

2014 Annual General Meeting



Chairperson



Introductions



Confirm Previous Minutes



Matters Arising...

- Water Engineer's report - 1

3.3 BUDGET ESTIMATE

Full DCW hydraulic system design including specification: \$4,750.00

Implementation of hydraulic design solution:

Upper \$400,000.00*

Lower: \$230,000.00*

*final cost of DCW upgrade to be dependent on tender submissions based on a final hydraulic design. The hydraulic design is not included within the scope of this report.

Matters Arising...

- Water Engineer's report - 2

2.3 ISSUES WITH APPLICATION OF PROPOSED SOLUTION TO THE ENTIRE BUILDING

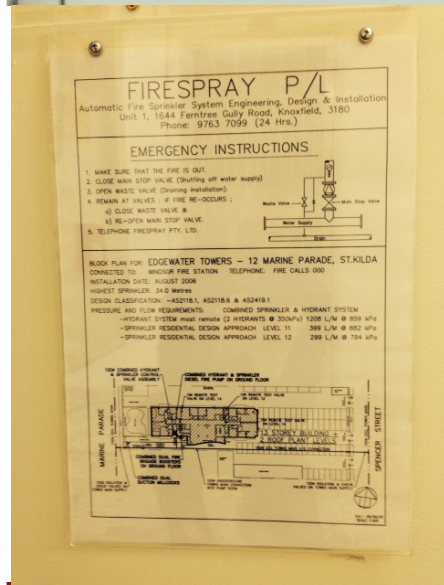
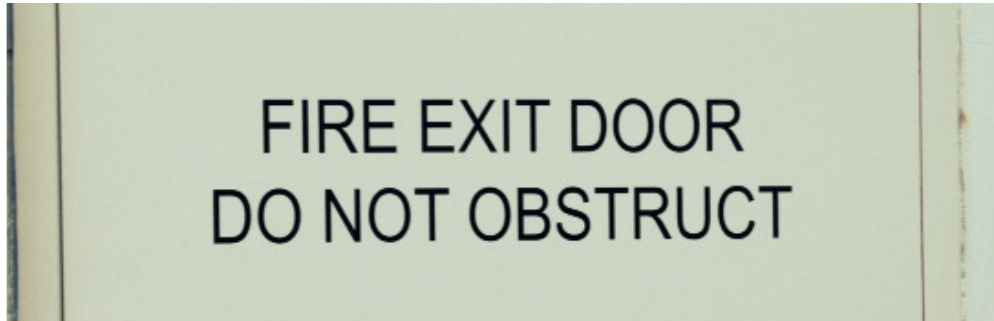
While a dedicated water supply pumping system for the entire building is possible, the variation in head pressure from the lower levels to the upper levels will require extensive balancing and provision of pressure reducing valves to each water supply point within each apartment. The extra cost associated with implementation of a pumping system catering to the entire building does not make it a feasible solution. This extra cost is a result of:

- Larger pumps (than outlined in section 2.2 of this report) catering to the full water supply requirements of the building
- Increased DCW pipework reticulation sizes to meet the full water supply requirements of the entire building during peak demand periods.
- Installation of pressure reducing valves at each supply connection point to ensure the water supply pressures on the lower levels are not excessive.

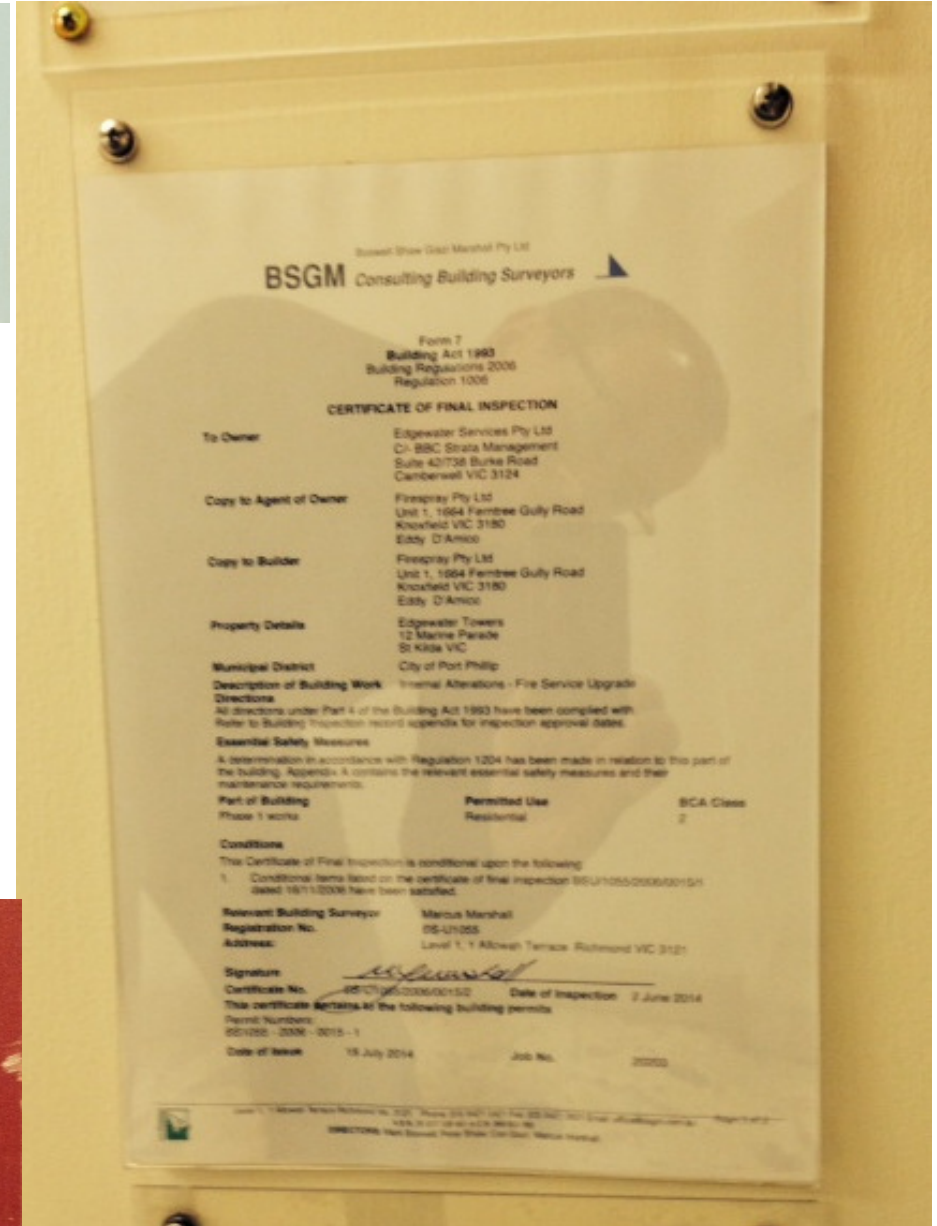
Chair's Report



Completion of Fire Life Safety Upgrades



2005-2014

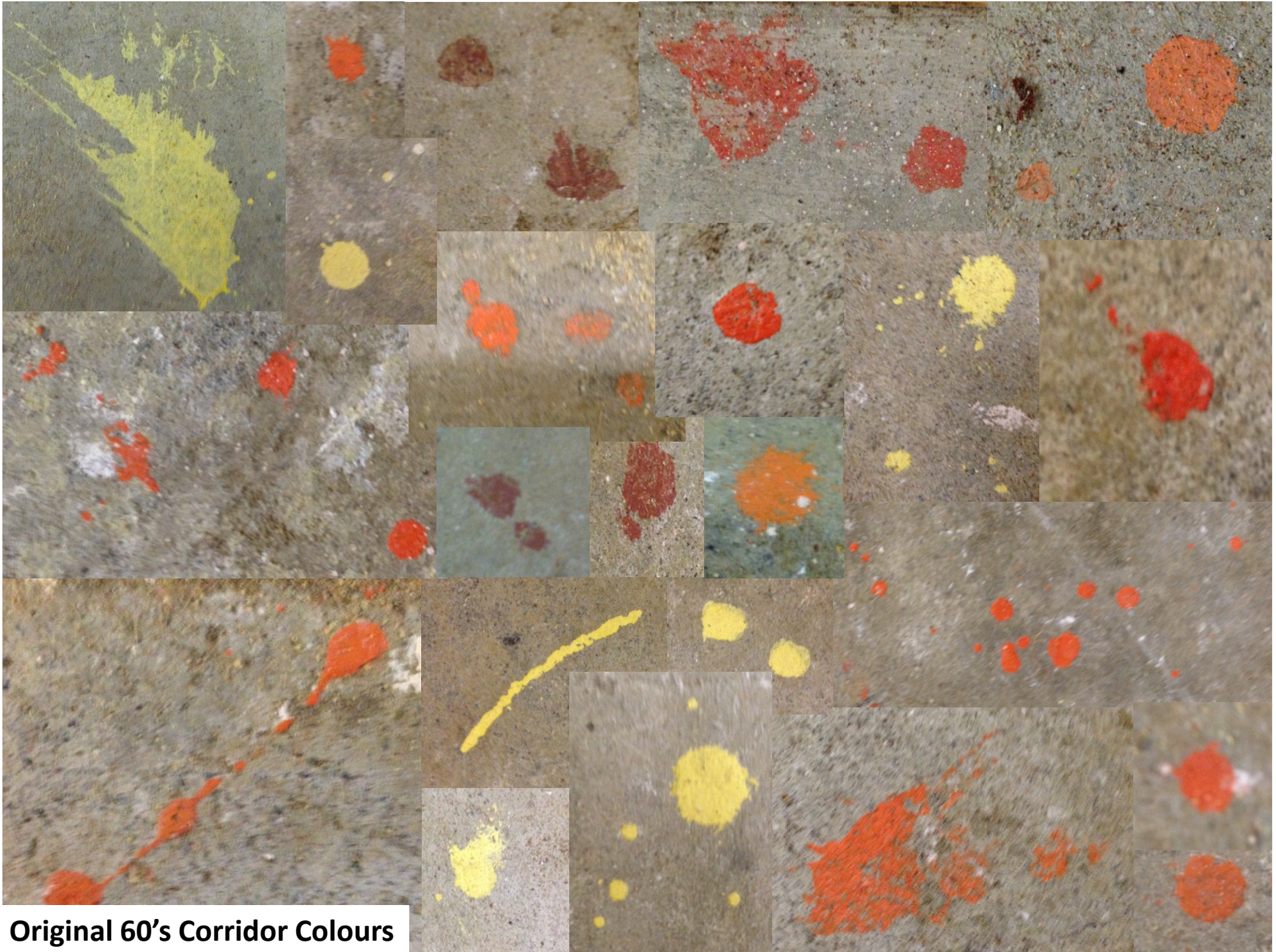


Interiors Upgrade Project Completed



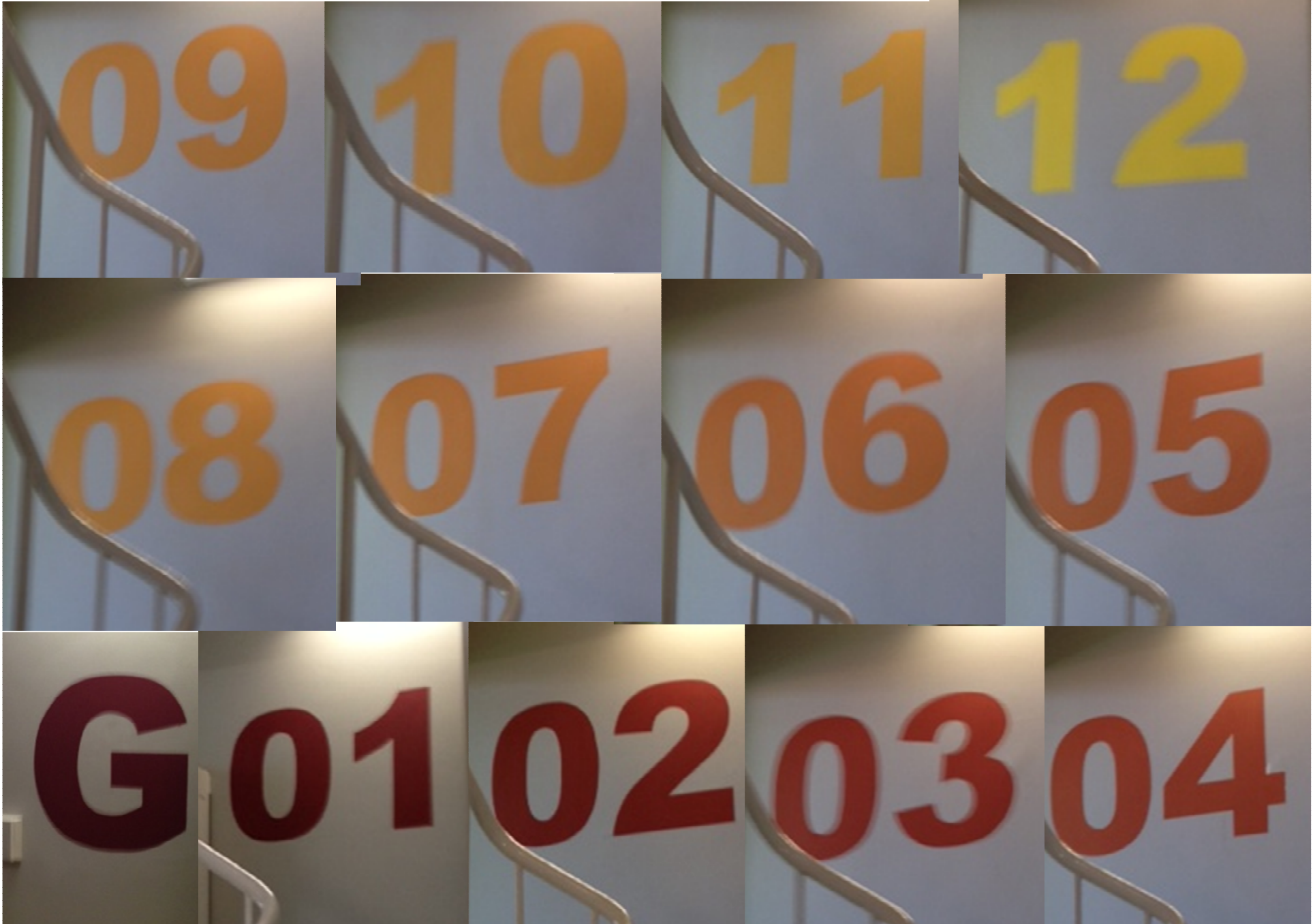






Original 60's Corridor Colours

Original 60's Corridor Colours recreated in the stairwell numbering



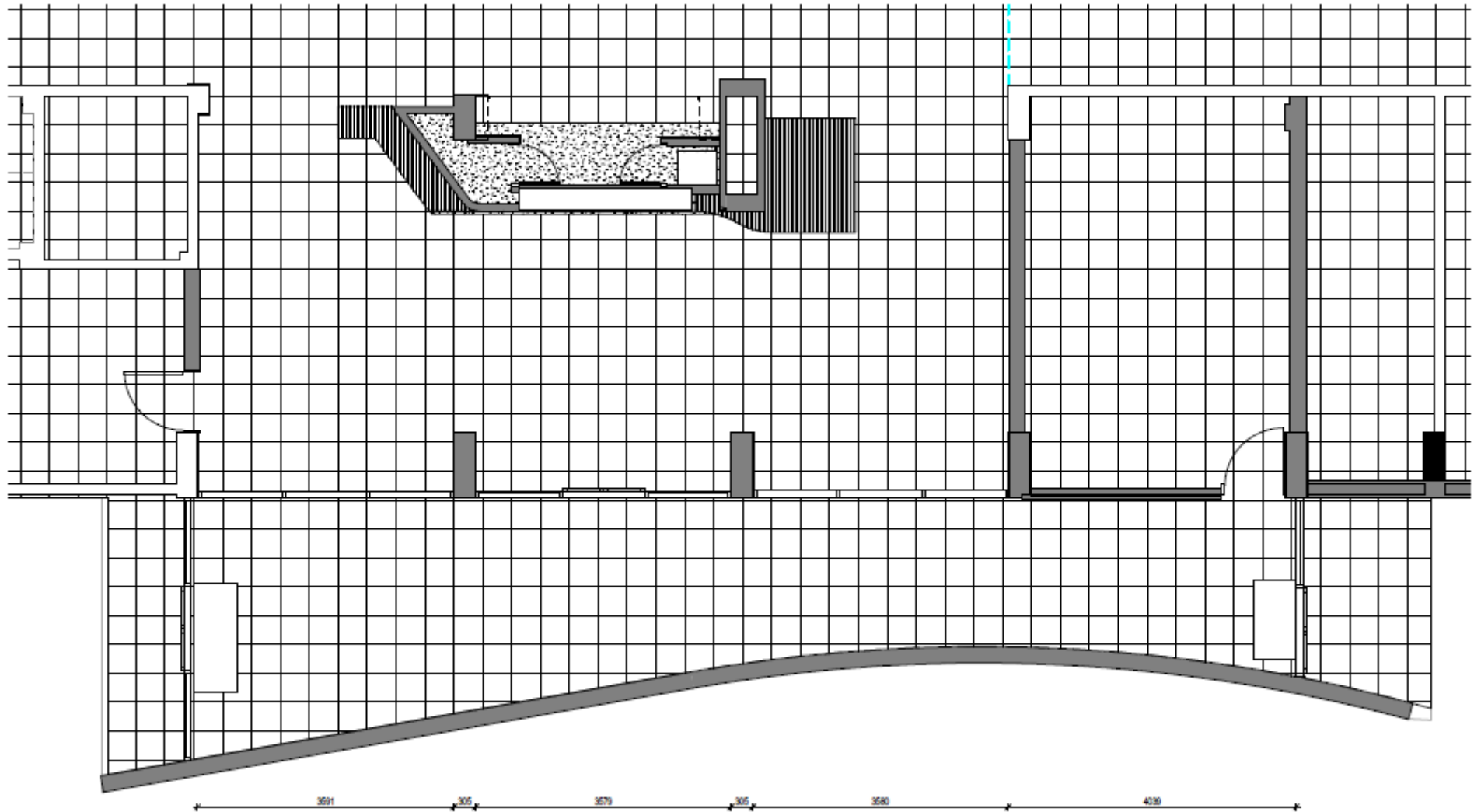
Improved Bike Storage and Fire Life Safety



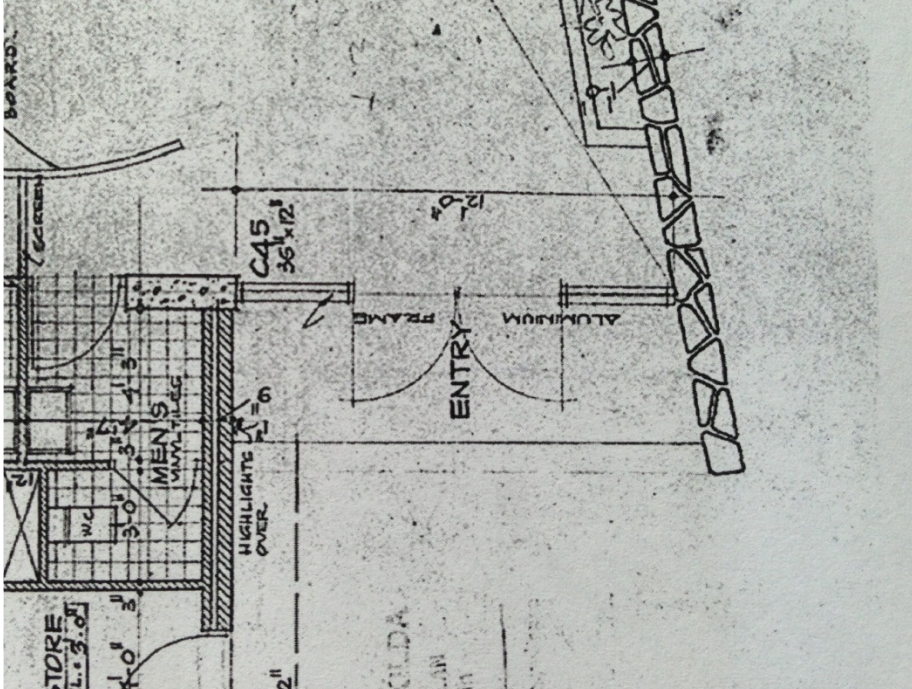
Improved Building Signage

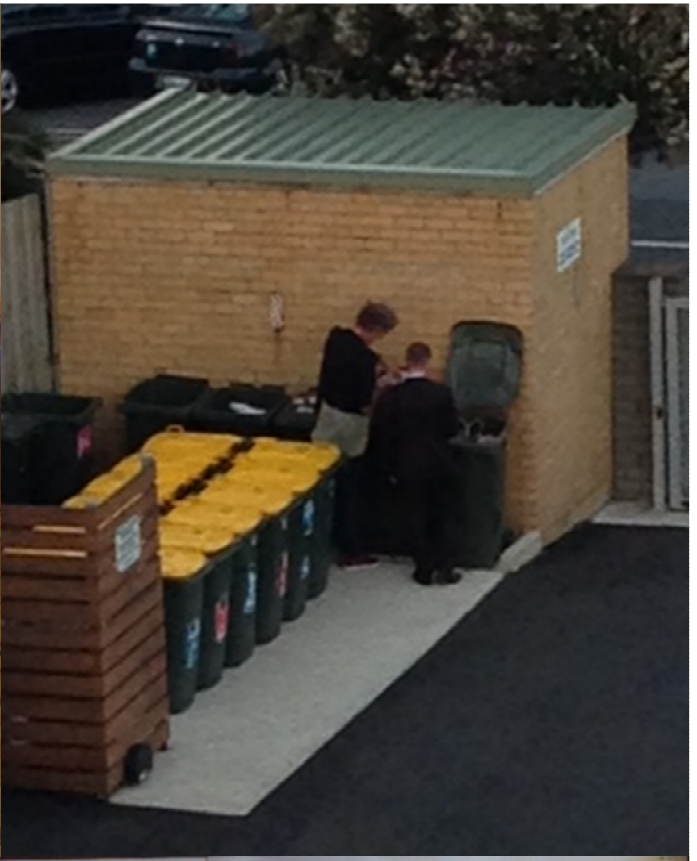


Lobby Airlocks Project Completed











Key pad and instructions



Aluminium mounting
frame being fabricated





LOCATION FOR BETTER LIVING

Luxurious

Edgewater TOWERS



Compare
These
Advantages



Relaxation at your Door

The beach is at your West door, and the park at your East door, and the romantic views of the bay are as lovely by night as they are by day. Nearby are—

- SWIMMING
- CHILDREN'S PLAYGROUNDS
- SPORTS OVAL AND PARKS
- BEACH, LIFESAVING CLUB
- BOWLING CLUB
- YACHTING



Entertainment within 600 yards

You can enjoy outdoor living on either of your own two private patios, and a few yards away are—

- PALAIS DE DANSE, 3 min.
- EARLS COURT, 4 min.
- LUNA PARK, 2 min.
- SOUTH PACIFIC, 4 min.
- PALAIS PICTURE THEATRE, 3 min.
- VICTORY PICTURE THEATRE, 5 min.
- ST. MORITZ ICE SKATING, 5 min.
- HEALTH STUDIOS, 4 min.



Shopping Facilities only 200 yards

Besides your Kiosk and Restaurant, on the premises nearby are—

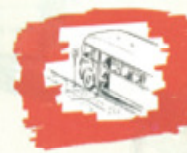
- COLES STORE
- MARKET
- POST OFFICE
- BANKS
- CHINESE AND EUROPEAN RESTAURANTS
- ACLAND ST. SHOPPING



You're Close to the Cosmopolitan Hotels and Restaurants of Fitzroy and Acland Streets

Close at hand are—

- VILLAGE BELLE HOTEL, 3 min.
- BEACONSFIELD HOTEL, 8 min.
- HOTEL ESPLANADE, 6 min.
- PRINCE OF WALES HOTEL, 7 min.



All Public Transport is within 200 yards

Edgewater Towers is the perfect location for living.

- CITY via St. Kilda Road tram
- CITY via St. Kilda Station, Bus and tram
- BRIGHTON by bus
- PORT MELBOURNE by bus
- ELWOOD, PT. ORMOND by bus
- KEW via Malvern and Hawthorn tram
- CLIFTON HILL via Port Road bus
- RICHMOND via Chapel St. tram

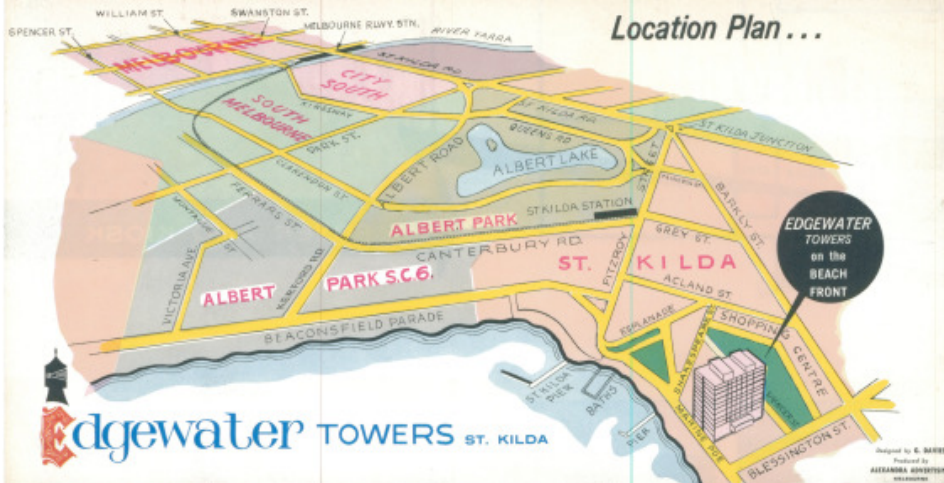


Private Transport only 4 miles to City

Edgewater Towers is 4 miles from the City—10 minutes by car. At Edgewater Towers there is an individual and private car park within the grounds for each Flat Owner.

Panoramic views to take your breath away—you live amidst the world's most advanced architectural ideas!

Two automatic independent express lifts whisk you to your soundproof flat! Here's luxury living only minutes from Collins Street, Melbourne, Victoria



Fabulous

Melbourne's Finest Home and Investment Project

MANHATTAN LIVING COMES TO MELBOURNE



100 Separate Title OWN-YOUR-OWN One or Two-Bedroom Flats

ONE-BEDROOM FLATS from £1150 DEPOSIT £8 per week	TWO-BEDROOM FLATS from £1700 DEPOSIT £12 per week
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ARCHITECT:
M. BENSHEMESH, A.R.A.I.A.
73 Queens Road, Melbourne

ENGINEERS:
J. L. & E. M. DALY
360 King Street, Melbourne

BUILDER:
MORISONS PTY. LTD.
2 ML Alexander Road, Flemington

AGENT



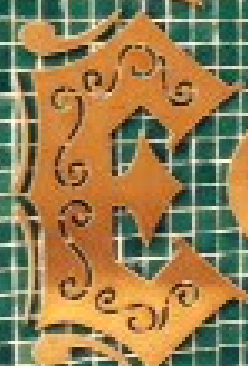
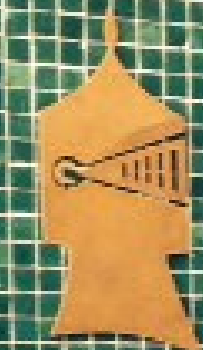
Edgewater TOWERS

12 MARINE PARADE, ST. KILDA, Melbourne, Victoria



Edgewater TOWERS





Edgewater TOWERS

East Entry Panel



Last edited 3 days ago by **UK2LA2MeIOK**

Edgewater Towers



Edgewater Towers is an high rise apartment block located in [Melbourne, Australia](#). The building, completed in 1961, was Melbourne's first, privately developed high rise apartment block^[1] and the tallest in Victoria until [Robin Boyd's Domain Park Flats](#) was completed in 1962. The building was designed by émigré architect [Mordechai Benshemesh](#) who designed many multi-storey buildings in St Kilda and Elwood.^[2] Edgewater Towers is considered to be Benshemesh's most iconic design.^[3]

History

Fire Life Safety

Concrete Remediation

Building Interiors

Description

Construction

Garden and Rooftop

Notable residents

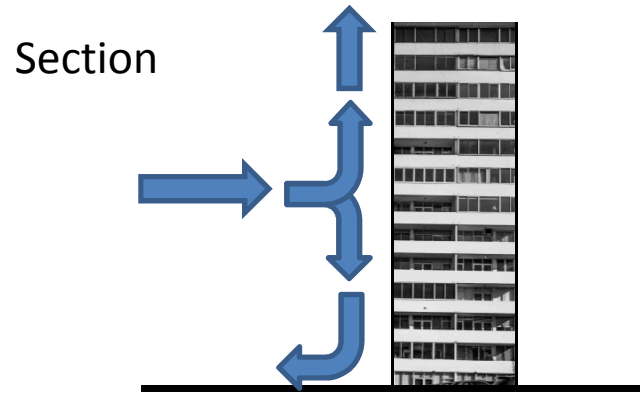
In the media




References

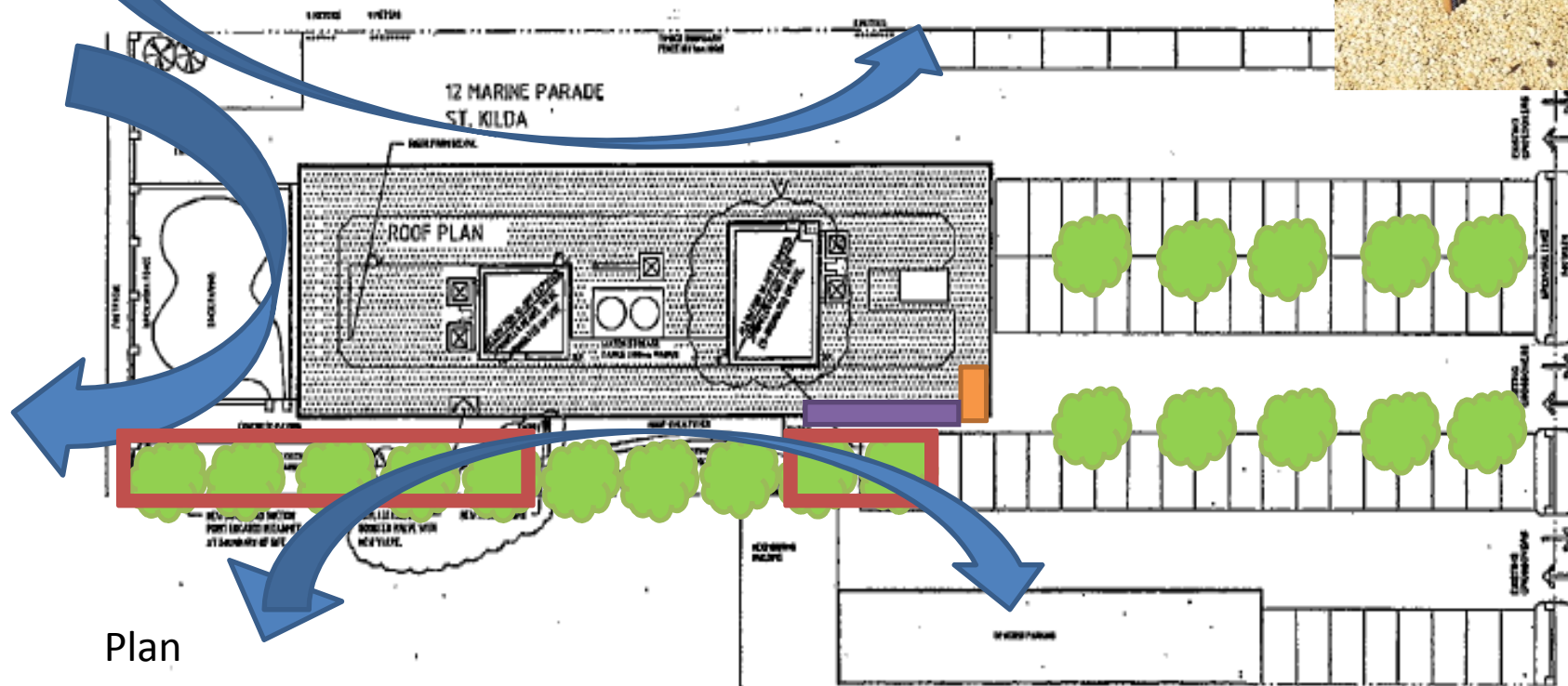
External links

Edgewater Towers Wikipedia Page

Landscaping Update



-  Tree wind protection
-  New herb garden
-  New native garden



Hydrant Cupboard to New Herb Garden



Design of Rooftop Balustrade Replacement



Year Ahead

- Rooftop Stage 1 – Rooftop Balustrade Replacement
- Rooftop Stage 2 - New Waterproof Membrane

Rooftop Project Look Ahead

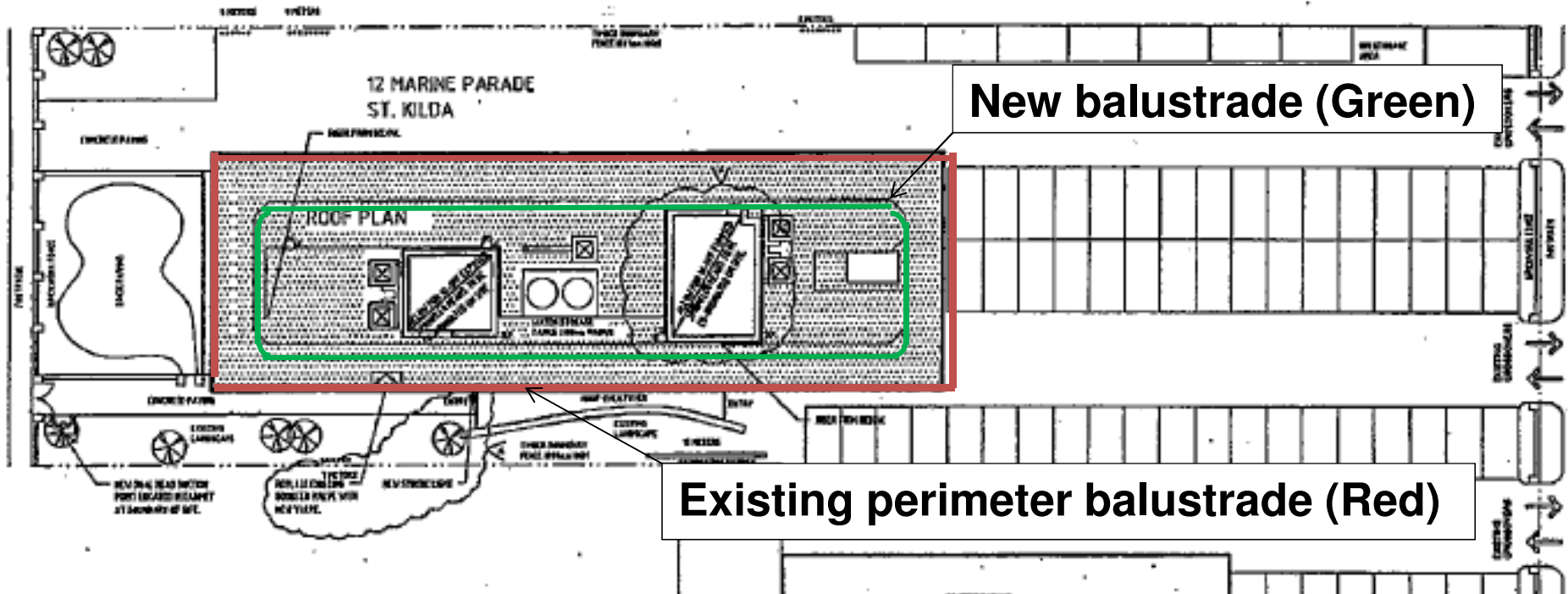
- **Enabling works** completed - BMU removal and abseiling points installed. Electronic security and cameras installed.
- **Stage 1** (2013/14) – New balcony railing in manufacture and plan for install by end 2014. Concrete corrosion repairs. Removal of non-compliant perimeter fencing.
- **Stage 2** (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.

Stage 1 - Rooftop Balustrade Replacement

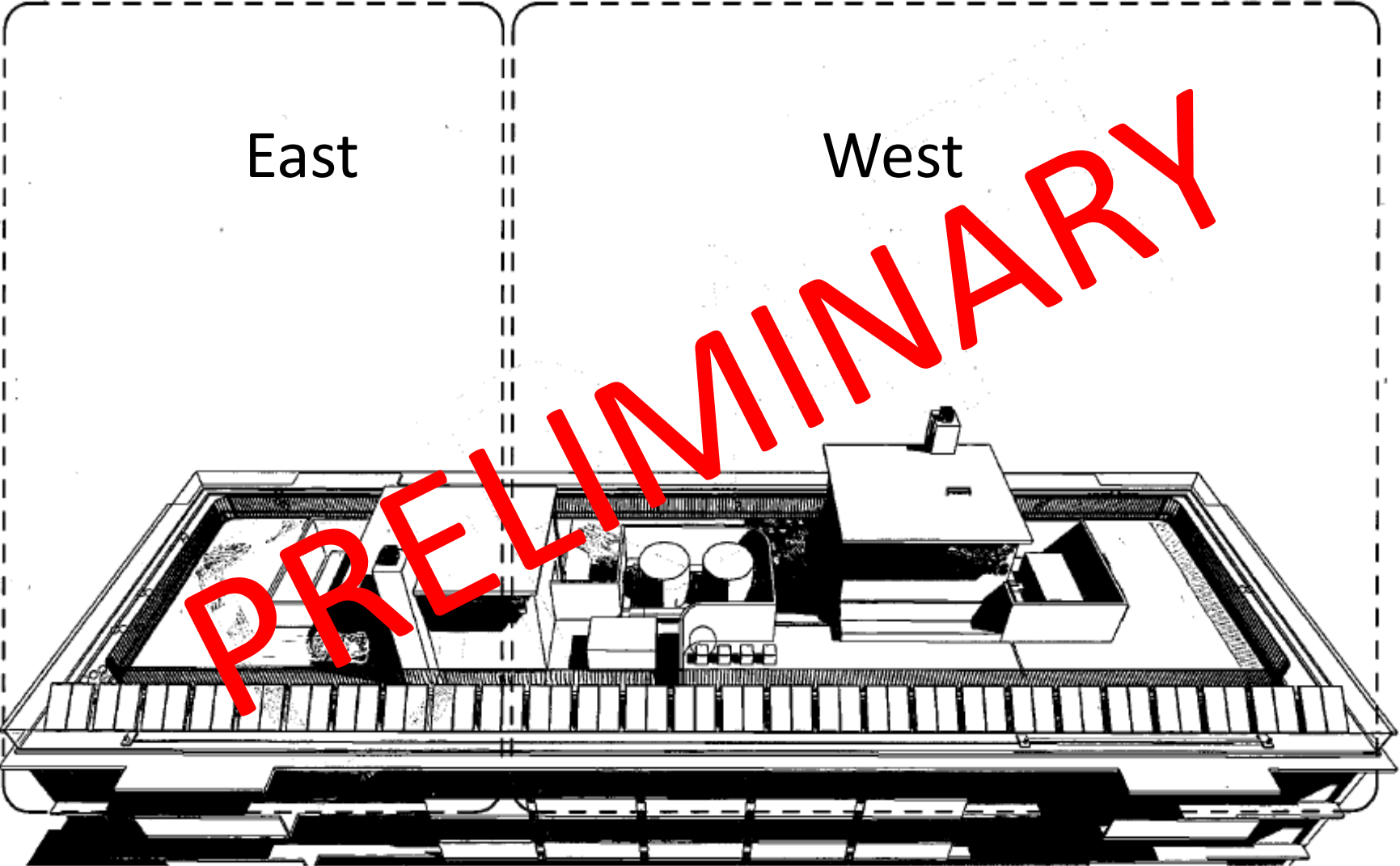


Rooftop Project Update





DRAFT Rooftop Project Concept





You are here : [Products](#) >> [DPH-Series](#)

DPH-Series

Adjustable from 35 to 860 mm, the DPH-Series pedestal offers the advantage of its **adjusting ring**, incorporated from model DPH-5 upwards, and its **slope corrector**, incorporated into all pedestals from model DPH-4 upwards.

The PH5 slope corrector (0-5%) and numerous fixing accessories are available to support all types of structures, and can be used on all models from DPH0 to DPH3.



→ [BC-Series](#) Solution for Innovation and creati

→ DPH-Series

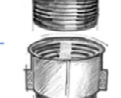
[Tabs](#)



[Head with Slope corrector](#)



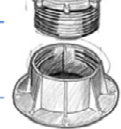
[Connecting sleeve](#)



[Adjustment ring](#)



[Base](#)



Overview

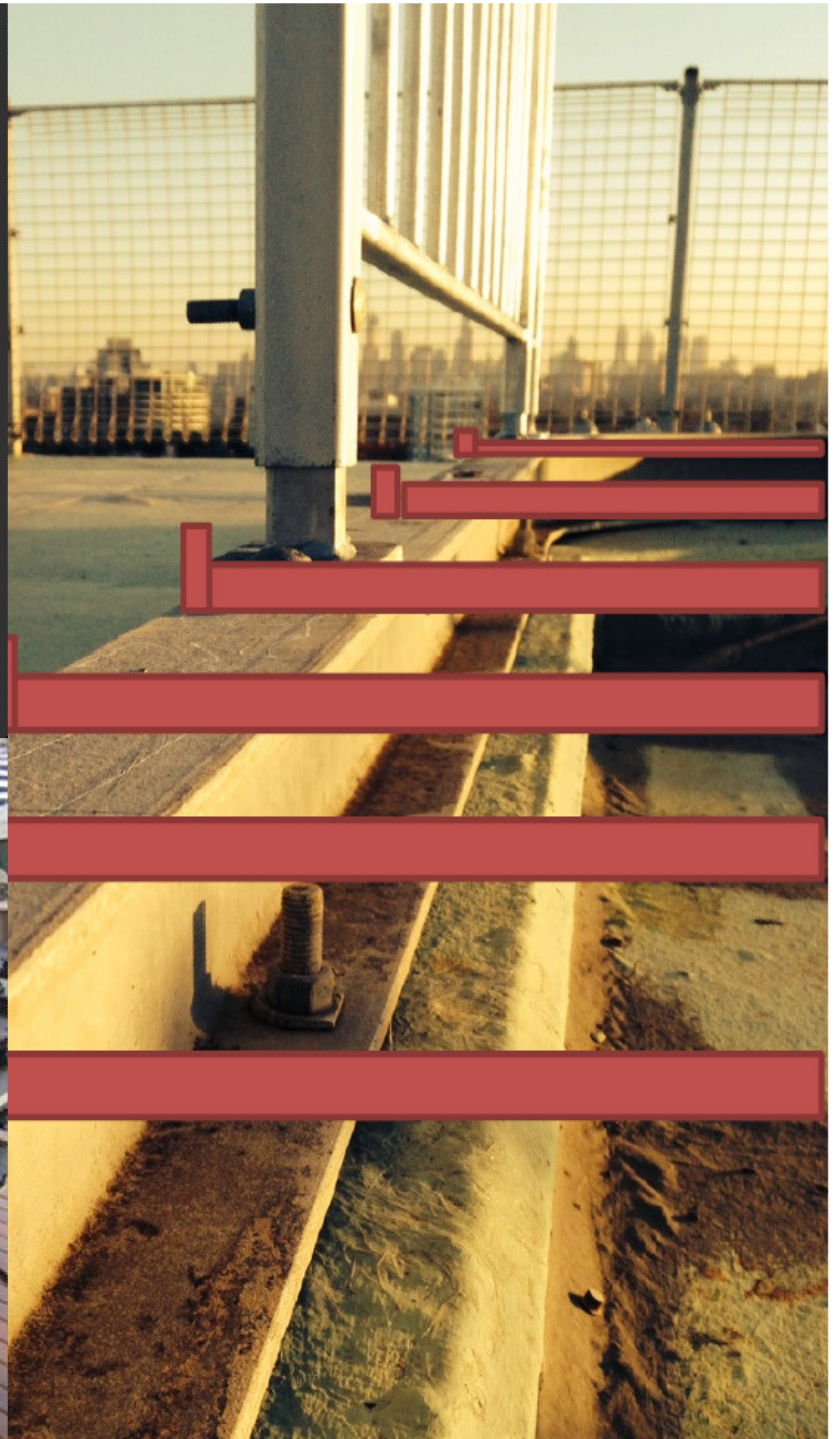
Philosophy

Products

Applications

Contacts

Partners



Gas Meter Audit

- Started and partly completed.
- Not all residents responded to requests for their Gas meter numbers.
- Aim to complete in early 2015.

Enclosed Balcony and Balustrade Survey

- Owners are entirely responsible for maintaining their enclosed balconies in a safe and acceptable condition.
- Enclosed balconies and balustrades previously surveyed September 2007.
- Owners were advised of the state of disrepair of their enclosed balconies last in July/August 2008.
- Some Owners have replaced their enclosed balconies since.
- In some instances Owners have let their enclosed balconies deteriorate to a state that is unsafe and poses a hazard (rotted timber and broken glass falling from the building).
- This survey will be followed by issue of breach notices to Owners found having enclosed balconies deemed unsafe and in an unacceptable condition.
- Owner must engage a contractor to replace in a timely manner at their expense to the ESL standard design from the 90's.

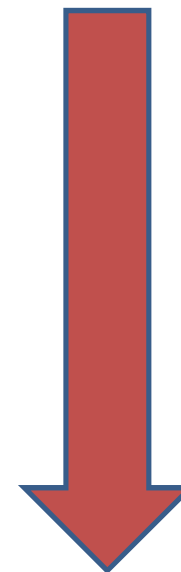
Breach Notices to be issued for non-compliances



Reduction of Outstanding Fees

Last 5 years:

Year Ending June 2010	\$192K
Year Ending June 2011	\$132K
Year Ending June 2012	\$127K
Year Ending June 2013	\$ 56K
Year Ending June 2014	\$ 53K*



%

ESL will automatically take legal action to recover any debt over \$2,000 this year.

* Excludes confirmed payment arrangements

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 solar panels on the north edge of roof
- Plan for the next repair and re-paint of building
- Others to be determined

Nuisance Stories

- Abuse of the rubbish chute continues
- Motor bikes and scooters not in parking spaces
- Key safes and short term lets
- Smoking on common property and cigarette litter
- Some repeatedly noisy/nuisance residents
- Oversized vehicles for parking spaces
- Car Park Tree abuse (Residents invoiced after ET's CCTV)
- Theft (Criminals arrested after sighting ET's CCTV)
- Missing fire door closers to front doors to flats
- Storm damage and 12th floor water tank lid



Good news stories

- Less graffiti attacks
- **54%** Owner occupied
- The Board held mid-year EGM to replace VBCS with BBC Strata Management
- **New path across Peanut Park Reserve to Veg Out**
- More Owners replacing their aged balcony in-fills
- **New Owner shared “the great Lobby was a factor in our purchase”.**
- Record Prices:
 - \$472,000** Record price for un-renovated 1 bedroom on 14 Feb 2015
 - \$645,000** Record price for a 2 bedroom flat in 2014

What Agents Are Saying

- “Sought after, iconic Edgewater Towers” – Wilson
- “Iconic modernist Edgewater Towers” – Hodges
- “Beautifully refurbished and iconic St Kilda building”
– Chisholm & Gamon
- “Mid-century modern” – Bekdon Richards
- “Divine period features” – Hodges
- “The building has been restored to its original
grandeur” – Wilson
- “Landmark complex” – Greg Hocking

Media

- Photographer Pietro Giordano is considering including images of Edgewater Towers in his potential new book project.
- Pietro Giordano won Best Exterior photo Melbourne Open House 2013 for Como House.



Melbourne Open House 2012, 2013, ~~2014~~, 2015



Hopefully back next year

To Elect Directors



To Elect Directors

There are 4 Board positions vacant and as there are only 4 nominations, the following people are hereby formally re-elected to the Board.

Mark Brickles

Director since 2011

Has degrees in business (MBA, BCom) and computing (Bbus, MBS). Has extensive management experience in various IT companies.

John van der Laan

Director since 2008

Background is in engineering, construction, and management and has had senior management experience with international companies such as Saab.

Shane Jenkins

Director since 2013

Extensive experience within the Victorian justice system.

Ty Brierley

Director since 2014

Has over 10 years experience running small businesses and has numerous business management qualifications. Ty is a lawyer specialising in property and commercial law.

To Receive Accounts and Budget



To Appoint Auditor



Any Other Business



Common area Lobby and Corridor Beautification Project Look Ahead

- Budget allocated 2016/17
- Start planning from 2015/16
- Ideas sought end 2015
- Service Agreement precludes residents hanging anything in the common areas
- **No effort or budget will be expended on this item until the rooftop project is well underway**

www.edgewater Towers.com.au

