

BFMS

BUILDING MANAGER'S REPORT

Marquis (SP67851)

67851 / 1040255

01 Aug 2023

Reporting period: 01 Jul 2023 to 01 Aug 2023

Fire Protection

Case 1467 - 13/07/2023 - BMC - ASE Fault Investigation

Newsound Fire have reported a fault on the ASE. ADT was engaged to investigate and advised the unit is due for a 4G upgrade. ADT have engaged Talking Point to supply and install the upgraded unit on 18.7.23 from 8am. Building access was pre-arranged.

Upgrade complete.

Status: Completed

Date Completed: 28/07/2023 12:55:22



Case 1453 - 30/06/2023 - BMC - Fire System Hydraulic Repairs

Annual flow testing and fire pump service identified the following issues:

Issue 1

The sprinkler annubar is made from copper pipe. This was discovered on a small section of pipework where paint was worn. When scrapped back the annubar was found to be copper.

Probe charts are for medium steel gal pipe which is not accurate for use with the copper pipe. The I.D of the 3" copper pipe is nearly 5mm difference to the I.D of medium steel gal pipe. The annubar needs to be removed and rebuilt out of gal pipe. This can be done in 2.5"-gal pipe as the flow requirements on the block plan in the pump room are low and can be flown closer to them than in 3".

Scope of Works

Attend site and isolate, dismantle existing and carry out the installation of new annubar prefabricated to suit, roll groove galvanised pipe, and install complete with couplings, butterfly valve, elbow, and clamps to suit. De-isolate, carry out flow test, provide results and leave system on-line. Cost - \$2,696.00 + GST

Issue 2

The suction pipework clamp on Hydrant line near booster is not the correct size, it is loose and requires replacement with correct clamp.

Scope of Works

Whilst on site remove existing and install clamp to suit 4" Copper tube. Cost - \$22.00 + GST

Issue 3

The Hydrant pump is out of alignment, adjustment required to avoid component wear.

Scope of Works

Remove coupling guard, carry out realignment to bring within allowable tolerance installing shims where required. Cost - \$933.00 + GST. Note: This is a time-consuming repair as such costing reflects.

Works complete. Invoice 744993 received for \$4,016.10 and approved for payment.

Invoices: 1. \$4,016.10 [View Attachment](#)
Documents: 1. [View Attachment](#) 2. [View Attachment](#)
Status: Completed
Date Completed: 31/07/2023 12:56:23

Case 1432 - 22/05/2023 - BMC - Fire Sprinkler Alarm Gong Pipe Repairs

Routine testing identified a leak from the fire sprinkler alarm gong pipework onto the top for the fire panel. Newsound Fire quotation Q-58110 received for \$880.00 + GST to replace the faulty section of pipe with new. Work order issued.

Status: In Progress

Case 1415 - 14/04/2023 - BMC - Annual Air Compressor Service - 2023

Complete Pneumatic Solutions was engaged to carry out annual service to the air compressor that services the pneumatic balcony door closers on the northern building façade.

Works complete. Invoice 7631 for an amount of \$599.50 was received and approved for payment.

Invoices: 1. \$599.50 [View Attachment](#)
Documents: 1. [View Attachment](#)

Status: Completed
Date Completed: 11/07/2023 12:15:11

Case 1381 - 20/03/2023 - BMC - AFSS 23 Booster Signage & Stortz Adaptors

Newsound Fire has carried out the annual inspection to the sprinkler and hydrant boosters and reported the following defects:

Asset 25 - Sprinkler Boosters. Signage Required.

Asset 26 - Hydrant Boosters. 2 x Stortz Adaptors Required.

Quotation 57472 received from Newsound Fire for \$373.00 + GST. Work order issued.

Status: Awaiting Invoice

Case 1380 - 20/03/2023 - BMC - AFSS 23 Annual Emergency Lighting Inspection and Testing

Newsound Fire has carried out the annual 90min discharge testing to the emergency light fittings and reported the following defects:

Asset 22 - 2ft Twin EM Batten - Level 7 Fire Stairs

Asset 30 - 2ft Twin EM Batten - Level G Fire Stairs

Asset 34 - 4ft Twin EM Batten - Level P3/P4 Ramp (Bottom)

Asset 40 - 4ft Twin EM Batten - Level P3/P4 Ramp (Top)

Asset 49 - 2ft Twin EM Batten - Level P3 Fire Stairs Above Exit to Street.

Asset 51 - 2ft Twin EM Batten - Level P4 Fire Stairs Adj. FHR 33

Asset 53 - 2ft Twin EM Batten - Level P3 Fire Stairs (Top) Adj. Car Space 21

Asset 55 - 2ft Twin EM Batten - Level P4 Fire Stairs Adj. Car Space 21

Quotation 57471 received from Newsound Fire for \$1,876.52 + GST. Work order issued.

Status: In Progress

Case 1379 - 20/03/2023 - BMC - AFSS 23 Annual Smoke Alarm & Fire Door Testing

Newsound Fire carried out annual smoke alarm and fire door inspection/testing to all apartments as part of the annual fire safety certification. The following defects identified:

Smoke Alarms

Apt 204 - Detector missing. Replacement required.

Quotation 57474 received from Newsound Fire for \$318.00 + GST. Work order issued.

Fire Door Repairs

Apt 204 - Missing escutcheon plate. Replacement required.

Apt 301 - Damaged drop seal. Replacement required.

Apt 401 - Electronic door lock installed. Baseline data required to confirm compliance.

Apt 402 - Electronic door lock installed. Baseline data required to confirm compliance.

Apt G01 - Missing escutcheon plate. Replacement required.

Apt G05 - Missing escutcheon plate. Replacement required.

Level P4 Storeroom - Door damaged lock side. Repairs required if possible.

Level P4 Storeroom - Door closer detached. Repairs required if possible.

Carpark Supply Fan Plantroom - Missing escutcheon plate. Replacement required.

Quotation 57473 received from Newsound Fire for \$778.00 + GST. Work order issued.

SOU Fire Door Replacements

Apt 305 - Door delaminated. Replacement required.

Apt 501 - Door delaminated. Replacement required.

Quotation 54420 received Newsound Fire for \$3,600.00 + GST (Excl. Painting). Work order issued.

No Testing Access

Apt 305 - Re-attendance required due to no access at time of testing.

Apt 307 - Re-attendance required due to no access at time of testing.

Quotation 57476 received from Newsound Fire for \$198.00 + GST. Work order issued.

Status: In Progress

Case 1270 - 14/10/2022 - BMC - Replacement Batteries - Fire Panel

To comply with AS1851 Fire Maintenance and Protection Legislation the batteries on the buildings FIP are over 2 years old and due for replacement.

Scope of Works

Supply and install:

2 x 18ah Lead-Acid Sealed Valve Regulated Batteries

Quotation 54673 received from Newsound Fire for \$450.00 + GST. Work order issued.

Works complete. Awaiting invoice.

Status:

Awaiting Invoice

Case 1177 - 25/05/2022 - BMC - AFSS 22 Annual Smoke Alarm & Fire Door Testing

Newsound Fire carried out annual smoke alarm and fire door inspection/testing to all apartments as part of the annual fire safety certification. The following defects identified:

Smoke Alarms

Apt 104 - Detector not secured to the ceiling.

Apt 107 - Detector removed. 240v replacement required.

Apt 307 - Detector missing. Replacement required.

Fire Doors

Apt 305 - Door Delaminated. Door not latching. Replacement required.

Apt 501 - Door tag missing. Replacement required.

Apt G03 - Frame tag painted over.

Level P4 - Fire Stairs Adj. Ramp. Door damaged. Replacement required.

Quotation 53769 received from Newsound Fire for \$695.00 + GST. Excludes replacement doors x3. Work order issued to proceed. Repairs complete. Awaiting invoice.

Control Fire was engaged to replace the fire doors for Apt 501, 305 and Level P4. Works complete. Invoice 9030 received for \$3,960.00 and approved for payment.

FreshLook Was engaged to paint the front doors of Apt 501, 305 and Level P4 Carpark.

Apt 305 & Level P4 complete. Invoice 109 received for \$616.00 and approved for payment.

Whilst replacing the Level P4 fire door the hinges were found to be obstructing correct door operation. The existing hinges need to be cut out of the frame and replaced with new. Control Fire to return next week to undertake the works.

Repair complete. Invoice 9149 received for \$770.00 and approved for payment.

Access to apartments 101, 103, 304 and 602 not available during the testing period. Quotation 53771 received from Newsound Fire for \$180.00 + GST to reattend site for inspection. Approval granted to rebook the inspections.

Invoices: 1. \$770.00 [View Attachment](#) 2. \$616.00 [View Attachment](#)

Status: Completed

Date Completed: 01/08/2023 09:08:44

Case 1096 - 08/03/2022 - Fire Safety Schedule Update - AVIS Fuel Tank Removal

AVIS Car Rental are moving out of the building and will be decommissioning the 10,000L fuel tank as part of their de-fit. Marquis has drencher sprinklers and an emergency pneumatic balcony door closing system installed on the north facing building façade due to this fuel tank. The door closing system is expensive to service and certify so the SC would like to know what would be involved to have these requirements removed from the AFSS.

The first step in the process is to clarify whether the drenchers and door closers are required due to circumstances other than the fuel tank. ARC Building Consulting was engaged to conduct an inspection and provide a report on the findings.

Inspection complete. Invoice 1 received for \$660.00 and sent to STM for payment. The BMC or Commercial strata was not involved in engaging the services so the cost will be allocated to the residential Strata.

Report Comments

1. Openings in the southern building elevation along Brougham Lane are exposed to 2 fire source features:

250 Dowling St - The florist located on the opposite side of Dowling Lane.

250A Dowling St - The Ausgrid Substation located off McElhone St at the end of Dowling Lane.

2. Apartment balcony doors on the first level are more than 6m from the far boundary of the public laneway and appear to be more than 3m from No. 250 Dowling St. Therefore, protection is not required under C3.2 of the BCA, nonetheless, the following matters shall be taken into consideration:

a. Vertical separation between the balcony doors and carpark windows underneath does not appear to comply with the requirements of Clause C2.6 of the BCA (Vertical separation of openings in external walls).

b. Although the fire safety schedule does not include reference to alternative solutions (performance solutions), drenchers on balcony doors may have been installed to offset Clause C2.6 non-compliance.

3. It's unknown to us whether 'Ausgrid' who are likely to be responsible for the substation at 250A Dowling Street recommended drenchers to be installed, however, it's noted that the building at No. 250 Dowling Street is not provided with drenchers on the opposite side of the public laneway.

Report Conclusions

(A) Existing wall wetting drenchers and fire shutters protecting southern elevation windows are necessary to satisfy the requirements of Clause C3.2 of the BCA.

(B) Existing wall wetting drenchers on balcony doors and pneumatic balcony door closers are not required under Clause C3.2 of the BCA, nonetheless, it may be the case that they were installed to offset the requirements of Clause C2.6 of the BCA (without documenting an alternative solution). However, assuming the balcony walls are masonry or concrete and extend at least 1m above floors, compliance could be achieved without drenchers on balcony doors (under performance solution).

(C) Based on our preliminary assessment, it is considered feasible to justify decommissioning of pneumatic balcony door closers, wall-wetting drenchers, and fire shutters (using a performance solution(s), assuming this will not affect 'Ausgrid' requirements for protection from the substation (if any)).

(D) An approval will be required to decommission drenchers and fire shutters (either a CDC or a DA/CC, as appropriate).

ARC Building Consulting to provide a cost to formulate a performance solution for the door closers, drenchers, and AVIS carpark shutters including confirmation of any Ausgrid requirements relating to the substation.

Fee proposal received from ARC Building Consulting for \$4,900.00 + GST. The following stages are to align with the approval process under a complying development certificate (CDC) or a construction certificate (CC).

Stage 1

Preparation of a Performance Based Design Brief (PBDB) pursuant to A2.2(4) of the BCA including a trial design for stakeholders' review and comment.

Stage 2

Preparation of a Fire Engineering Brief Questionnaire (FEBQ) and submission to FRNSW (excluding FRNSW fees approx. \$2,600.00 + GST)

Stage 3

Fire engineering performance solution(s) report (FER) including detailed fire engineering analysis.

Stage 4

Final review and issue of a Design Compliance Declaration Statement pursuant to the DBP Act 2020.

AUSGRID

Advice received from Ausgrid indicated that openings located within 3m from the substation are required to be protected. There is one window from apartment G04 on the upper level and a large doorway to the AVIS carpark within 3m from the substation.

BMC committee have requested ARC Building Consulting to obtain and review Council records relating to their assumptions.

ARC Building Consulting have confirmed receipt of Council records. Awaiting outcome. Invoice 2 received for \$825.00 and sent to STM for payment.

Council records search complete. Details as follows:

1. The development application (DA) for the building was approved 22.12.1998 by the Land and Environment Court for mixed use residential and commercial 10 story building.
2. Construction Certificate (CC) Application was lodged 3.2.1999. This means the BCA applicable at the time was BCA 1996 Amendment 4 which was adopted in NSW 1.2.1999.
3. Construction Certificate was approved 29.9.2000 by private certifier Trevor R Howse & Associates Pty Ltd.
4. Final Occupation Certificate (OC) for the building was issued 28.6.2022 by private certifier Trevor R Howse & Associates Pty Ltd
5. There were several other approvals subsequent to the OC for the main building.
6. It appears automatic sprinklers (which we understand refer to wall wetting drenchers) were added to the FSS around 2006-2007, although it's most likely the installation existed since the building was completed in 2002.

ARC Building Consulting have confirmed that an approval will be required to dismantle the wall wetting drenchers and associated door closers.

ARC Building Consulting given approval to proceed with Stages 1 and 2.

Fee proposal P836L2 received from Kingston Knight for \$6,500.00 + GST to provide private certifier approval for the proposed works required under the CDC. BMC approval granted to proceed.

Due to delays, Kingston Knight have provided an updated fee proposal for \$9,700.00 + GST. Kingston Knight have advised that the fee increase is due to additional administrative requirements as required by the Dept. of Fair Trading.

BMC approval to proceed. Work orders issued.

Invoices: 1. \$660.00 [View Attachment](#) 2. \$825.00 [View Attachment](#)

Documents: 1. [View Attachment](#)

Status: In Progress

Electrical

Case 1474 - 25/07/2023 - BMC - Switch Boards Thermal Scan 2023

The annual thermal scanning of the building's switch boards is due. Thermal Insight was engaged to carry out the works on 10/8/23.

Status: In Progress

Plumbing

Case 1460 - 13/07/2023 - BMC - Burst Hot Water Return Pipework - Level 7

27.6.23 - Routine inspection identified water leaking inside the fire stairs between level 7 and 6. Unplugged Plumbing was engaged to investigate and found a burst section of hot water return pipework behind the block work in the level 7 fire hose reel cupboard. A section of the blockwork was removed, and the leak temporarily capped to stop the leaking. A return visit is required to complete a permanent repair.

Invoice 7362 received for \$273.90 and approved for payment.

12.7.23 - Another water leak was identified from the ceiling just inside the Gym access door. Treat Plumbing was engaged to investigate and found another burst section of hot water return pipework in the ceiling. The surrounding section of ceiling was removed, and the leak temporarily capped to stop the leaking. A return visit is required to complete a permanent repair.

13.7.23 - Treat Plumbing returned to site and permanently repaired both capped sections of hot water return pipework.

Works complete. Awaiting invoice.

14.7.23 - Reports of poor hot water supply received. Investigation found poor temperature around the circulation pumps. AHWE was engaged to check the condition of the pumps and found an air lock within the hot water return line obstructing flow. The line was purged and returned to normal operation.

Invoice EA19685 received for \$319.00 and approved for payment.

Freshlook was engaged to repair the water damaged ceiling the Gym.

Works complete. Invoice 174 received for \$880.00 and approved for payment.

Treat Plumbing quotation 208894 received for \$3,680.00 + GST was to repair the fire hose reel cupboard block wall and fire stairs wall. Work order issued.

Invoices: 1. \$273.90 [View Attachment](#) 2. \$319.00 [View Attachment](#) 3. \$880.00 [View Attachment](#)

Status: In Progress

Case 1417 - 18/04/2023 - Storm Water Drainage Pipe Repair - Apt 303

Apartment 303 has reported the storm water drainpipe running through the balcony area is leaking. Unplugged Plumbing was engaged to remove the old seal and replace with new. Apartment 602 to be notified prior to isolate the irrigation system on their terrace.

Status: In Progress

Case 1391 - 24/03/2023 - Ceiling Leak - Level 3 Lift Lobby

Routine inspection identified a leak coming from the ceiling of the level 3 lift lobby. Unplugged Plumbing was engaged to investigate.

The leak is located near the bathroom of Apartment 401 so Unplugged Plumbing tested the shower and bathroom fittings. No issue identified. Inspection inside the level 3 ceiling located water dripping from a conduit inside the slab. The conduits lead back to each apartment containing wiring for intercoms etc. Further investigation required to identify which apartment the leaking conduit leads back to. A tray was installed under the leak and plumbed back to a bucket to minimise further damage and allow easy monitoring.

Once the leak in apartment 405 was rectified (Case 1372) the leaking stopped. Building management to monitor for a week.

Plumbing works complete. Invoice 7209 Received for \$352.00 and approved for payment.

FreshLook was engaged to repair the water damaged level 3 lobby ceiling and wall.

Works complete. Invoice 172 received for \$3,850.00 and approved for payment.

Invoices: 1. \$352.00 [View Attachment](#) 2. \$3,850.00 [View Attachment](#)

Status: Completed

Date Completed: 26/07/2023 09:50:55



Case 1173 - 19/05/2022 - Hot Water Return Pipe Leak

20.4.22 - Routine inspection identified hot water leaking from the ceiling of the level E lift lobby. A section of pipework leading from the Quantum hot water heaters had burst causing leaking through all levels of the building. Unplugged Plumbing was engaged to urgently attend site and clamp the burst section.

21.4.22 - Unplugged Plumbing returned to repair the burst pipework and found the leaking still active throughout the building. Unplugged Plumbing investigated the remaining return pipework and found another burst section behind the level 7 hose reel block wall. A section of the block wall was removed, and the burst sections of pipework replaced with new.

Repair complete. Invoice 6796 received for \$1,640.00 and approved for payment.

Unplugged Plumbing returned to site and repaired the sections of block wall behind the fire hose reels. Invoice 6856 received for \$590.00 and approved for payment.

All levels of the building sustained water damage Excel Group were engaged to setup carpet drying equipment on levels 5 - Level G.

Invoice 2410011 received for \$3,139.62. Invoice sent to Strata to include as an insurance claim.

Excel Group have advised the invoice remains outstanding. STM was advised.

Excel Group have advised the invoice remains outstanding. STM was contacted for an update.

STM have advised that no insurance claim was lodged by the previous Strata Managers.

Ascend Corp Strata have taken over the building and time is required to complete the changeover before the outstanding invoice can be addressed.

Invoices: 1. \$1,640.00 [View Attachment](#) 2. \$590.00 [View Attachment](#) 3. \$3,139.62 [View Attachment](#)

Status: In Progress

Heating Ventilation and Air-Conditioning

Case 1475 - 25/07/2023 - BMC - Replacement Air Filters - Car Park Supply Fan

Routine maintenance identified that the air filters on the car park supply fan require replacing.

Scope of Works

Supply and install 10 x car park fresh air pleat filters.

Remove and dispose of the used air pleat filters.

Works complete. Awaiting invoice.

Status: Awaiting Invoice

Case 1473 - 25/07/2023 - BMC - Cooling Tower Service & Water Testing - June 2023

To comply with AS 3666, the building's cooling towers require service and testing monthly. Clearwater to carry out the works as per contract.

Works complete, no issues reported.

Invoice 204483 received for \$280.50 and approved for payment.

Invoices: 1. \$280.50 [View Attachment](#)

Documents: 1. [View Attachment](#) 2. [View Attachment](#)

Status: Completed

Date Completed: 25/07/2023 08:56:22

Case 1455 - 05/07/2023 - BMC - HVAC Monthly Service - June 2023

Noppen Air to carry out monthly service on exhaust & supply fans and cooling towers.

Service complete, no issues reported. Invoice 85851 received for \$396.00 and approved for payment.

Invoices: 1. \$396.00 [View Attachment](#)

Documents: 1. [View Attachment](#)

Status: Completed

Date Completed: 05/07/2023 11:36:59

Case 1452 - 22/06/2023 - BMC - Cooling Tower RMP Annual Audit 2023

The Public Health Regulation 2012 requires the Risk Management Plan (RMP) for the building's cooling tower to be audited annually by an independent approved auditor. The audit must be submitted to council by 31st August 2023.

Vega Water was engaged for the works.

Works complete. Invoice 9730 received for \$319.00 and approved for payment.

Invoices: 1. \$319.00 [View Attachment](#)
Documents: 1. [View Attachment](#)
Status: Completed
Date Completed: 28/07/2023 12:47:24

Case 1223 - 17/06/2022 - BMC - AFSS Annual Mechanical Fire Trip & Damper Inspection 2022

In 2017 the NSW Government implemented a suite of building regulatory reforms, largely with respect to fire safety. These regulations require a Competent Fire Safety Practitioner (CFSP), to assess the performance of Essential Fire Safety Measures (EFSM) for the purposes of Annual Fire Safety Statements (AFSS).

Future amendments to these reforms, by the NSW Government, mean that a CFSP must hold accreditation under the Fire Protection Accreditation Scheme (FPAS) and be registered with the Fire Protection Authority Australia (FPAA).

The building's mechanical service providers do not hold the required accreditation, so BFMS have engaged Chrysalis Building Services to oversee the testing and provided the required certification.

The building's mechanical fire trip performed as per requirements. No repair works required.

2.5.22 - Initial site inspection with Chrysalis Building Services and City to Surf Air. The building's common area and car park dampers inspected. The following issues identified:

Apt 207 Bathroom.

The fire rated gyprock has been damaged and removed and fire damper is not secured as per manufacturer's guidelines.

Apt 401 Balcony.

The fire damper indicated on the building's mechanical plans has been removed and copper pipes are running through the area where the fire damper should be. Unplugged Plumbing to investigate what the pipe services and where else it can be run.

As 10% of the fire dampers failed testing current legislation requires an audit of 100% of the building's fire dampers before the mechanical certifier can sign off on the AFSS. The fire damper audit will require cross checking of the current fire damper list with the mechanical drawings and inspection of all fire dampers throughout the building. This will be done on a do and charge basis with the common areas to be inspected this week.

8.6.22 - Fire damper inspection complete. Access to apartments G01, G02, G03, G04, G05, 405 & additional testing inside 601 required at a later date.

24.6.22 - Full fire damper inspection complete. Report and updated fire damper schedule to follow.

Invoice 10998 received from City To Surf Air for \$4,633.20 and approved for payment.

Access to the fire dampers in the following apartments was not possible due to no access panels:

Level 6 - Apt 601 (x3)

Level 5 - Apt 505 (x1)

Level 4 - Apt 401 (x1) Apt 405 (x1)

Level 3 - Apt 303 (x2) Apt 306 (x1) Apt 307 (x2)

Level 2 - Apt 206 (x1) Apt 207 (x1)

Level 1 - Apt 106 (x1)

Level G - Apt G04 (x1)

City To Surf Air have quoted \$5,928.00 + GST to cut access into the required ceilings and joinery, inspect each fire damper and provide a report.

Note - The works do not include repairing the ceilings, installation of access hatches, and adjustments to cabinetry to ensure access for ongoing inspection/certification. Approximate cost 7K - 8K but this is only an estimate.

BMC approval granted to proceed.

Inspection complete. Invoice 11546 received for \$6,520.80 and approved for payment.

Inspection report received. The following works required to obtain certification:

Apt 601

FD-601-0 - Fire damper requires new linkage and clean. No flanges around duct.

FD-601-06 - Significant buildup of dust on damper. Missing angles, certain angles not flush with ceiling. Duct requires AP installed. New linkage required.

Apt 505

FD-505-03 - No damper in duct connecting to the riser.

Apt 405

FD-405-04 - No damper in duct connecting to riser. 150mm duct connecting to riser. Duct coming from Apt 401 has no gaps around the duct.

Apt 401

FD-401-03 - No fire damper is in duct. Copper pipe and electrical wire running through duct.

Apt 307

FD-307-04 - Can't drop linkage. Further inspection required with certified creditor. Gap on top of fire damper.

FD-307-03 - Curtain fire damper can be dropped but unable to reconnect linkage due to limited physical duct access. Gap around flanges and duct.

Apt 306

FD306-03 - No fire damper in duct connecting to riser. 150mm duct connecting to riser. Duct coming from Apt 307 has gaps.

Apt 303

FD-303-04 - Gaps around fire damper.

FD-303-03 - Curtain damper supported by timber. Requires new linkage. Flanges not flush with wall. Bolts connected to duct.

Apt 207

FD-207-02 - Large chunks of fire rated gyprock missing around the fire damper brackets, as well as the wall.

Apt 106

FD-106-03 - No fire damper in duct connecting to the rise. 150mm duct connecting to the riser. Duct coming from Apt 107 has no gaps.

Note – All works must be completed by specialist contractor.

Quotation S-FD-TX-030323-01 received from D Tech-Engineering for \$7,290.00 + GST. Note, excludes repairing the ceilings, installation of access hatches, and adjustments to cabinetry to ensure access for ongoing inspection/certification.

Work order issued to D Tech Engineering.

Stage 1 (50%) invoice 4441 received from D Tech Engineering for \$4,009.50 and approved for payment.

Fire damper repair works underway.

Outstanding Works Update

Apt 601

Resident is overseas and access not possible at this stage.

Apt 401

Closer investigation has determined that no fire damper is required as it doesn't share an exhaust or ducting after renovations to the floor plan several years ago.

Apt 303 & 307

Investigation found additional demolition work is required which is beyond the initial works plan. The two dampers in each apartment share the same duct and thus require a breakaway joint. The middle section of the kitchens will need to be cut open for the required repairs.

Apt 207

A fire damper was found, but repair is too difficult due to the tight space causing minimal access.

City To Surf Air to provide additional costing to cut access into the required ceilings and joinery of apartments 207, 303 and 307.

D Tech-Engineering to provide additional costing to reflect the revised Scope of Works.

Invoices: 1. \$4,633.20 [View Attachment](#) 2. \$6,520.80 [View Attachment](#) 3. \$4,009.50 [View Attachment](#)

Documents: 1. [View Attachment](#) 2. [View Attachment](#) 3. [View Attachment](#)

Status: In Progress

Case 1471 - 16/07/2023 - Lift #2 Stopped Lift & Trapped Passenger

16.07.2023 Received a phone call from a resident at 10.23am who advised that they were trapped inside lift #2 on P4. Asked resident whether they tried using the emergency lift phone and was advised that it rings out. BM to test lit EM phones.

Contacted Liftronic at 10.28 am to arrange for Liftronic to attend site asap to release trapped passenger. Technician arrived around 11.25am to free trapped passenger. Contact resident who confirmed same.

17.07.2023 Email sent to Liftronic to provide an update on the status of Lift #2.

Status: In Progress

Case 1456 - 05/07/2023 - BMC - Lift Service Quarterly Invoice July - September 2023

Quarterly service Invoice 257072 received from Liftronic for \$4,460.14 and approved for payment. Annual service fee increase letter received. Additional invoice 258399 received for \$339.33 and approved for payment.

Invoices: 1. \$4,460.14 [View Attachment](#) 2. \$339.33 [View Attachment](#)

Status: Completed

Date Completed: 05/07/2023 11:53:42

Case 1389 - 24/03/2023 - BMC - Annual Lift Registration - 2023

Annual registration of plant item certification is required under AS 1735 parts 1-17 for lifts 1 and 2. Application to SafeWork NSW prior to the 15th May deadline.

Liftronic engaged to provide the required AMS for both passenger lifts.

Registration documents completed and sent to Strata for lodgment.

Strata confirmed the registration was lodged prior to the deadline. Awaiting copies of the certification to post at the building.

Registration complete, certification posted as required.

Documents: 1. [View Attachment](#)

Status: Completed

Date Completed: 01/08/2023 09:07:28

Case 684 - 30/03/2020 - Lift Emergency Phone System Upgrade

All lifts require an emergency phone to be legally safe to operate. Existing lift phones use the Telstra copper network, which has a battery back up in the event of a power outage.

The NBN System employs IP technology which is not compatible with the current lift phone systems, plus the NBN is not guaranteed to work during a power outage.

This means that building owners need to install a new lift emergency phone line prior to the existing copper network switch off. The new phone systems must use wireless 3G technology.

SUPPLY & INSTALLATION

Supply and install 1 x Dual SIM GSM communication gateway device to the existing lifts.

Program the new GSM gateway to dial the existing lift company emergency phone number.

Test signal on GSM Gateway and connection to existing lift company

12-month manufacturer warranty.

Quotations Received:

Pride Electrical - \$2,360.00 + GST

Sydney Electrical & Data - \$2,719.62 + GST

Telstra - \$2,900.00 + GST

High Rise Services - \$3,250.00 + GST

Connected Buildings - \$3,888.00 + GST

Liftronic - \$2,100.00 + GST (Single SIM Unit Only)

MONITORING & MAINTENANCE FEES

The Dual SIM GSM communication gateway device requires 2 x SIM cards. The cards must be provided by two separate service carriers, so if one network is down the 2nd SIM card is utilised. Monitoring services are also required to ensure the system is available when required.

Quotations Received

M2M One - \$20.00/month + GST

Telstra - \$30.00/month + GST (Requires 2nd SIM. Approx. \$20.00/month SIM only plan + monitoring fees)

High Rise Services - \$72.90/month + GST

Connected Buildings - \$78.00/month + GST (24 Month Contract)

Liftronic - Do not offer this service.

BMC have opted to hold off on these works at this stage.

Status: Pending BMC

Case 1370 - 10/03/2023 - CCTV Repairs & Access Control Programming

Tesnik was engaged for the following works:

CCTV

The CCTV in the Level E lift lobby suffers from glare issues during daylight hours. A new camera is required to improve monitoring.

The CCTV in the level 4 lift lobby is faulty. The existing Level E camera to be relocated and commissioned.

The CCTV covering the Dowling St entry doors and mailboxes requires view adjustment and cleaning.

The CCTV on the rooftop terraces require service and cleaning.

ACCESS CONTROL PROGRAMMING

The swipe card reader on the western terrace entry door requires reactivation following the completion of the waterproofing and tiling works.

Works complete. Awaiting invoice.

Status: Awaiting Invoice

General Repairs

Case 1461 - 13/07/2023 - Common Area Wall Repairs & Apt 501 Door Painting

Freshlook was engaged for the following:

Level 6 Common Area.

Patch and paint wall impact damage next to lift doors.

Level 5

The front door of apartment 501 was replaced as part of the AFSS under case 1379. The new door required painting to match the existing doors.

Level 4 Common Area

A patch repair was done above the front door of apartment 402. The wall and ceiling require painting to match existing.

Works complete. Invoice 173 received for \$1,155.00 and approved for payment.

Invoices: 1. \$1,150.00 [View Attachment](#)

Status: Completed

Date Completed: 26/07/2023 09:55:30

Case 1375 - 14/03/2023 - Balcony Sliding Door Repairs - Apt 601 Loungeroom

Apartment 601 is having issues operating the 3-piece glass aluminium sliding doors leading from the loungeroom area to the balcony. Lock & Roll have investigated and reported that the bottom rail is warped and must be replaced for the door to operate correctly.

Dormakaba was engaged for a 2nd opinion and confirmed that as it is a whole sliding door frame and repairs are not possible. Recommendation to engage an aluminium fabrication company for replacement.

Invoice 20NS1079264 received for \$242.00 and approved for payment.

Aluminium fabrication companies require inspection to provide costing. Inspections to be booked when the owner of 601 returns from overseas.

Quotations Received

Like-For-Like Option:

The Right Builder - \$TBC

CCFS - \$10,210.00 + GST – Excludes any waterproofing repairs (If required)

Bi-Fold Option:

The Right Builder - \$TBC

CCFS - \$10,450.00 + GST – Excludes any waterproofing repairs (If required)

Invoices: 1. \$242.00 [View Attachment](#)

Status: In Progress



Case 1254 - 12/09/2022 - Balcony Sliding Door Repairs - Apt 601 & 305

Apartment 601 has reported difficulty with the operation of the balcony sliding doors. Apt 305 have reported that their balcony door has come off and can't be secured. Lock & Roll was engaged to investigate.

Quotation 8305.1 received from Lock & Roll to replace the rollers and service 6 x balcony doors in Apt 601 for \$1,990.00 + GST.

Invoice 7213 received for \$2,541.00 and approved for payment.

Upon completion of the sliding doors at Apt 601 Lock & Roll have found that one of the doors in the kitchen room appears to be out of shape not allowing there to be proper seal. Lock & Roll recommend a new door be installed as there is no way to rectify this problem because the fixed panel is too small for the doors frame.

Quotations received:

Like For Like Option

The Right Builder - \$8,812.73 + GST

CCFS - \$8,600.00 + GST - Excludes Any Waterproofing Repairs (If required)

Bi-Fold Option

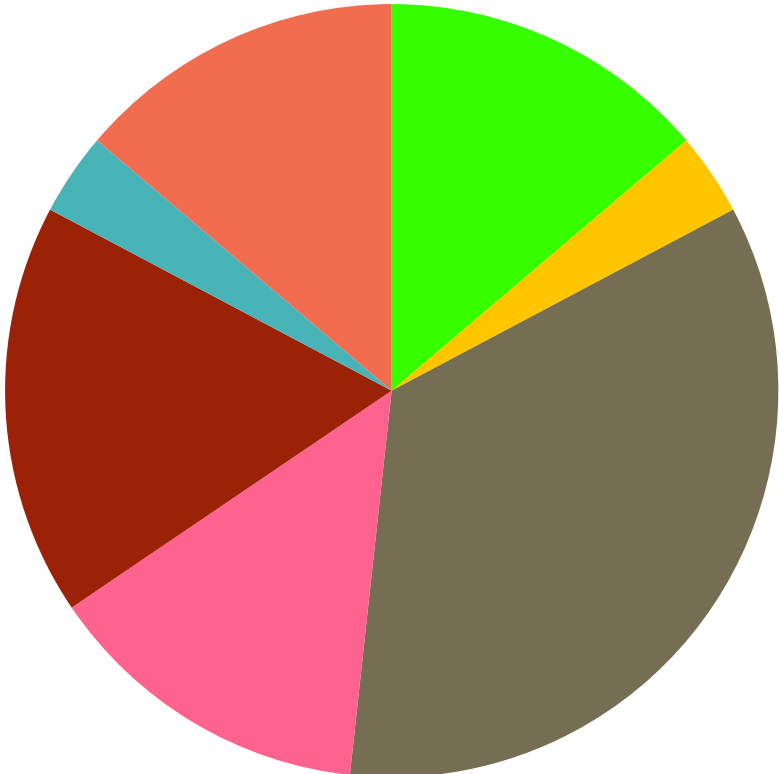
The Right Builder - \$13,022.30 + GST

CCFS - \$9,860.00 + GST - Excludes Any Waterproofing Repairs (If required)

Invoices: 1. \$2,541.00 [View Attachment](#)

Status: In Progress

CASE SUMMARY



Lift	13.8%
Electrical	3.4%
Fire Protection	34.5%
Plumbing	13.8%
Heating Ventilation and Air-Conditioning	17.2%
Security	3.4%
General Repairs	13.8%