

2013 Annual General Meeting



1. Elect a Chairperson



2. Confirm Previous Minutes



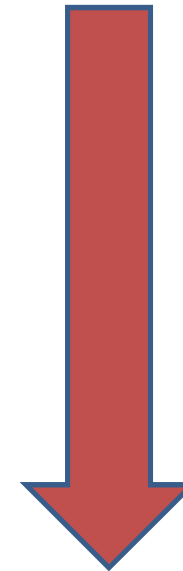
3. Chair's Report



Reduction of Outstanding Fees

Last 4 years:

Year Ending June 2010	\$192K
Year Ending June 2011	\$132K
Year Ending June 2012	\$127K
Year Ending June 2013	\$56K
21 November 2013	\$40K



80%

Completion of sprinkler installation

HERALD WEEKLY November 3, 1988

St Kilda council's fire safety plan to be tested

A 26-year-old apartment block in St Kilda coming under scrutiny before an appeal board today could become a test case for fire safety in Melbourne high rise blocks.

The Metropolitan Fire Brigade believes that the 13-storey Edgewater Towers in Marine Pde, could be a fire trap and a package of fire safety facilities approved by the St Kilda Council recently is inadequate.

Its appeal will be heard today and tomorrow before the Building Referees' Board.

Brigade sources said early this year the MFB was treating Edgewater Towers as a test case for fire safety regula-



The Edgewater Towers ... a test case for fire safety

wanted by the brigade. The

quirements in the report for a full sprinkler and automatic

Lobby Roof Membrane Project



Completing the Lobby



Instated the Edgewater Plaque



Interiors Upgrade Project



Useless, but Interesting...







Low Energy Lighting and Stairwell Lighting Level Compliance Upgrade



Landscape and Hardscape Project



Improved DDA Access









Plantings - Trees



10 Melia Azerdarach (White Cedar)

South "Avenue" - Up to around 8m with a narrow canopy



10 Ulmus Parrifolia (Chinese Elm)

Car park - Up to around 13m with 6m canopy



3 Allocasuarina Littoralis (Black Sheoak)

Front garden - Up to around 8m with a 4m canopy

1 Banksia Front garden at the car park gate – Up to 7m

1 Willow Murtle Planted by Jonas in the 70's

Plantings – Herb Garden



Lavender



Thyme



Oregano



Tarragon



Fennel



Rosemary

Car Park Upgrade Project









12

RENTAL
CALL BRUNO AND
JESSICA

Building Number Renovation Project



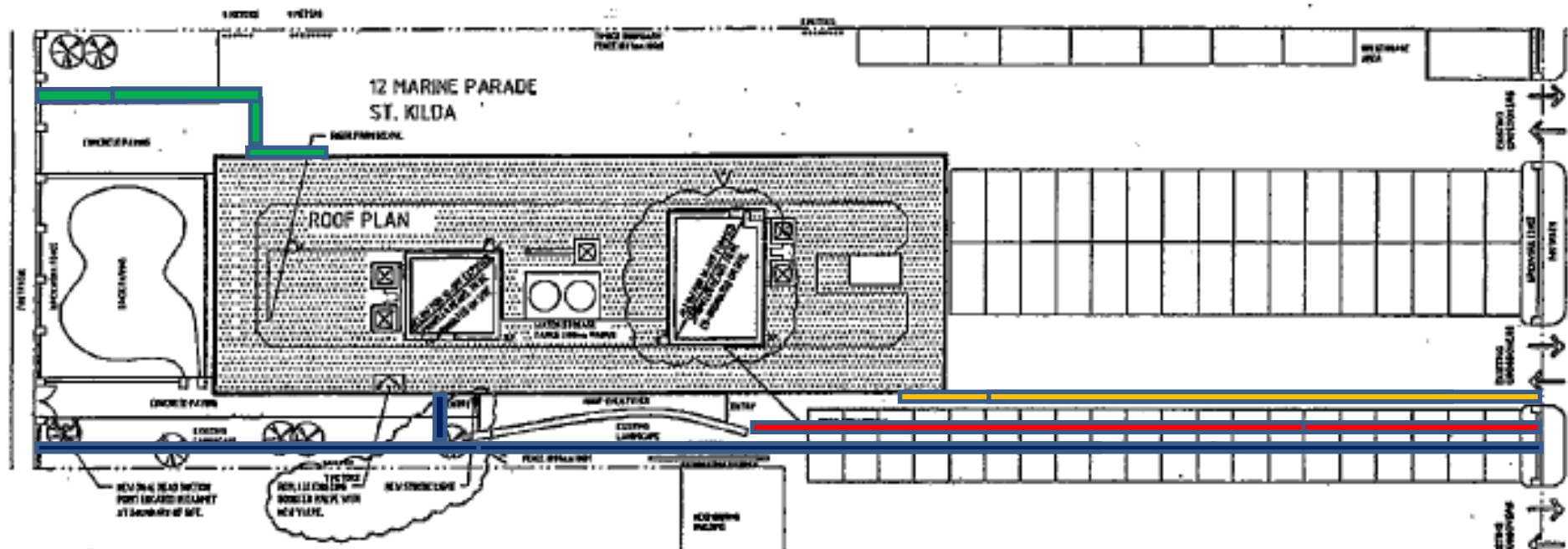
In-Ground Infrastructure Projects

- Replaced 50mm galvanised potable water supply from Spenser St to Marine Parade all in copper

- Replaced 100mm galvanised fire water supply from Spenser St in copper. The fire main from Marine Parade remains galvanised and accessible in the garden bed

- Replaced stormwater pits, grates and piping to Marine Parade in northwest corner of car park

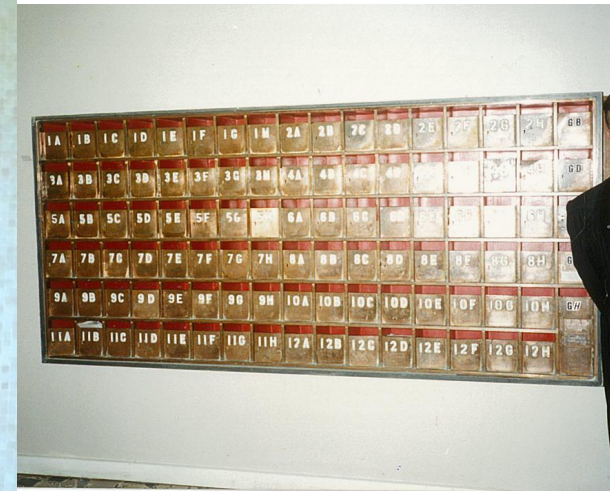
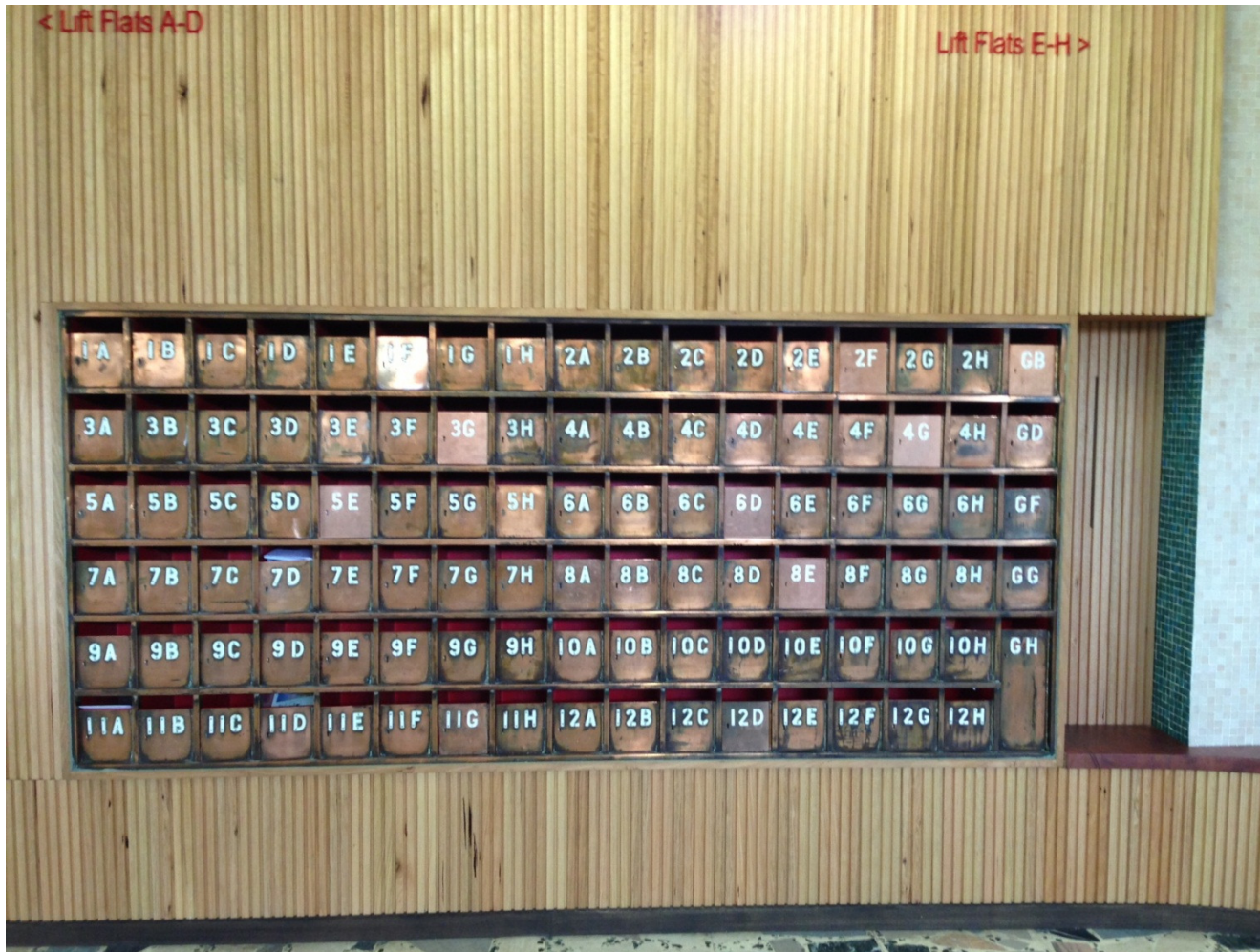
- Installed new empty conduits from the herb garden to Spenser St to allow the future lighting of the path to Spenser St





Mailbox Renovation Project

To polish or not to polish?



Improved Bike Storage





(Our 2nd) Melbourne Open House 2013






Rediscovery of 1964 Episode “Homicide” TV Show featuring Edgewater



Edgewater Standards



www.edgewater.com.au



The banner features a central image of a modern multi-story apartment building. To the left of the image, the word "Fabulous" is written in a large, black, cursive font. Below it, a white box contains the text "MANHATTAN LIVING COMES TO MELBOURNE" in bold, black, uppercase letters. To the right of the image, the text "Edgewater TOWERS" is displayed in a white serif font, with "Edgewater" in a larger size. Below this, the address "12 MARINE PARADE, ST. KILDA, Melbourne, Victoria" is written in a smaller, white, uppercase font. In the bottom right corner of the banner, the text "Edgewater Service Limited" and "ABN 66 004 514 596" is displayed in a white, sans-serif font.

[Home](#) [Forms & Notices](#) [Service Agreement](#) [Car Park](#) [AGM Minutes](#) [Info & History](#)

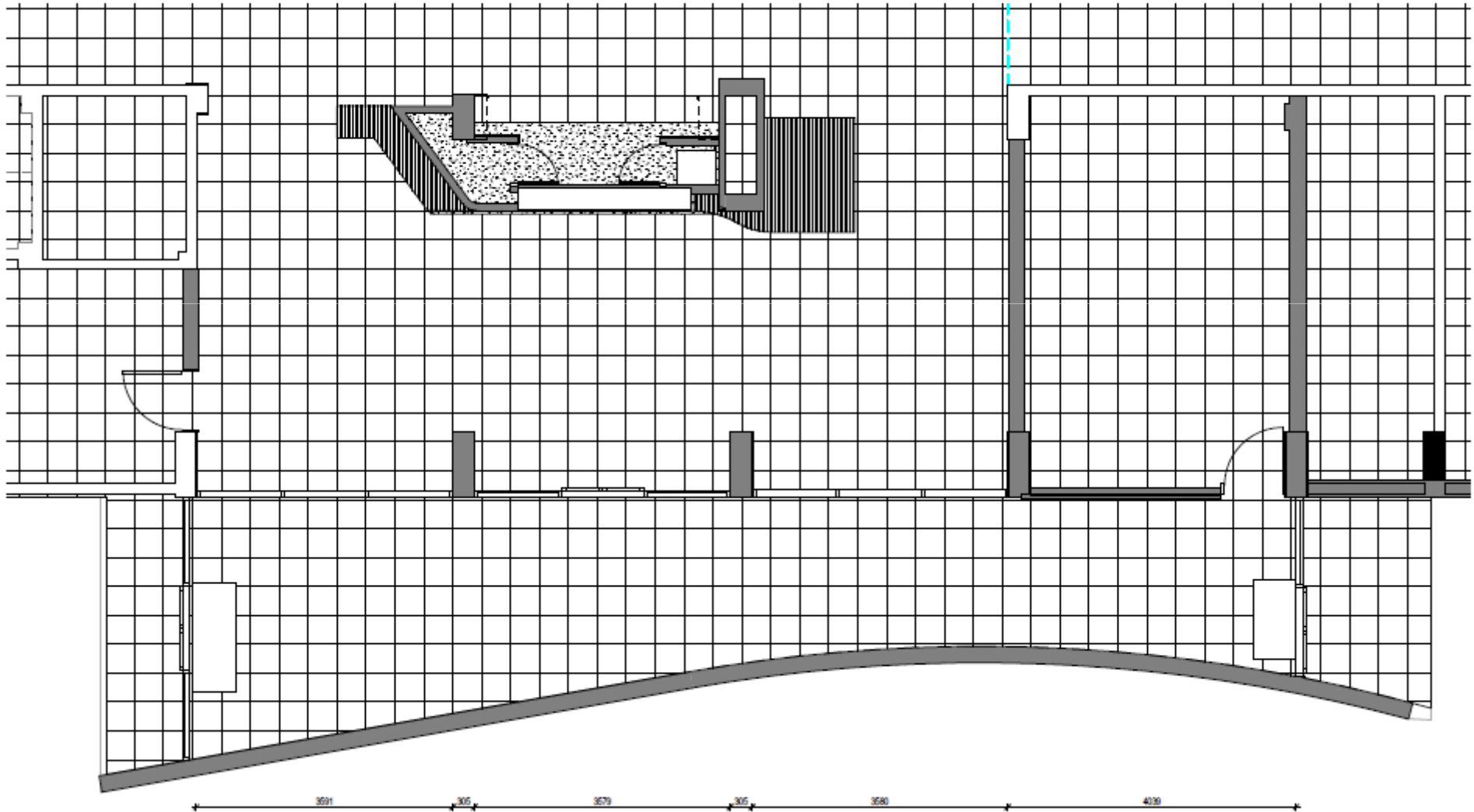
[Board](#)

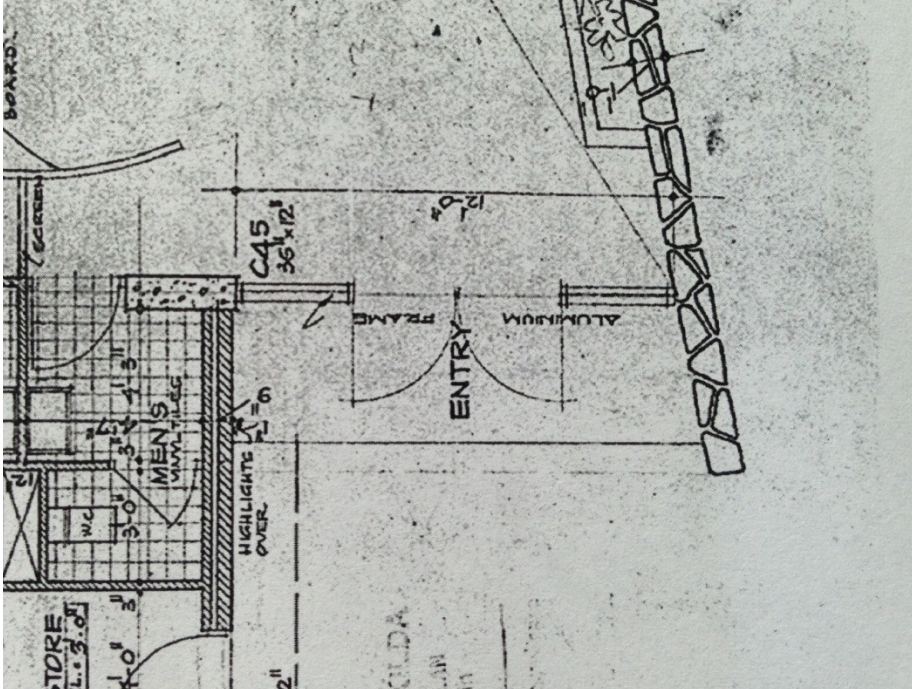
Home

Year Ahead

- Completion of entrance vestibules/air locks
- Enabling works for the Roof project
- Rooftop Stage 1
- Low energy lighting levels 1 to 12 completion
- Owner enclosed balcony maintenance survey
- Develop the Web-cam business plan
- Review of existing balcony balustrades
- Review of East stair exit for primary deliveries

Airlocks Project







Artistic impression only

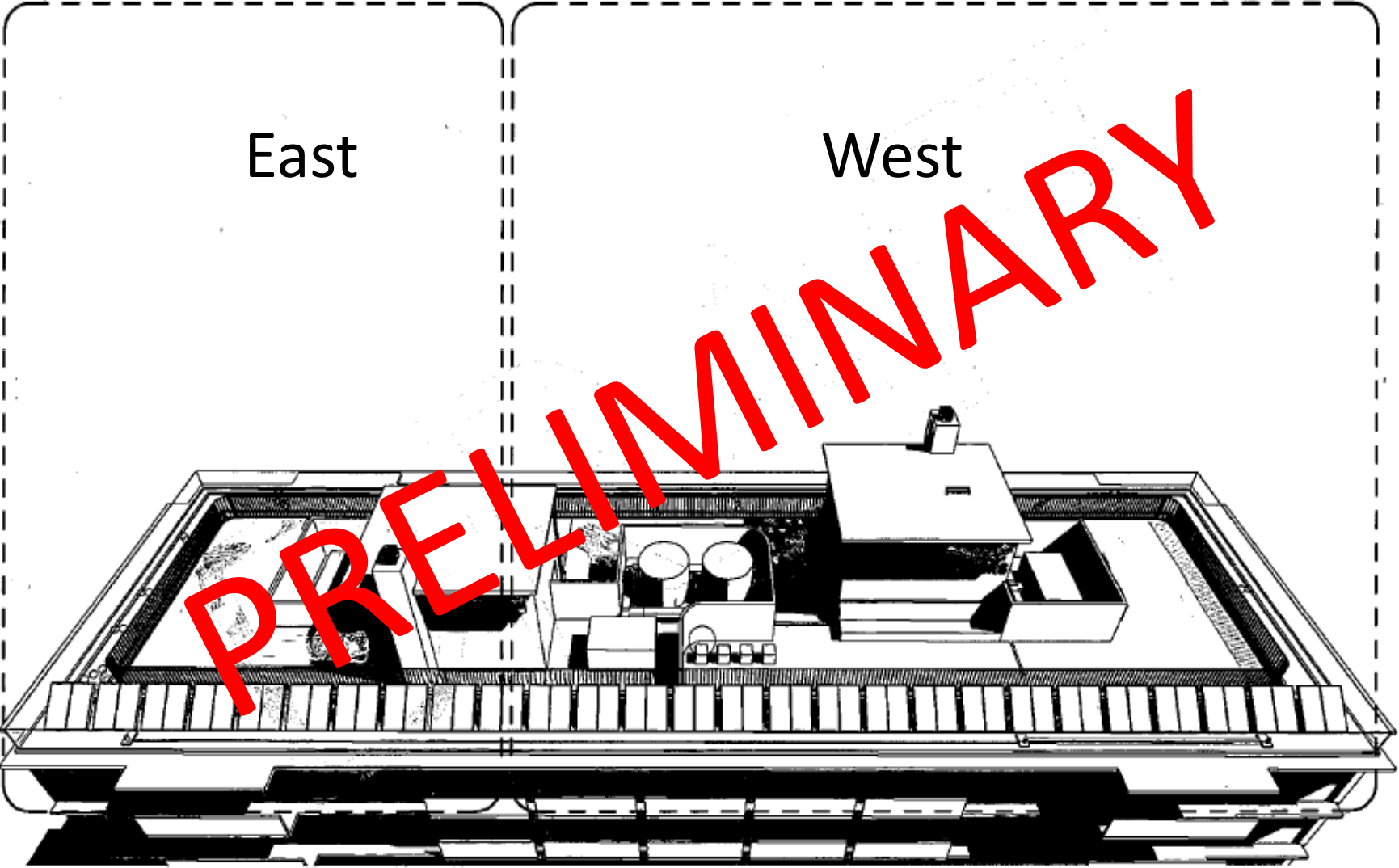
Rooftop Project Enabling Works



Rooftop Project



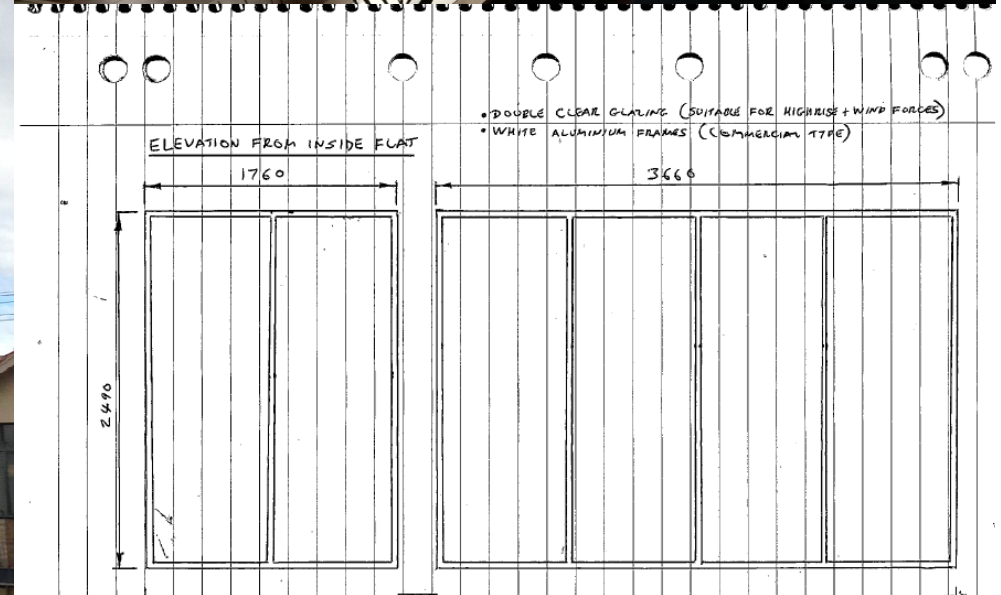
DRAFT Rooftop Project Concept



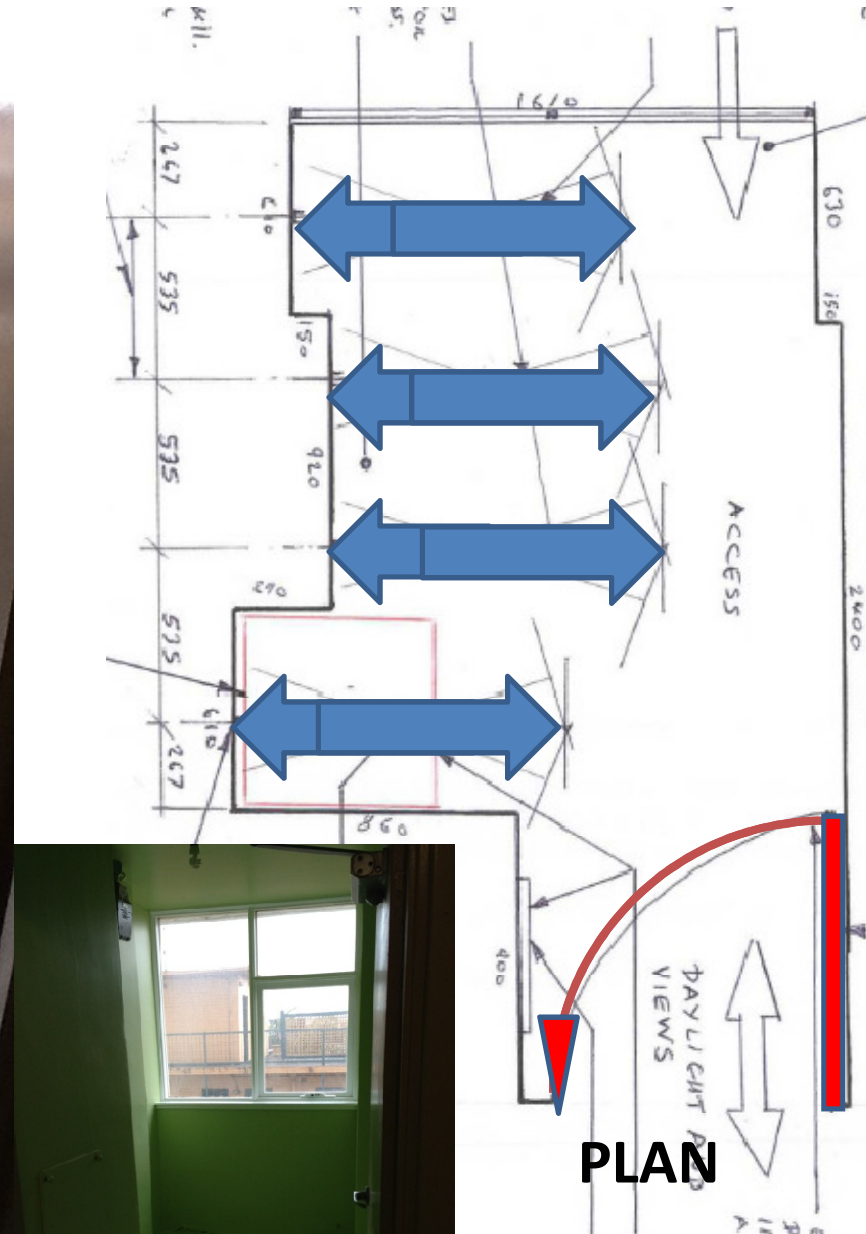
Rooftop Project Look Ahead

- **Enabling works** completed - BMU removal and abseiling points installed. Electronic security and cameras installed.
- **Stage 1** (2013/14) – New balcony railing on BMU Rail inboard of perimeter. Concrete corrosion repairs. Removal of non-compliant perimeter fencing.
- **Stage 2** (2014/15) – New waterproof membrane.
- **Stage 3** (2015/16) – New decking (or similar), plant and equipment screening/security.
- **Rooftop (West) reopened to Owners**
- **Stage 4** (2016/17) – Completion of New decking (or similar), plant and equipment screening/security.
- **Rooftop (East) reopened to Owners**
- **Stage 5** – Increased amenity of rooftop.

Standard design for owner replaced open balcony glazing



Improved Bike Storage and Fire Life Safety





The Steadyrack Classic Rack is the ideal storage solution.

It is perfect for the majority of bicycles and wheel sizes.

The unique swivel action gives you the option of leaving your bicycle in the central position or swivelling the rack to the left or right as the need arises.

This allows you to store a number of bicycles side-by-side, making it the ideal solution for families and businesses alike. Buy at our [Online Shop](#) or view the [Installation Tips](#).

CLASSIC


NO LIFTING

Balance your bike on the back wheel and push it into the rack.

SNUG FIT

Your bike fits snugly in the rack.

SPACE SAVING

Swivels almost 180 degrees from side to side.

FOLDS AWAY

Simply fold up your rack when it is not in use and it fits snugly on the wall.



Striking snap captures heat of the moment

31/08/13, 5:41 PM





Potential future projects beyond 2017

- Lifts review and upgrade
- Car port review and upgrade
- Resilient (vinyl tile) flooring to 6 laundries
- Resilient (vinyl tile) flooring to lower stair levels
- Rear pedestrian gate review and upgrade
- Balcony balustrade review and upgrade
- Restroom and bin room review and upgrade
- Common area screen door review
- Review increased amenity of the rooftop
- Review viability of PV on the north edge of roof
- Plan for the next repair and re-paint of building

Good news stories

- Less graffiti attacks and less security issues
- 48% Owner occupied
- The Board held a 2nd mid-year update in the Lobby
- Inaugural Newsletter *“Living on the Edge”* (Artwork by Richard Manning).



Real Estate Ads



...iconic modernistic
Edgewater Towers.



Divine period features...

...in this beautifully refurbished and iconic St Kilda building.

More good news stories

- A new resident to Edgewater commented *“how sharp the lobby and grounds of Edgewater were kept”*
- A Port Phillip real estate agent stated they were *“recommending Edgewater as a good investment due to all the good work the Board is doing”*
- The fire fighter stated *“the sprinklers probably saved the top two floors of Edgewater”*.
- Councillor Serge Thomann *“was blown away and couldn’t believe the improvements made at Edgewater”*

Nuisance Stories

- Abuse of the rubbish chute continues
- Motor bikes and scooters not in parking spaces
- Residents not providing access to paint front doors
- Smoking on common property and cigarette litter
- Some repeatedly noisy/nuisance tenant
- Oversized vehicles for parking spaces
- Vandalism/attempted theft (Laundry)



4. To Elect Directors



5. To Receive Accounts and Budget



Budget 13/14	Budget 14/15	Budget 15/16	Budget 16/17	Budget 17/18
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Total Planned Current Expenditure			\$ 522,861	\$ 453,810	\$ 531,180	\$ 484,430	\$ 493,590
Actual Quarterly Service Fees			\$ 1,294	\$ 1,123	\$ 1,315	\$ 1,199	\$ 1,222
Proposed Quarterly Service Fees			\$ 1,050	\$ 1,130	\$ 1,320	\$ 1,200	\$ 1,220

6. To Appoint Auditor



7. Any Other Business



Other Business

1. Insurance – what is covered and not covered.
2. Water pressure in top floors – Adrian Constable.
3. Discussion re pictures in the corridors – Sheila Singer.

Common area Lobby and Corridor Beautification Project Look Ahead

- Budget allocated 2016/17
- Start planning from 2015/16
- Ideas sought end 2014/15
- Service Agreement precludes residents hanging anything in the common areas

