UP3259
DETERMINATIONS REGISTER
Part 2 (from October, 2018)

Air Conditioning

EC Apr. 20 – Contract variation

Approvals

EC Apr. 19 – 12/19 - bathroom renovation works involving minor relocation of floor drainage;

EC June 19 – approval of pet application for dog at 20/21 (shown as 20/19)

Out of session - approval of pet application for dog at 103/17 on 10 November

Out of session - approval of pet application for cat at 9/19 on 26 November

Asbestos

Reps of EC and City Strata 24Apr. 20 - removal of asbestos coming under fence from com from 10 Somers St.

Audit

EC Feb. 19 – review of plans and progress;

EC Apr. 19 – agreement not to proceed with financial audit at this stage;

Awnings

EC Feb. 19 – approval under delegation of awning at 22/21 noted

Communications Policy & Processes

EC Feb. 19 – review of plans and progress;

EC Apr. 19 – informal consultation arrangements;

EC June 19 – processing of apartment owner claims against owners corporation to be through MA; inaugural meeting of Owners Advisory Panel; report on website received and consideration deferred;

EC July 19 – MA to urgently meet with Technowand to ensure continuation of web administration until June 2020 and review of continuation;

EC Sep 19 – process settled for assuring continuation of website until 2020 and for EC consideration of issues; current contractual arrangements and responsibilities to be recorded;

EC Nov 19 – process for security rebuild audit; WO for Intune TV for intercom inspection and maintenance;

Complaints, claims, allegations and offences

EC July 19 – leak 205/19, balcony garden box 202/17, dead plants in small garden boxes adjacent 2/17, 20/21, dog droppings 20/21, website privacy and control breaches, water in storage cage, 31/23, rubbish disposal 15/19;

EC Sep 19 – delays in rendition or other action identified - remedial action agreed for some complaints - others closed;

EC Nov 19 – progress noted on water damage claim, balcony garden box. storage cage damage - others closed

EC Dec 19 – agreement to issue WO to repair water damage to apartment and lodge insurance claim; arrange meeting with owners regarding balcony garden box; basement door plate replaced following attempted break-in

EC Aug 20 – status of claims against Owners Corporation

Contractors & Service Providers Register

EC Feb. 19 – review of plans and progress with meetings; activities and proposals relating to insurance broker, lift service, fire equipment, plumbing and drainage, sump pumps, oil separator, electrical, HVAC Seda Services, Doors, Cleaning, General Mtce., Security and Access Controls, Water & Sewerage Services, Gardening & Irrigation, Telecommunications Services, Website services, Roof services;
EC Apr. 19 – progress noted and agreement to work towards completed schedule sign off at June meeting;
EC June 19 – progress noted;

EC July 19 – deferral of sign off of register and retention in secure webpage or shared portal until September ECM;
EC Sep 19 – process agreed for EC consideration; approval of replacement of basement CO monitors; changes in contractual arrangements for cleaning, bin removal etc.; carpet cleaning noted; investigation of feasibility of appointment of part-time maintenance person;

Coronavirus Emergency

EC Apr 20 – EC processes, deferrals etc.

EC Jun 20 – agreement on deferrals.

EC Aug 20 – current status of works deferred

Corporate Register

EC Sep 19 – consolidation of EC and MA records;

Emergency Response Plan

EC Feb. 19 – review of plans and progress;

Furniture - movement in and out

EC Jun 20 – creation of list of preferred suppliers

Insurance

EC Sep 19 – approval of out of session renewal;

EC Dec 19 – MA requested to provide three year claims history for review;

EC Feb. 20 – hailstorm damage to be addressed by CHU assessor;

Reps of EC and City Strata 24Apr. 20 - progression of claims;

Gardening and Irrigation

EC June 19 – inaugural meeting of Works & Landscape Advisory Committee ('WALAC');

EC July 19 – consideration of WALAC report;

EC Sep 19 – WALAC proposals and/or Periodic Landscape Review to be considered as part of Sinking Fund Review; adjustment of lawn irrigation;

EC Nov 19 – agreement on special ECM with WALAC members to discuss priority estimates;

EC/WALAC Nov 19 - irrigation upgrades and modification of work plan

EC Dec 19 – agreement to build on original plans and that current year work commitments will be limited to quotes already approved and any urgent work: 'oak tree seating' agreed subject to advice and quote; WOs issued for irrigation and plantings; reissue of simple agreement to ASHS

EC Apr 20 – agreement to put WALAC into hibernation during coronavirus emergency

Leaks

Reps of EC and City Strata 24Apr. 20 - Meeting with Remedial P/L

Lift services

EC June 19 – renegotiated contract proposal approved;

EC July 19 – renegotiated 3 year contract; emergency phone services;

EC Sep 19 – renewal of contract approved; emergency phone installation noted; issue of replacement of lights with LED lights noted;

EC Nov 19 – MA to complete execution of renegotiation of contract; minor maintenance noted

EC Dec 19 – 3 year contract from March 2018 executed; quote pending for replacement of lighting; Lift 21 basement problem fixed

EC Jun 20 – resealing of beam water tray;

Owners Advisory Panel

EC July 19 – first report;

Periodic Maintenance Schedule

EC June 19 – progress noted; renegotiation of cleaning schedule;

Privacy, Risk, WH&S, Emergency Response Policies

EC Feb. 19 – review of privacy plans and progress;

EC June 19 – decision to establish review advisory groups in WALAC to undertake review of webpage inclusions and transfer to Owners Portal; refer emergency response policy for similar treatment via WALAC;

EC July 19 – working group established;

EC Sep 19 – delays in implementation identified and remedial action identified;

EC Nov 19 – working group to prepare review for ECM sign off by 30 May 2020

Risk Mgt Policy

EC Feb. 19 – review of plans and progress;

Security & Keys Policy and Processes

EC Feb. 19 – review of plans and progress; **EC Apr. 19** – agreement to authorise MA to arrange a 'security system rebuild audit';

EC June 19 – security system audit still pending;

EC July 19 – expedition of further quote for rebuild audit;

EC Sep 19 – delays in implementation identified and remedial action identified;

Reps of EC and City Strata 24Apr. 20 - operation of system;

EC Apr 20 – internet connection noted

Sinking Fund Review/Plan

EC Apr. 19 – agreement to handle reports out of session;

EC June 19 – receipt of review - returned for corrections;

EC July 19 – consideration of reports on condition of common property and Sinking Fund Plan;

EC Sep 19 – consideration of Common Property Condition Report of 4 April and Sinking Fund Report of 7 May (both circulated on 2 July);

EC Nov 19 – teleconference with QIA

EC Dec 19 – agreement to contract Blitz Installations Pty Ltd to manage our access and security systems as prime contractor under their standard comprehensive management plan; Blitz also be contracted to install a server and software (approx. $10,000), replacing the present two computers in our Comms room.

EC Jun 20 – approval of proposed increases and agreement to notify owners that due to unforeseen events, expenditure has been above budget.

Telecommunications Services

EC June 19 – discussion of situation arising from discontinuation of some telecommunications services - urgent advice sought from MA;

EC July 19 – Crisis arising from failure of NEXT Telecom and HighRise services discussed and expenditure of up to $20,000 from Sinking Fund approved to urgently restore emergency safety services relating to use of lifts and fire prevention; work will also cover remedial action for gas metering, solar generation and security system on-line data access;

EC Sep 19 – process for confirmation of inspection evidence for certification of roof anchors;

EC Nov 19 – advice sought from MA on response to failure of NEXT Telecom and liquidation of HighRise services

EC Dec 19 – agreement to install two new Maritex/IInet data lines; decommissioning and removal of NEXT data lines and agreement to refund payments noted;

Website

EC Nov 19 – arrangements for meeting with MA and Technowand to record current contractual arrangements

EC Dec 19 – agreement to review current website package

Workplace Health & Safety Policy

EC Feb. 19 – review of plans and progress;

EC Sep 19 – delays in implementation identified and remedial action identified;

Works

EC Feb. 19 – reform of works calendar, practices and procedures; replacement of external stairway light fittings; Bldg. 17, 19, 23 - door closer replacement; basement leak at cage 28; Schindler lifts callout; leak Apt. 205/19; inventory and basement cage clean out;
EC Apr. 19 – new work priorities for 2018/19; contract changeover authorised; change to frequency of cleaning of solar panels; assessment of quotes for communications work deferred pending 'security systems rebuild audit'; authorisation for basement floor clean-up; authorisation for reimbursement of security mirror; agreement on inventory and basement cage clean-out; authorisation for work on HWS Room Bld. 21/23 drainage improvement; authorisation of investigation of source of leak and remedial work affecting 205/19 (insurance work); noting of works orders issued under delegation for tree pruning, HWSystem emergency, Roller door and Security charges;
EC June 19 – leak repairs (205/19) awaiting quotes (see also decision under 'communications policy & processes'; extension of works order to include annual hot water system maintenance; approval of major refurbishment requirements as identified by first visit; major emergency repairs in main water supply in May noted; progress noted in stair lighting replacement project; painting quotes for basement garbage rooms and exit door floor pending; termination of contract with Capital Door Works and appointment of ACT Doorland under way; major basement clean completed; solar panel cleaning suggestion of annual cleaning of solar panels; roof certification completed at significant cost reduction;

EC July 19 – front balcony gardens irrigation; expedition of review of HW System overcharging and of overdue first maintenance visit under new contract; MA to issue WO for CO monitoring compliance audit; MA to finalise new garage door arrangements; expedition of 6 monthly carpet steam clean arrangements; general maintenance expedition; MA to confirm change for annual only solar panel cleaning and 6 monthly window cleaning;
EC Sep 19 – HVAC SEDA - WO for one off monitoring compliance audit; Garage door -outstanding issues addressed; cleaning schedule addressed; general maintenance delays addressed; window cleaning and solar panels cleaning schedule - notification of residents;

EC Nov 19 – replacement of tractor and HWS leak repairs noted; 6 Star asked to review THCS report and resubmit proposal with assurances as to compliance and optimisation of services;

EC Dec 19 – confirmation of emergency repairs to pinhole leaks in HWS approved out of session; confirmation of approval of HWS investigations; approval of supply and installation of controllers and in-line thermostats; approval of 3 inspection, maintenance, calibration adjustments; approval of notification to owners of need for 5 yearly replacement of tempering valves; progress noted on rectification of problems associated with CO monitors; emergency repairs on roller door approved out of session; progress noted on general maintenance quotes; approval of fire door repair made out of session

EC Feb. 20 – repair work started on water damage 11 Feb.; further work foreshadowed; major review of slab seals and RWOs initiated; remediation of painting of basement garbage room floors; MA to organise internet provider for connection of online access and Blitz Security to install new integrated system; MA to draft letter on Highrise issues for ECM's approval; emergency roof repairs undertaken and options for improvements discussed; new work plan adopted;

EC Jun 20 – approval of major items on ELS replacement, water seal investigation, building drawings, splintered beam investigation and water proofing of cage.