b>	5.6.1 Daily maintenance was performed by <i>Cleaning Services</i> from 1 <sup>st</sup> – 28 <sup>th</sup> February 2021.	<i>Dimeo Cleaning Services</i>	Completed
<b>5.1.8 Swimming Pool</b>	5.1.8 Pool maintenance was performed by <i>Pools Inc.</i> every Friday.	<i>Pools Inc.</i>	Completed, operations normal

<b>5.1.9 Security Services</b>	5.7.1 Daily patrol was performed as contracted by <i>E Group Security Services</i> 1 <sup>st</sup> – 28 <sup>th</sup> February 2021.	<i>E Group Security Services</i>	Incident reports are being provided after every shift to Building Management.
<b>5.1.10 Roller door/Boom Gates</b>	5.1.10 Quarterly maintenance was carried out on the boom gate and roller doors on 27/10/2020.	<i>Allgate</i>	Completed, operations normal
<b>5.1.11 Automatic Entrance Doors</b>	5.1.11 Quarterly maintenance was carried out on the Automatic entrance doors on 08/03/2020.	<i>Dormakaba</i>	Completed, operations normal
<b>5.1.12 Hot Water Service</b>	5.1.12 Bi-annual maintenance was carried out on the hot water units on the 9/12/2020	<i>Energy Australia</i>	Completed, operations normal
<b>5.1.13 Building Maintenance Unit (BMU)</b>	5.1.13 Quarterly maintenance was carried out on the BMU on 3/2/2021	<i>GDP (BMU Australia)</i>	Completed, x2 items need urgent attention, x5 items non-compliant. Awaiting follow up quotation.

## **5.2 Notice displays**

Notice displays and signs are still in place within the lifts, common areas as well as Building Manager office in relation to COVID-19 advising relevant government and health department safety guidelines.

Additional notices have been put up in the podium area and lobby notice bards regarding the common area by-laws. Notices have also been put up reminding residents that dogs are not allowed in the swimming pool areas, due to complaints of dogs being allowed in the swimming pool.

Additional notices have also been added to the pool notices regarding the use of bean bags in the pool.

# 1. CURRENT QUOTES

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## **6.1 Thermal Scanning – thermal imaging inspection**

Thermal imaging is a low cost, effective method of protecting your business's assets and giving you peace of mind. It is an essential part of an everyday preventative maintenance plan. Specialised and highly sensitive equipment is used by a skilled technician to identify equipment faults that are not visible to the naked eye. The thermal images are accurate to one tenth of a degree and will show if any components such as electrical switches are too hot.

A Thermal imaging inspection is a very effective way of highlighting deficiencies in equipment that would not otherwise be apparent. It can pinpoint the exact location of faults and allow componentry to be replaced before a problem occurs. Without this service, unidentified equipment faults can lead to equipment failure, loss in electricity supply or electrical fire. It is often recommended by insurance companies that Thermal imaging is undertaken on an annual basis to reduce risk.

The thermal scanning is due in January at Darling Square SEP for the following areas at the following costs:

1. 2 x Mains Switch Boards.
2. 12 x House services Distribution boards
3. 38 x Meter panels and T Off's

Carrington Electrical Services Pty Ltd.'s Total Lump Sum Price for Electrical Services –

SP98926 82 Hay Street Haymarket \$3,200.00.00 Plus, GST.

SP98923 70 Tumbalong Boulevard Haymarket \$2,100.00.00 Plus, GST.

SP98924 88 Hay Street Haymarket \$2,100.00.00 Plus, GST

BM recommend the resident electrician Carrington Electricians to carry out the above works. Carrington are our resident electricians, were the electrical installers for the build and know the building well. This item can be finalized at the BMC meeting held on the 16<sup>th</sup> December.

**Update:** Works completed on 09/02/21

## **6.2 Resident Vegetable Garden**

As some of you who live onsite may have noticed, the resident vegetable patch has been slightly neglected. Building Management have resolved the issue with the drainage and have looked into getting the planters replanted with herbs which are self-manageable. Please see three quotes below:

Skyline Landscape Services: \$1200

Eagle eye property maintenance: \$2832

Landscape solutions: \$3134.30

This item can be finalized at the BMC meeting held on the 16<sup>th</sup> December.

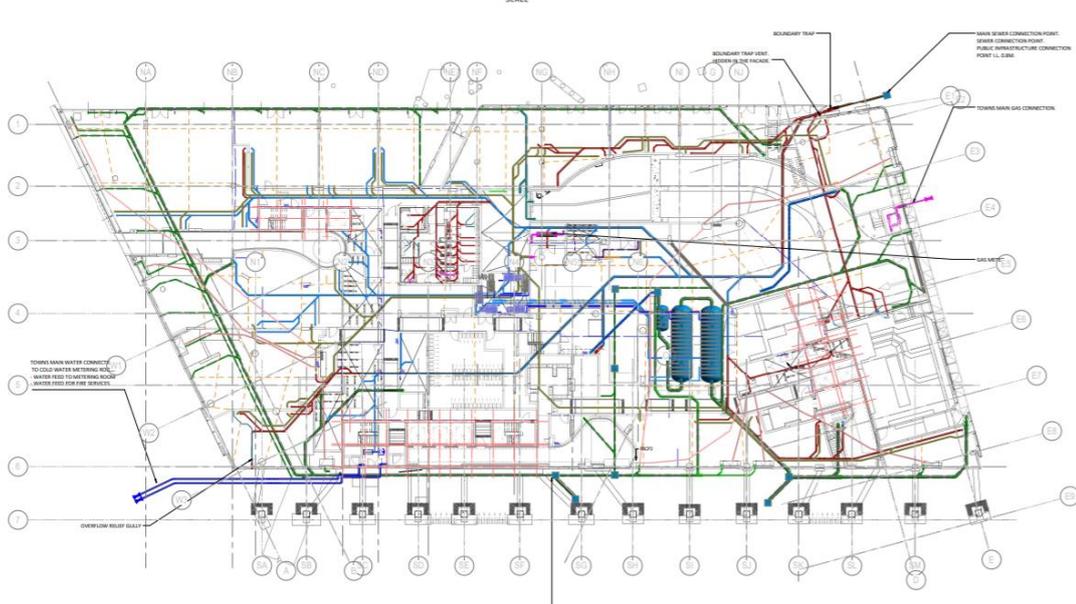


**Update:** Works completed, refer to item 3.4

### **6.3 Stormseptom rainwater tanks – filtration system**

BM have been working on a service agreement for the stormseptom rain water tanks and filtration system. This system was installed as part of the Green Star Rating certification when Darling Square SEP was built. The two 40litre rain water tanks collect rain water which is then sent through a filtration system to the irrigation system and pumps water to the podium common area irrigation. This is designed to minimise our water usage and make the building more sustainable.

Ground floor – floor plan site layout showing the stormseptom system:

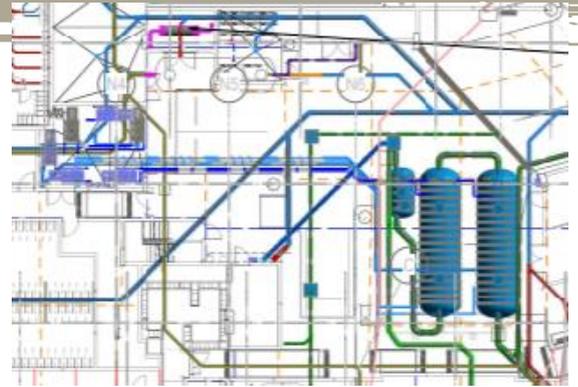


We have approached Spelstormwater, the manufacturers of the equipment for the service agreement. This will be a three year service agreement. The service agreement is for the following:

- Bi-annual inspections and maintenance
- Inspection and Maintenance: \$1,406.00 per annum
- Total Investment Value Per Annum: \$1,406.00 + GST

**Maintenance Summary:** The SPEL Stormceptor treatment rain system will be inspected in accordance with the Maintenance Manual, which includes the following:

- Inspection of the coalescer chamber & unit (filter), and the alarm monitoring system (if applicable)
- If there is an oil/fuel build up (approx. 50mm) or after a spill, it will need to be vacuumed out. Costing to be confirmed at time of activity and will be additional cost to the standard contract value outlined below.



Spelstormwater have also advised we get a new coalesce (filter) at the following cost:

Supply and installation: 1x SPEL technician - \$607  
Coalescer unit: 1x - \$800  
Total cost: \$1,407 +GST

**Update:** Works completed on 16/02/2021