

2015 Annual General Meeting



1. Elect a Chairperson



2. Confirm Previous Minutes



3. To Elect Directors



4. Chair's Report



Key pad and instructions frame completed



Lobby column improved



Ground floor window repairs completed



Ground floor South repairs completed



East entry panel repaint completed



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

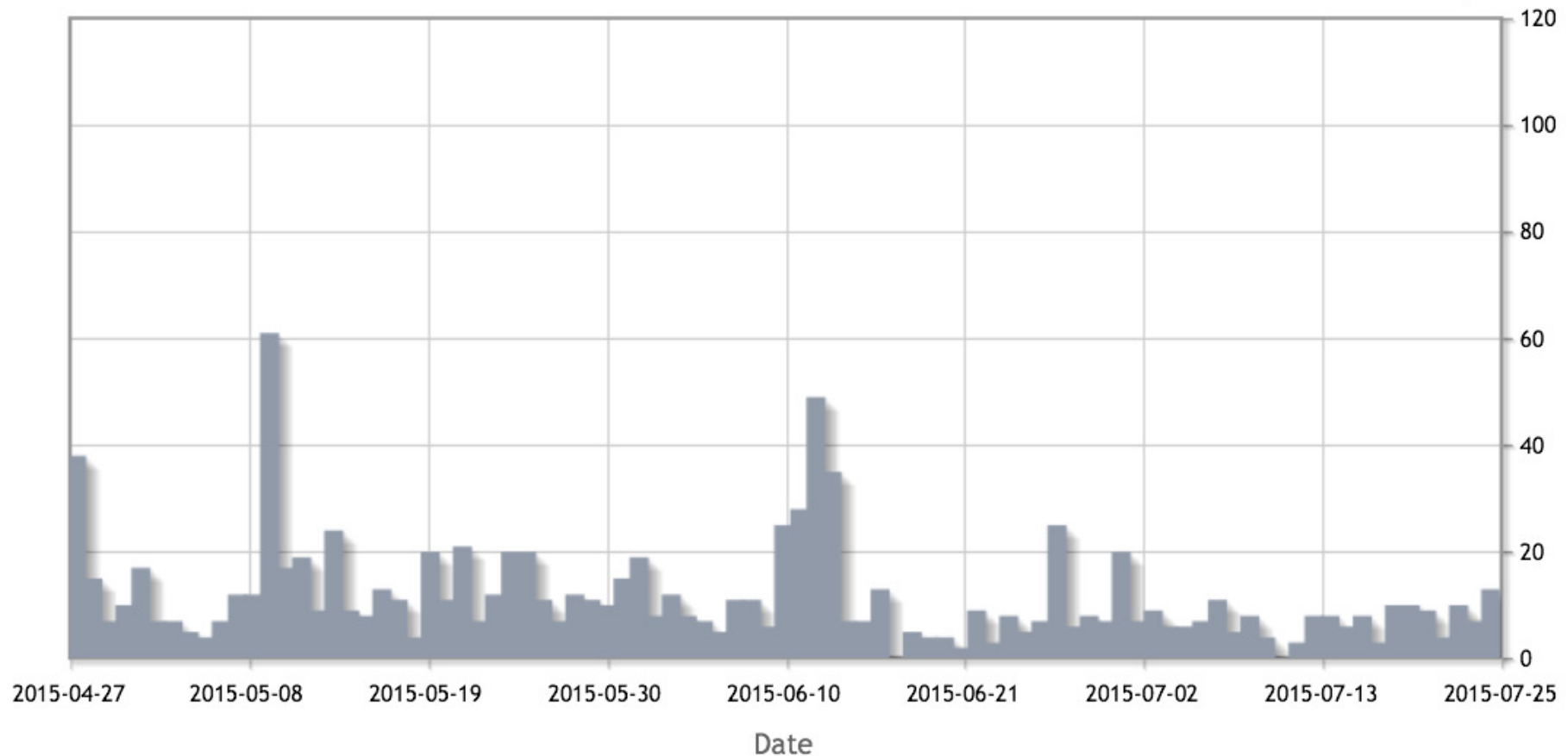
∨ References

∨ External links

Approx. 300+ viewings per month

[Edgewater Towers](#) has been viewed 1019 times in the last 90 days.

latest [30](#) [60](#) [90](#) days





Open House Melbourne 2015



Image Credit:
Pietro Giordano

Edgewater Towers

Architect: Mordechai Benshemesh



Recently discovered Edgewater Towers material

"It's so beautiful"
"Built to please women"
"It's our new home"



Edgewater Towers
12 MARINE PARADE, ST. KILDA



PENTHOUSE
APARTMENT

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the journal of
architecture, engineering, and building.



FOUNDATIONS
architecture & building edition

Recently discovered another episode of Homicide TV Show, Episode 24, 1965 “Ladies Man” features Edgewater Towers



Open House Melbourne – blogged

“Edgewater Towers in St Kilda stands 13 stories tall and is a stunning example of post-war modernism”.

Open House Melbourne.

“to the credit of the 101 apartments there are enough owner occupiers with active pride in the building to ensure renovations keep pace with sustainability values and the desire to remain living in such wonderful proximity to Port Phillip Bay”. *Mairineil.*

“it’s the perfect time capsule of Mid Century Modern architecture in Melbourne”. *Naomi Rahim, Aurora Design.*

This year Real Estate Agents are saying:

- *“Sought after, iconic Edgewater Towers”*
- *“The building has been restored to it’s former grandeur”*
- *“The dramatic terrazzo foyer establishes ideal first impressions”*
- *“The best in mid-century design including a glamorous 1960’s foyer”*
- *“has since 1961, deserved it’s status as a Melbourne landmark”*

Rooftop Project Update





New balustrade completed

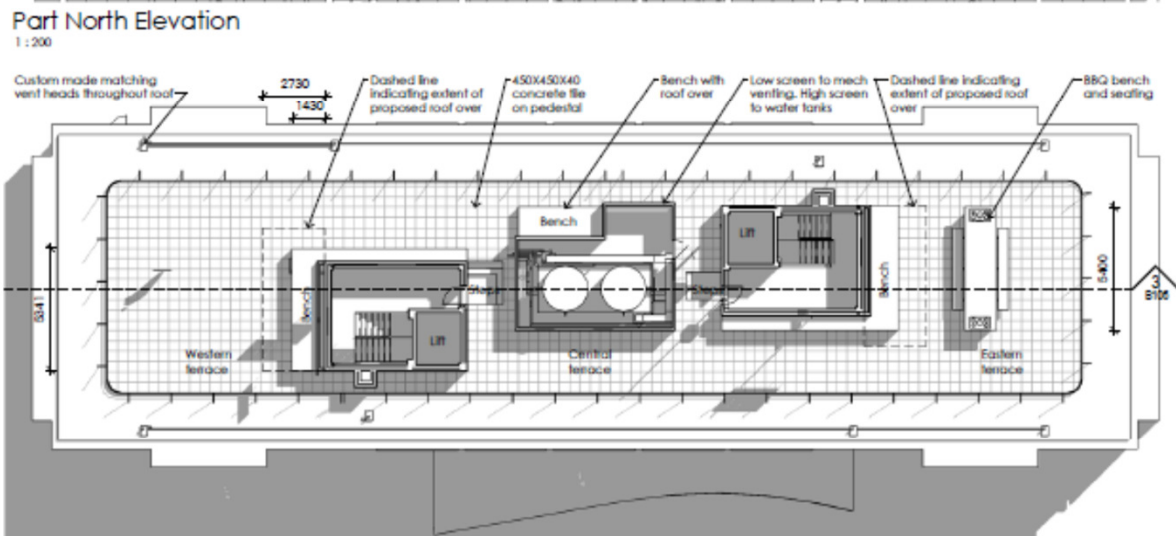
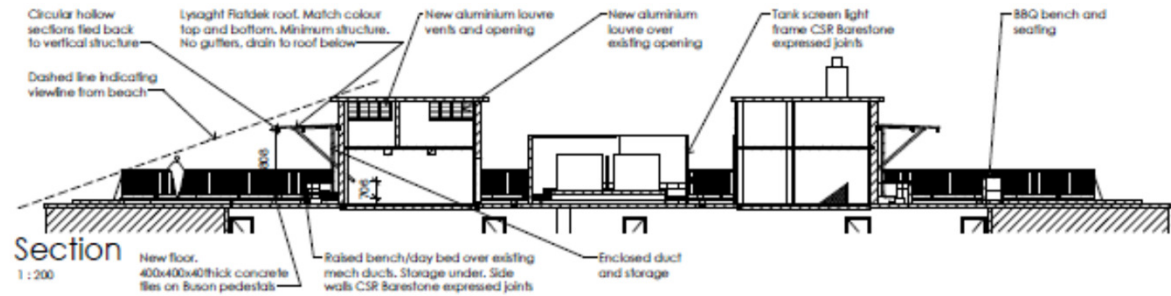
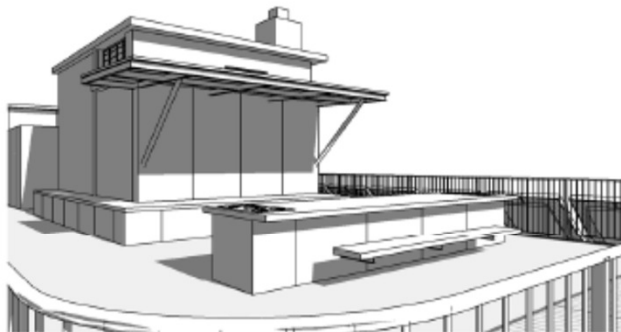


Waterproof membrane stage 1 completed

Rooftop project look ahead

- **Enabling works** - BMU removal and abseiling points installed. Electronic security and cameras installed. **completed**
- **Stage 1** – Waterproof membrane stage 1 **completed**. New balcony railing **completed**. Concrete repairs. Removal of non-compliant perimeter fencing.
- **Stage 2** – (2015/16) Exhaust fan and equipment relocation. Waterproof membrane stage 2. Plumbing enabling works.
- **Stage 3** – (2016-17) Paving/decking, equipment screening. **Rooftop part reopened end 2016 for Summer**
- **Stage 4** (2017/18) – Completion of paving/decking and shading and in-built furniture. **Rooftop open.**

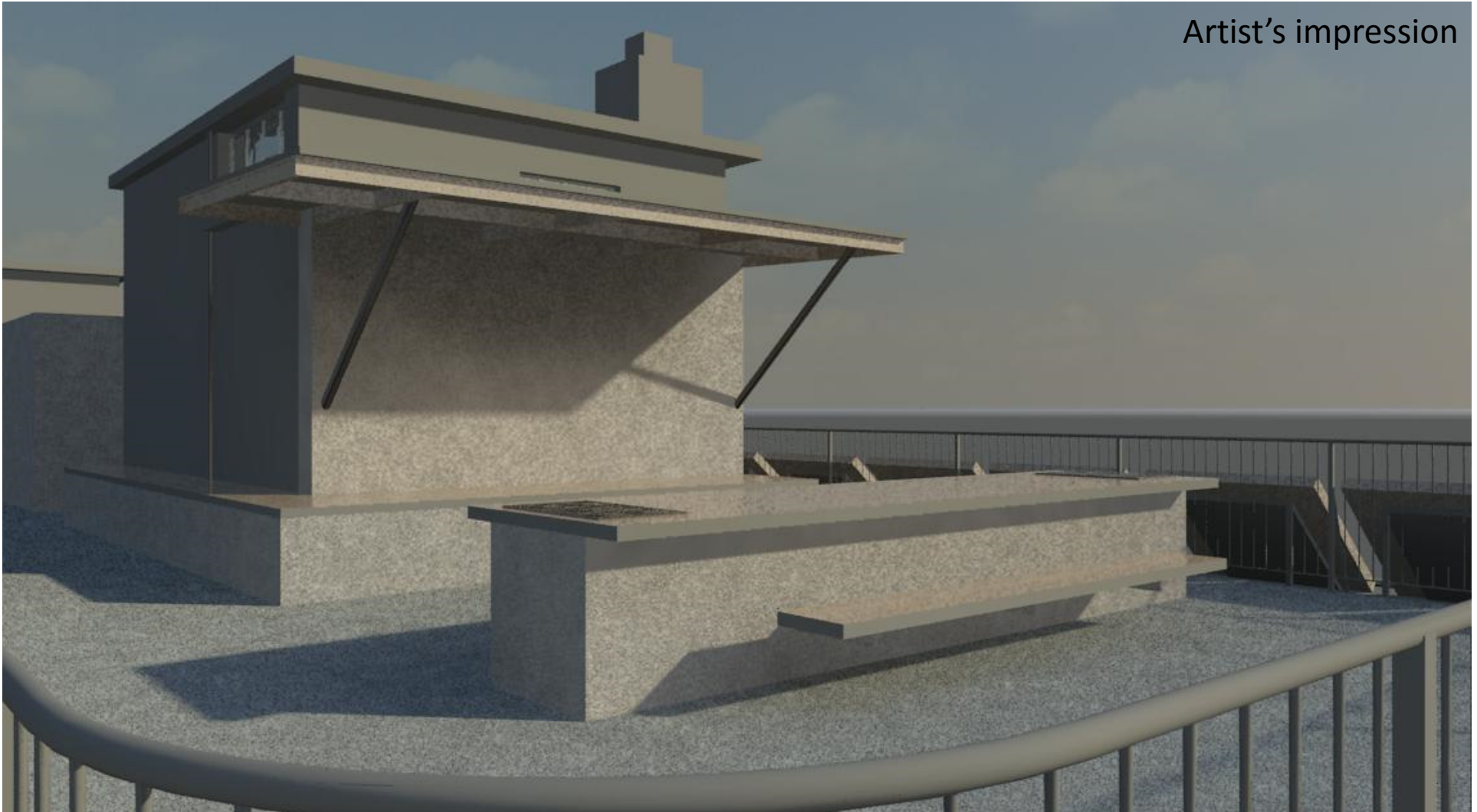
Rooftop Project Concept



Sketch Only - Not for Construction

Rooftop Project Concept

Artist's impression



East Terrace: Paved, fixed seating/lounging, communal BBQ bench and shade canopy.

West Terrace: As East Terrace without communal BBQ bench.

Example pedestal flooring system



BPI – Manufacturer of adjustable pedestals for all types of terraces Language : English
BUZON pedestal International s.a. Herstal

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

Overview

Philosophy

Products

Applications

Contacts

Partners

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 creativity

→ [DPH-Series](#)

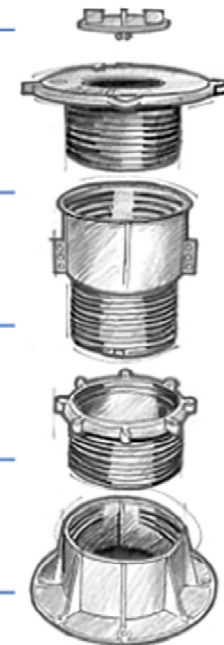
[Tabs](#)

[Head with Slope corrector](#)

[Connecting sleeve](#)

[Adjustment ring](#)

[Base](#)



Gas Meter Audit

- Started and partly completed.
- Not all residents responded to requests for their Gas meter numbers.
- Aim to complete this year.

Washing Machine Replacement

- Replacement of old washing machines with new front loaders
- Replacement of old driers with new, more efficient driers
- New provider

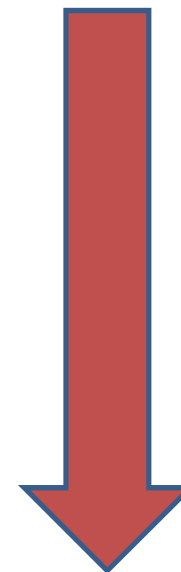
Enclosed Balcony and Balustrade Survey

- 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.

Reduction of Outstanding Fees

Last 6 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* |
| Total 30 Nov 15 | \$ 39K |



%

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

* Excludes confirmed payment arrangements

Reduction of Outstanding Fees

Difference in outstanding fees over 6 years

\$ 153,000

This represents an amount of \$ 1,530
per owner that you did not have to
pay.

Reduction of Outstanding Fees

Breakdown of outstanding fees 30 Nov 2015

| | |
|-------------------------------|------------------|
| To be collected on settlement | \$ 10,800 |
| Formal payment arrangements | 5,700 |
| Paid since 30 Nov | 1,900 |
| Balance | <u>\$ 20,700</u> |

Represents 16 owners at \$1,300

Strata Conversion

- Feasibility study commenced to determine value increases of apartments, costs of conversion, new units of entitlement and any other necessary information.
- Information pack to be distributed during the coming year.

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 Owners/Tenants
- Oversized vehicles for parking spaces
- Car Park Tree abuse
- Climbing over walls and fences

Potential future projects 2017 & beyond

- Replacement of all intercoms
- 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
- Common area beautification (lobby and corridors)

Potential future projects 2016 & beyond

- 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
- Others to be determined

Good news stories

- **52.5% - up from 48%** Owner occupied
- More Owners replacing their aged balcony in-fills
- Record Prices:
 - 1 bedroom - **\$472,000**
(Prior record price for 1 bedroom \$461,500)
 - 2 bedroom - **\$725,000**
(Prior record price for 2 bedroom \$645,000)
 - 3 bedroom - **\$748,000**
- Improved TV reception from August 2015
- Edgewater Towers to be in Bruce Small's biography
- Over 200 visitors for Open House Melbourne

BOARD FOCUS

- To increase the long term value of your investment in the building.
- To increase your amenity in, and enjoyment of, the building by maintaining and enhancing the facilities within the building.

PRIORITIES

- To enhance the security of residents; and
- To put in place preventative maintenance measures designed to maintain or reduce the future cost of upkeep; and
- To bring back, as much as possible, uniformity to the façade of the building.

5. To Receive Accounts and Budget



6. To Appoint Auditor



7. Any Other Business

