

2018 Annual General Meeting



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Image Credit: Doug Gimesy Conservation and Wildlife Photography

1. Elect a Chairperson



Image Credit: Doug Gimesy Conservation and Wildlife Photography

2. Confirm Previous Minutes



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Image Credit: Doug Gimesy Conservation and Wildlife Photography

3. To Elect Directors



Image Credit: Doug Gimesy Conservation and Wildlife Photography

Directors

- The following directors offer themselves for re-election:
 - Mr Sym Kohn
 - Mr Ty Brierley

4. MD's & Chair's Report

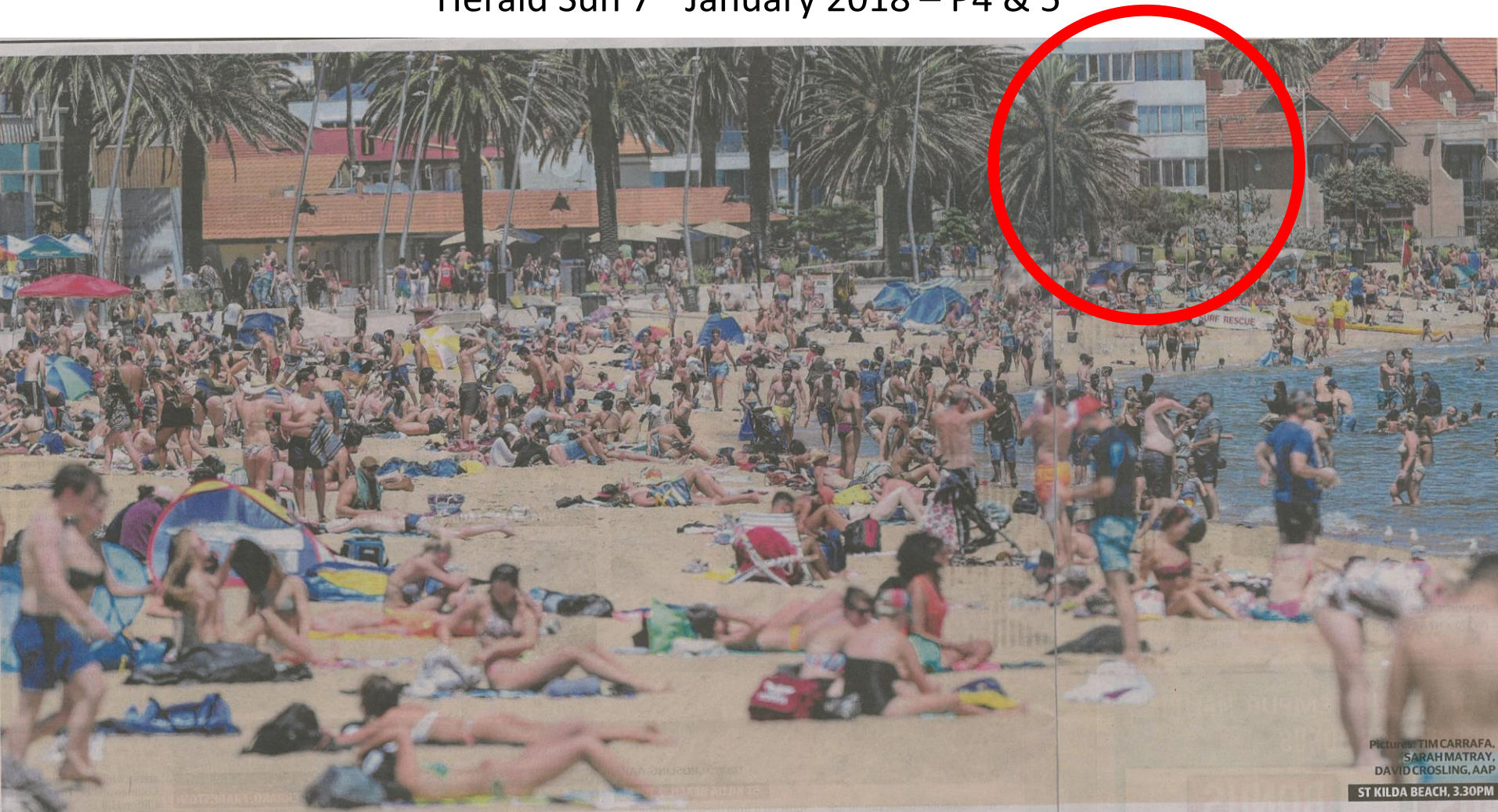


© doug gimesy

Image Credit: Doug Gimesy Conservation and Wildlife Photography

“Sudden Change Brings Relief”

Herald Sun 7th January 2018 – P4 & 5



Pictures: TIM CARRAFA,
SARAH MATRAY,
DAVID CROSLING, AAP

ST KILDA BEACH, 3.30PM

Change in OC Manager brings relief to overworked Board members

New Building Management from June



Tideways
the owners corporation managers

[home](#) [about](#)

here
for
you

Why

more



First Floor Carpet Repair Completed



Why it took so long:
Our apologies to
First Floor residents

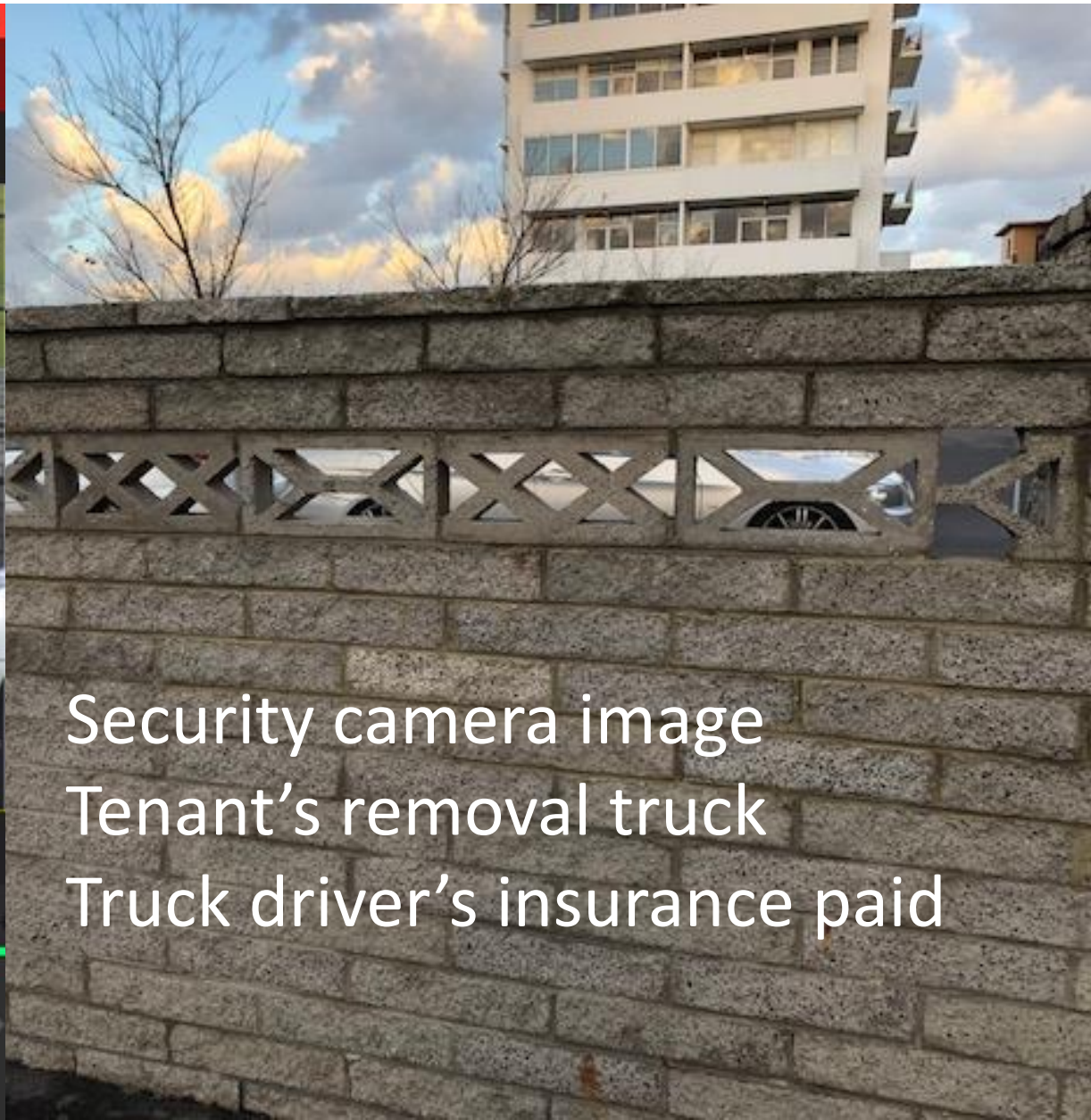
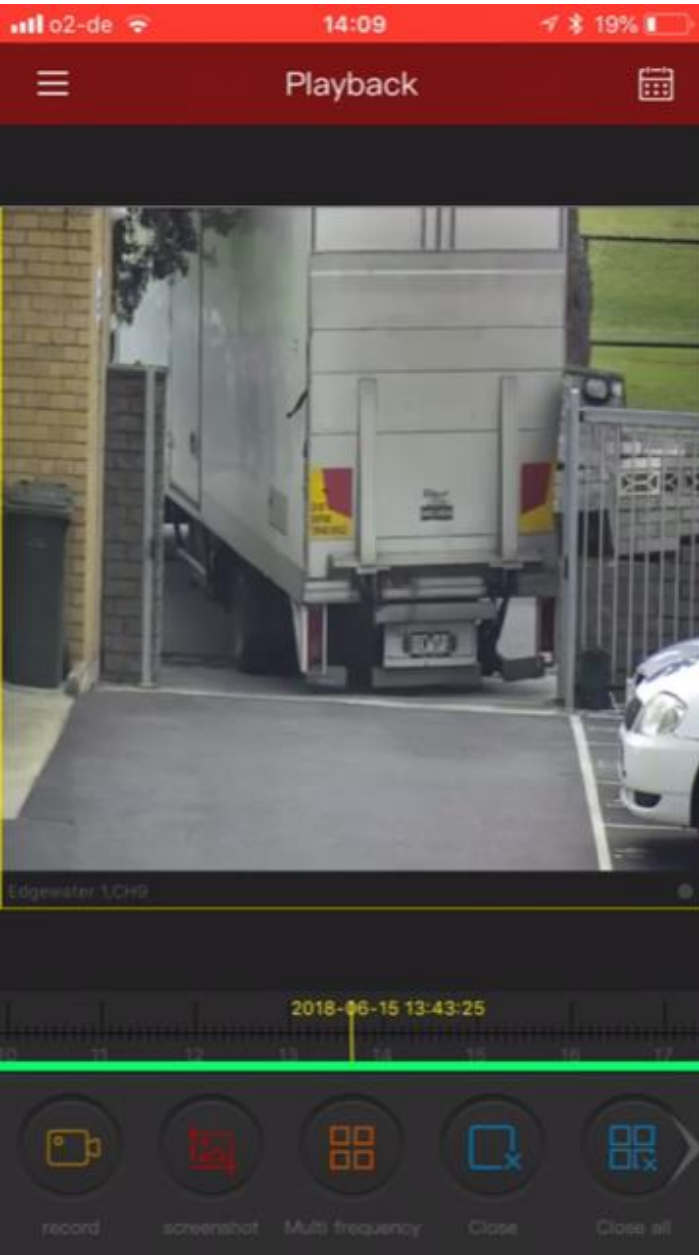


Carpet no longer supplied
6m 'Patch' hand made
Insurance covered cost

Fixed FIRST FLOOR Signage



Wall Repair Completed



Security camera image
Tenant's removal truck
Truck driver's insurance paid

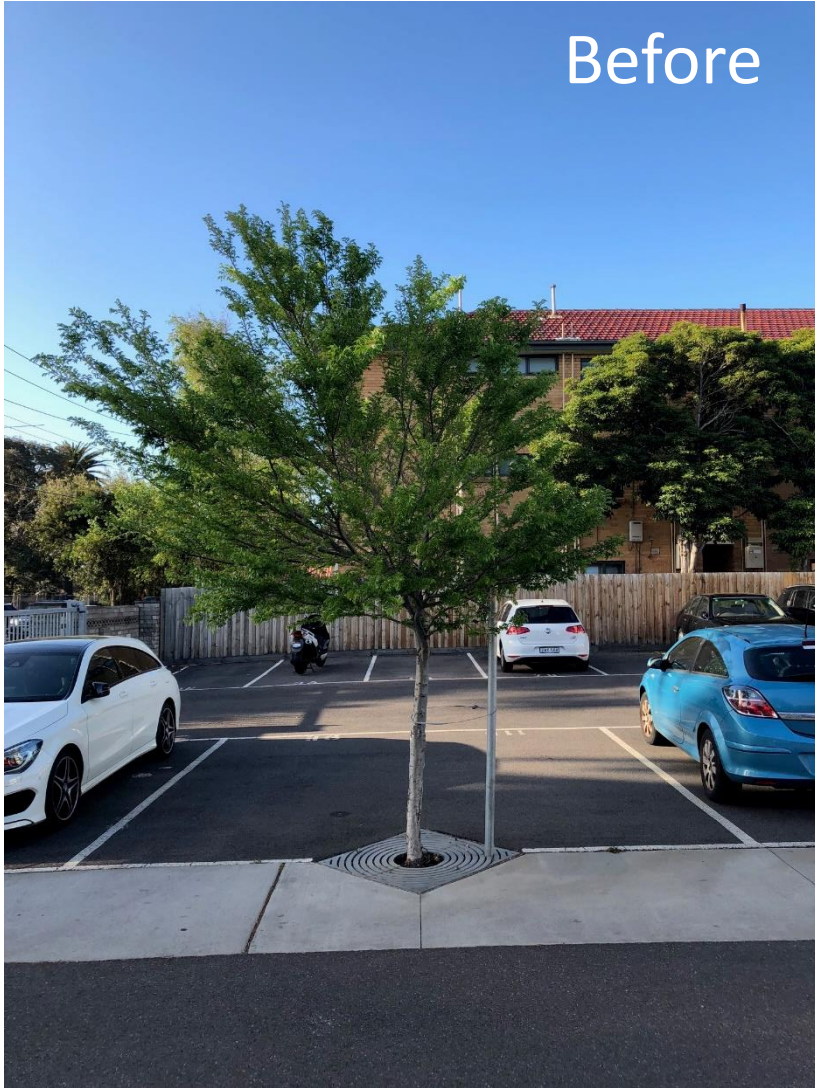
Lobby Terrazzo Refurbished



OHM visitor comment:
"An epic floor!"

Tree Maintenance Completed

Before



After



Fibre Network Completed

St Kilda landmark gets gigabit fibre

26 June 2018

Written by **Stephen Withers**

Published in

Telecoms & NBN

5 Comments



Edgewater Towers, St Kilda

The oldest privately-developed high-rise apartment block in Melbourne is now connected to the Internet by a fibre network delivering 1000Mbps services.

**IT Wire Reader
Comment:
“Wish I lived in
that building!”**

2018 Bike Tags



Abandoned Bikes Donated to Charity



Smoke Detector Replacement

Striking snap captures heat of the moment

31/08/13, 5:41 PM



Smoke pours out of a unit in the Edgewater Towers apartment block in St Kilda. *Photo: David Lim/@feedlimmy*

Common areas and 90 flats completed 2017.
Remaining 11 apartments to be completed.

Facade Survey Completed

- Owners responsible for maintaining enclosed balconies in a safe and acceptable condition.
- Some balconies have deteriorated to a state that is unsafe and poses a hazard.
- Meeting with affected owners explaining the situation and the process for remedying & repairing.



Owner's responsibility



Board responsibility



Breach notices issued for non-compliances



Further Security Camera Upgrades

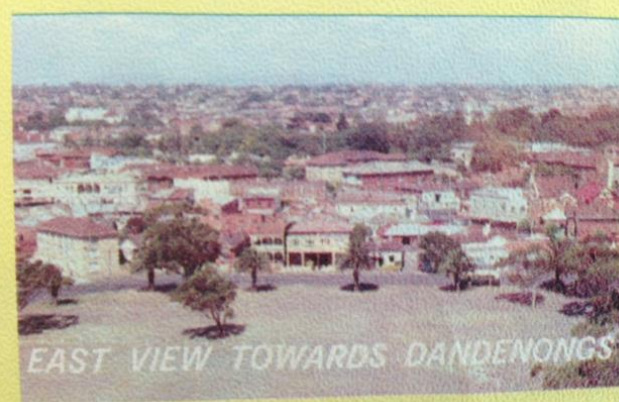
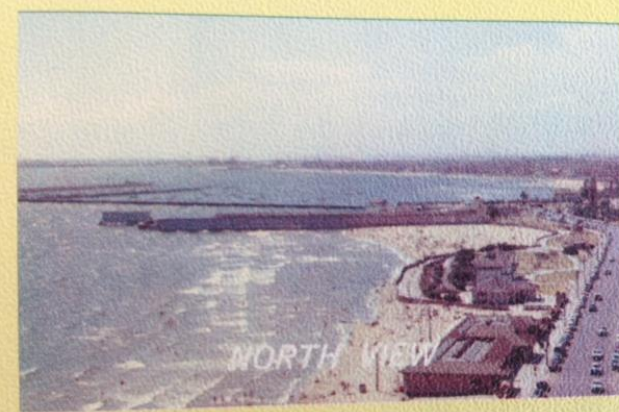


NEW rooftop terrace coverage

Rooftop Project Completed

EDGEWATER TOWERS

18th Apr. 2018



THE ROOF — OTHER FACILITIES. The roof is accessible to all tenants in the flats and has a pipe balustrade around at a height of 3½'. It is ideal for sunbathing or showing panoramic views to your friends. Access to the building is by the foyer from either Marine Parade or Spenser Street, but vehicle access to the car park is from Spenser Street only. Remember, there is a car

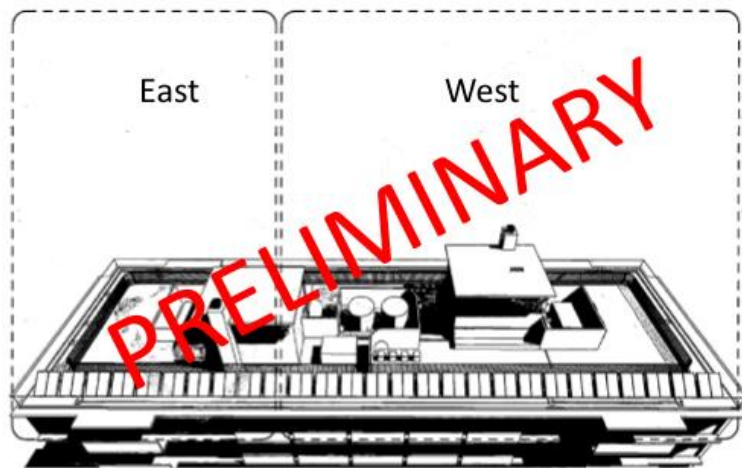
1961 Excerpts from original sales brochure. Edgewater Towers rooftop had two wide stairs and a balustrade yet had exposed plant and equipment with piping trip hazards.



2012 AGM slide - A great view but not much else!
ESL Board proposed new “**Vision for the Rooftop**”.



2013 Redundant Building Maintenance Unit (BMU) removed.



2013 ESL Board prepared project brief and appointed Opat Architects to prepare design.



2013 Proposed rooftop Butynol waterproof membrane system prototyped on lobby roof.



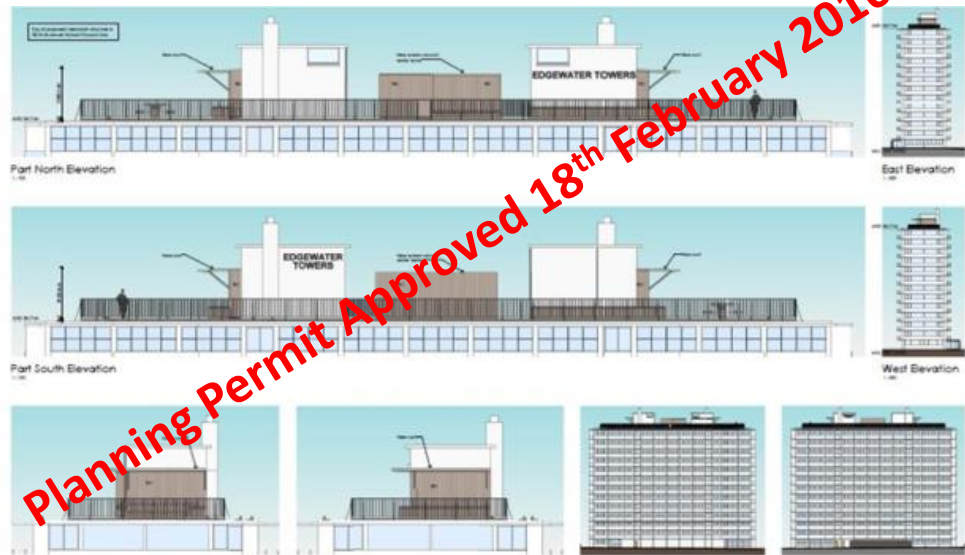
2014 Balustrade prototype on BMU beam. Rope access points installed in BMU beam.



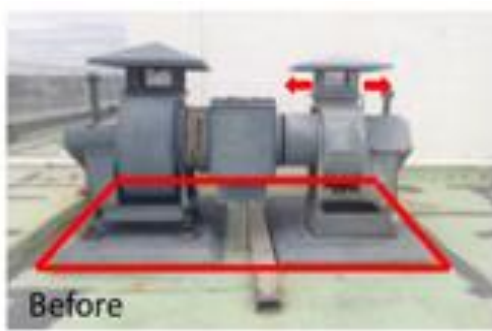
2015 Balustrade installation. First stage of Butynol waterproof membrane.



2016 Second stage of waterproof membrane.

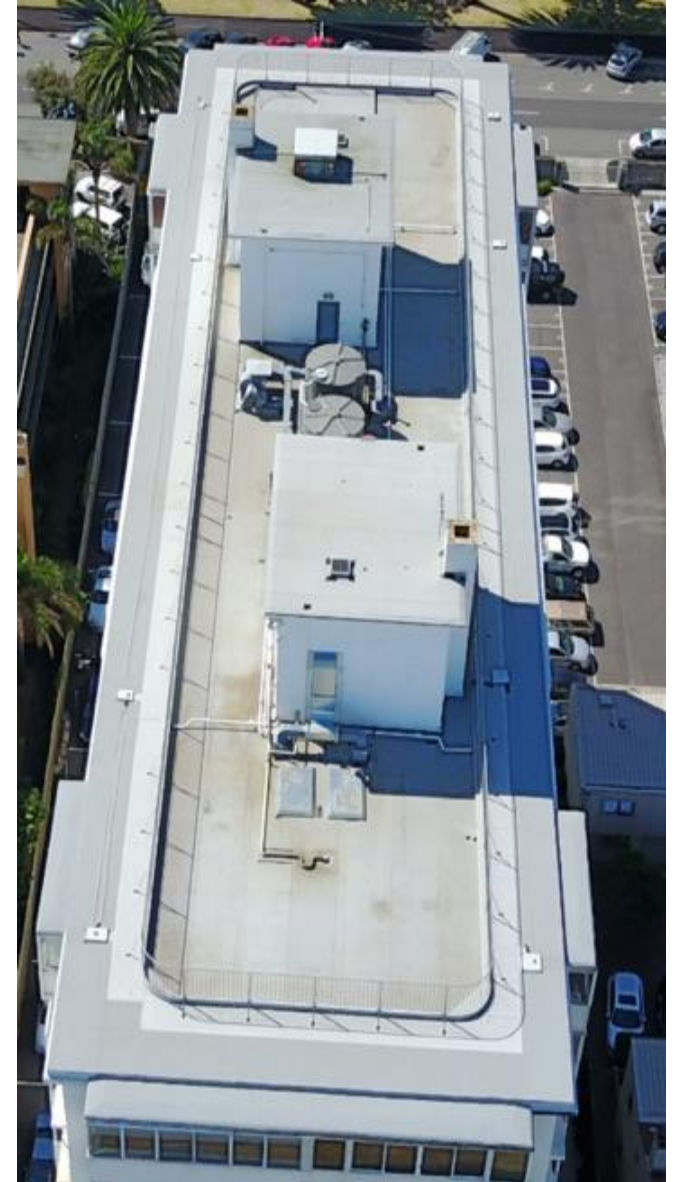


2016 City Port Phillip grant planning permission.

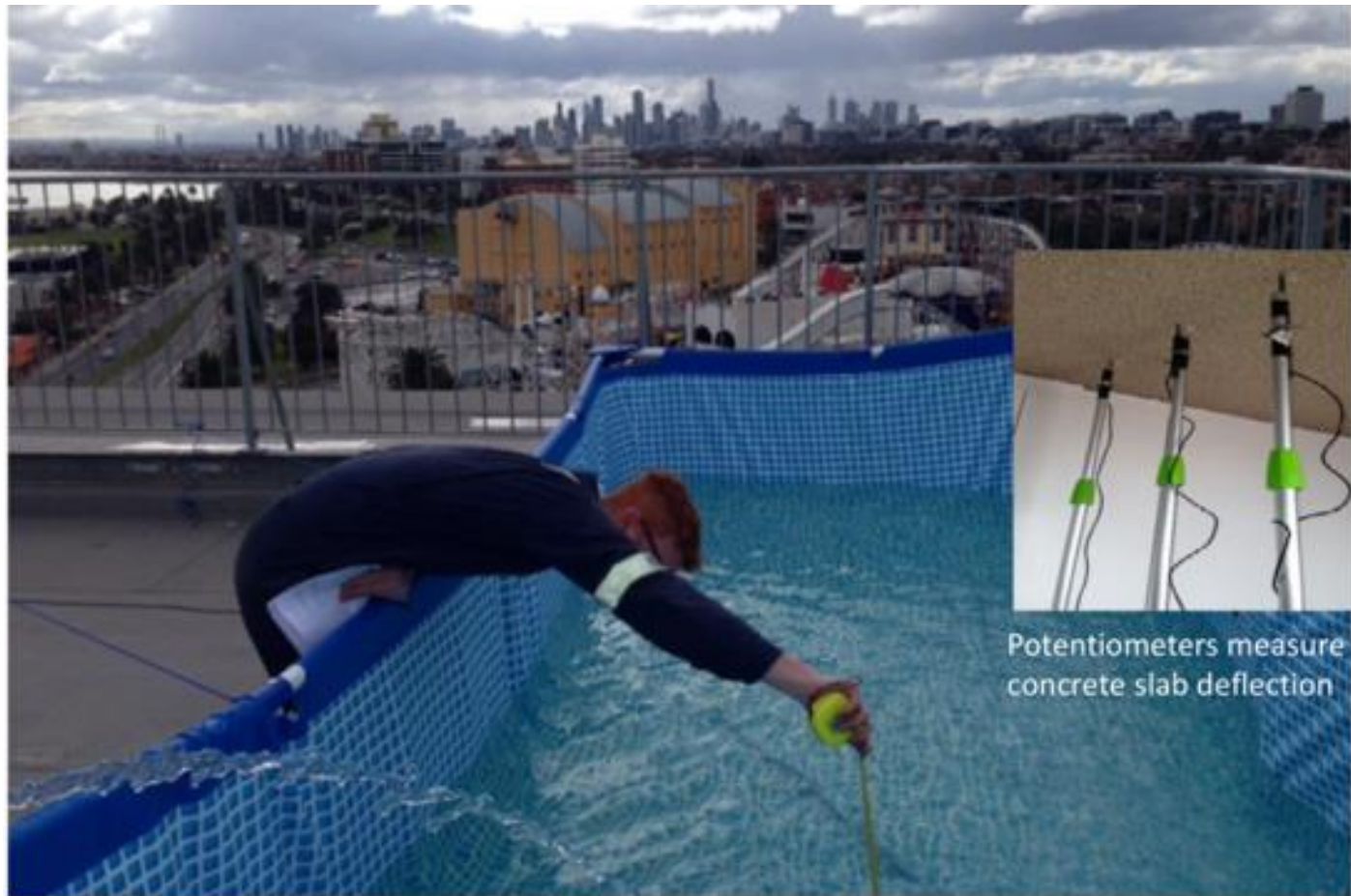


Fans now inside
No nuisance fan noise or exhaust odour at new East & West terraces
Increased useable area below new canopies

2016 Exhaust fan plant relocated inside.



2017 Waterproof membrane complete.



2017 Structural load test using a swimming pool.

2018 Construction permit approval 12th Jan.

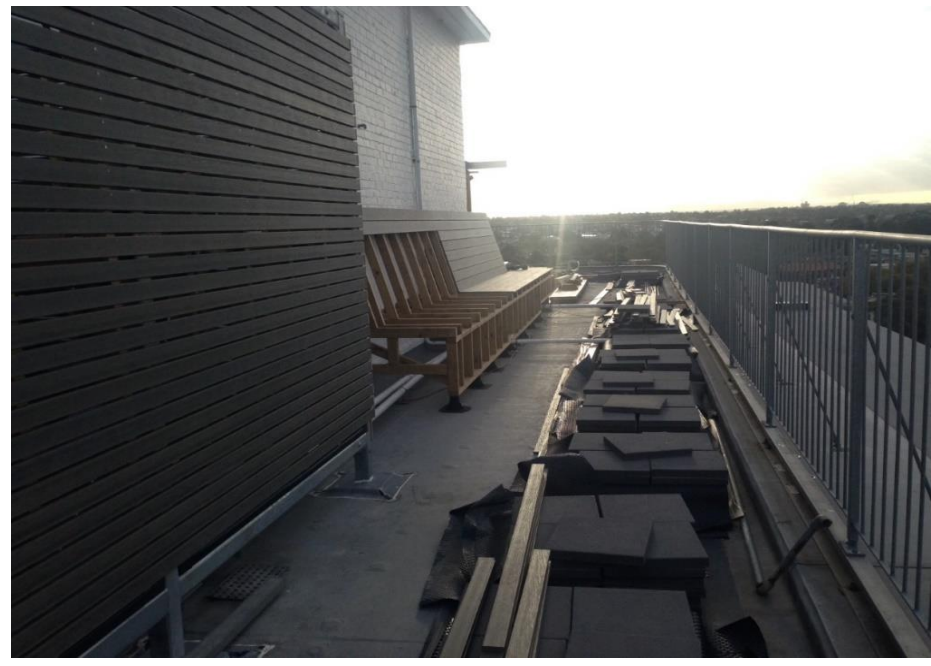
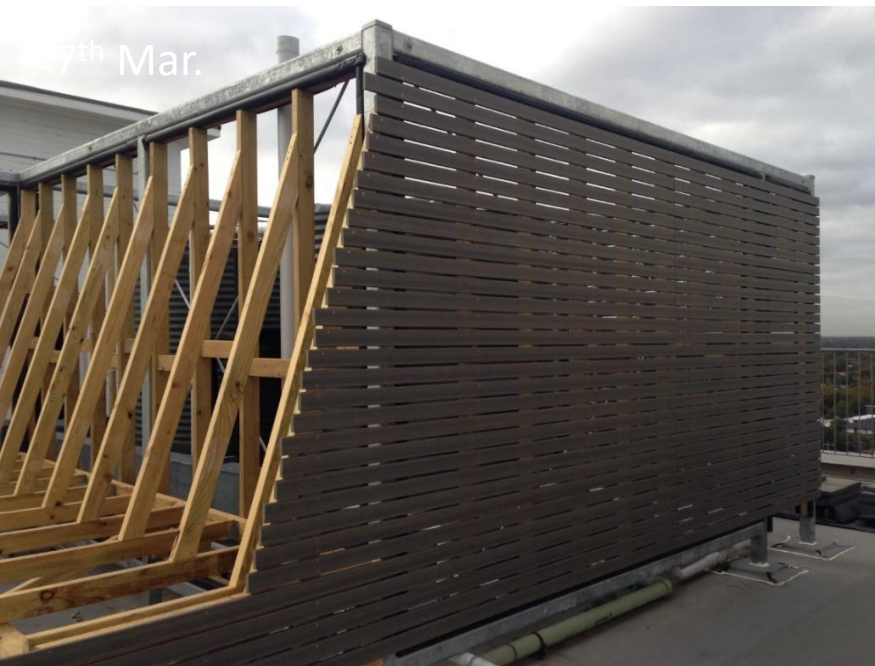


1st Feb.

2018 Materials delivery 30th Jan.–5th Feb.



Crane lift Feb. 6th.



2018 Construction of galvanised steel frame, water tank screen and fixed bench seating.

Before



After





Team:

Architect: Opat Architects

Engineer: Nettle Engineering

Builder: Elwood Building Co

Building Surveyor: BSGM

Structural Load Test Straininstall

Membrane: Waterproofing Melbourne

Balustrade: Iron made

Fast Facts:

Roof terrace dimensions: 45m by 9m

Balustrade length: 108 m

Length of treated timber framing: 600m

Length of Modwood cladding: 2000m

No. of concrete pavers: 1500

No. of paver pedestals: 2000

No. of screws: 8000

Reopened to residents: July 2018

18th Apr. 2018

25th August 2018





EDGEWATER TOWERS

ARCHITECT
Mordechai Benshemesh

YEAR
1961

PHOTO CREDIT
Pietro Giordano

Instagram

Sign up | Log in

#edgewater towers



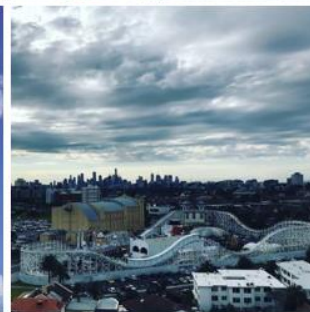
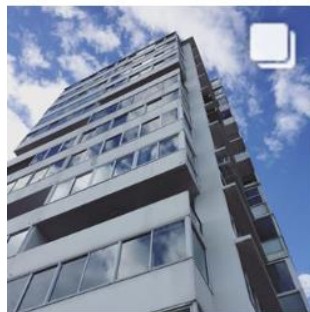
“That floor is amazing!”
“Fab building. Excellent rooftop. Unbelievable view”

“Mind bogglingly wonderful”

“Love it! Stunning!”

Top Posts

134 Posts



Heritage Plaque



Edgewater Towers

Designed by architect Mordechai Benshemesh and built in 1961, Edgewater Towers was Melbourne's first privately developed high rise apartment block. Its multi-storey slab construction and international style promised Melburnians sophisticated living with a beautiful view. Noted residents include Josef Ganz, the Jewish automotive engineer who was the originator of the Volkswagen. After fleeing Germany during World War II, he emigrated to Australia and worked for General Motors Holden. Sir Hubert 'Oppy' Opperman, renowned cyclist and politician, also lived here for almost 30 years.



THIS SITE IS LOCATED ON THE TRADITIONAL
LANDS OF THE BOON WURRUNG PEOPLE

www.portphillip.vic.gov.au



In 1951 Josef Ganz arrived in Australia and for some years he worked for General Motors Holden. Josef Ganz died in obscurity in Edgewater Towers in 1967, his legacy known and admired by all but his name forgotten. Paul Schilperoord



THE EXTRAORDINARY LIFE OF
JOSEF GANZ
THE JEWISH ENGINEER
BEHIND HITLER'S
VOLKSWAGEN



Paul Schilperoord

Ganz Documentary Film Update

- 2017 Paul Schilperoord filming of Edgewater Towers for the documentary *“How I Invented The Volkswagen”* about Josef Ganz, directed by Suzanne Raes.
- 1933 Ganz Volkswagen found in Eastern Germany restored over 2018 by Firma Mebero s.r.l., Dr. A. Bilciurescu in Cluj, Romania so it can be filmed for the documentary.
- Documentary film on track to be completed in 2018.

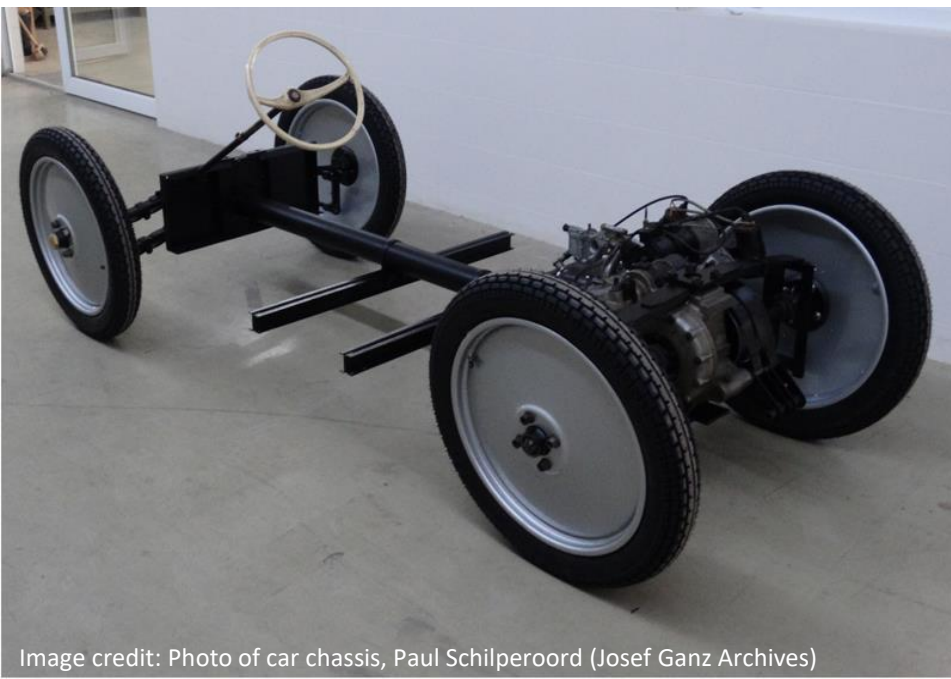


Image credit: Photo of car chassis, Paul Schilperoord (Josef Ganz Archives)



Image credit: Photo of restored car, Paul Schilperoord (Josef Ganz Archives)

Wikipedia Page Interest

Edgewater Towers

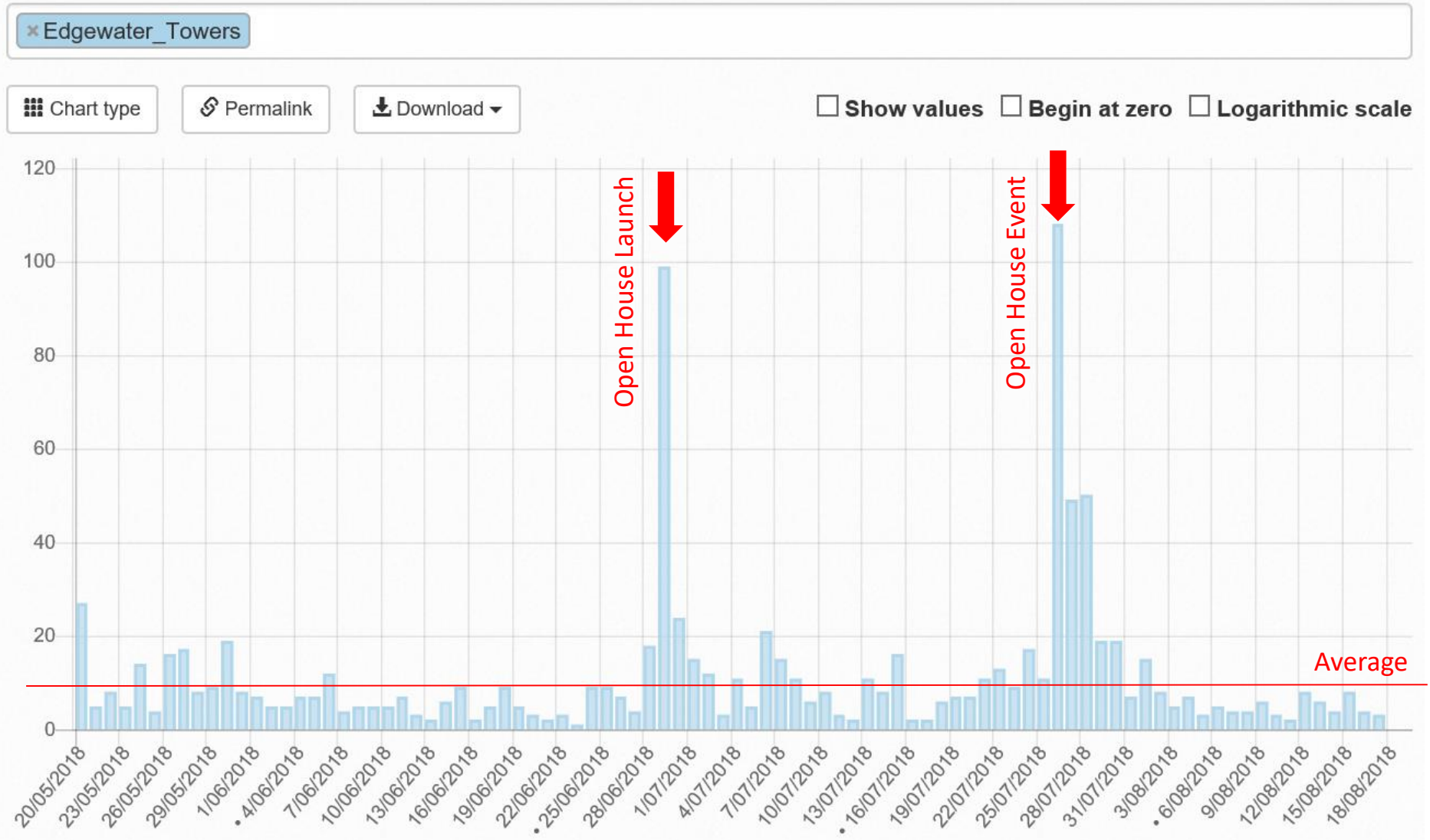


Edgewater Towers is an high rise apartment block located in [Melbourne, Australia](#). The building, completed in 1961, was Melbourne's first, privately developed high rise apartment block^[1] and the tallest in Victoria until [Robin Boyd's Domain Park Flats](#) was completed in 1962. The building was 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
- Flats
- Description
- Construction and management
- Garden and rooftop
- Notable residents
- In the media
- Location
- American influence
- Taller
- Beachfront development
- Building services
- References

200+ hits/mth. Av. 8 hits/dy. 108 hits peak

Lots of hits over Open House Melbourne



Visits to Edgewater Towers Wikipedia Page between 20th May and 18th August 2018

NEW Vision for the lifts



Image Credit: Doug Gimesy Conservation and Wildlife Photography

Lifts Key Issues

Aging, non-compliant lifts & negative impression

Increased maintenance & reduced reliability

Aging Edgewater residents with reduced mobility

Difficulty reaching floor button from mobility scooter

No DDA access via lift to all floor levels & rooftop terrace

LML
Lift Consultants
Melbourne, Sydney, Adelaide, Servicing Australia Wide

Feasibility/Concept Design Report

for the
Passenger Lifts
located at
EDGEWATER TOWERS – MARINE PARADE, ST KILDA

prepared for
Edgewater Service Ltd
ABN 66 004 514 596

prepared by
LML Lift Consultants Pty Ltd
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September 2017

REVISED FEBRUARY 2018

LML Lift Consultants Pty Ltd
ABN 44 164 997 433
Level 1, 700 High Street
Kew East VIC 3102
PO Box 22 Kew East VIC 3102
1300 001 565

Existing lifts non-compliant with Codes and Standards

DESCRIPTION OF COMPLIANCE CRITERION	LIFT Nos. 1 & 2 PASS OR FAIL
Internal floor dimensions of Lift car	x
Clear opening width of Lift car entrance	x
Lift car entrance passenger protection device	✓
Handrail in Lift car	x
Lighting inside Lift car at car floor	x
Emergency communication system in Lift car	✓
Location and design of pushbuttons in Lift car control station	x
Dual illumination of the pushbuttons in the Lift car and Landing control stations	x
Automatic audible information within the Lift car	x
Location and design of pushbuttons in landing control stations	x

Table extracted from LML Lift Consultants Feasibility/Concept Design Report February 2018.

Existing lifts not meeting current design standards

ITEM NR	DESIGN CRITERIA STANDARDS	LIFT Nos. 1 & 2 PASS OR FAIL
6.1	Ride Performance	✓
6.2	Acoustic Performance	✓
6.3	Aesthetics	✗
6.4	Longevity	✗
6.5	Reliability	✗
6.6	Serviceability	✓
6.7	Authority Requirements	✗
6.8	Access for Persons with Disabilities	✗
6.9	Building Owner / Occupier Needs	✗

Table extracted from LML Lift Consultants Feasibility/Concept Design Report February 2018.

Lift upgrade benefits

Benefits

- ✓ 100% new, state-of-the-art equipment, giving maximum product life.
- ✓ Substantial improvement in reliability of Lift service.
- ✓ Higher speed Lifts.
- ✓ Quicker floor to floor (Flight) times.
- ✓ Less Waiting and In-Car Transit times.
- ✓ Smoother ride and direct to floor approaches.
- ✓ Improved floor levelling tolerances.
- ✓ Fully automatic door operation.
- ✓ All new lift car and lift door finishes.
- ✓ Wider car entrance.
- ✓ Fully compliant with current Codes and regulations.
- ✓ More energy efficient.
- ✓ Less heat loss from machinery than conventional arrangement.
- ✓ Construction time similar to that of a conventional Lift upgrade.



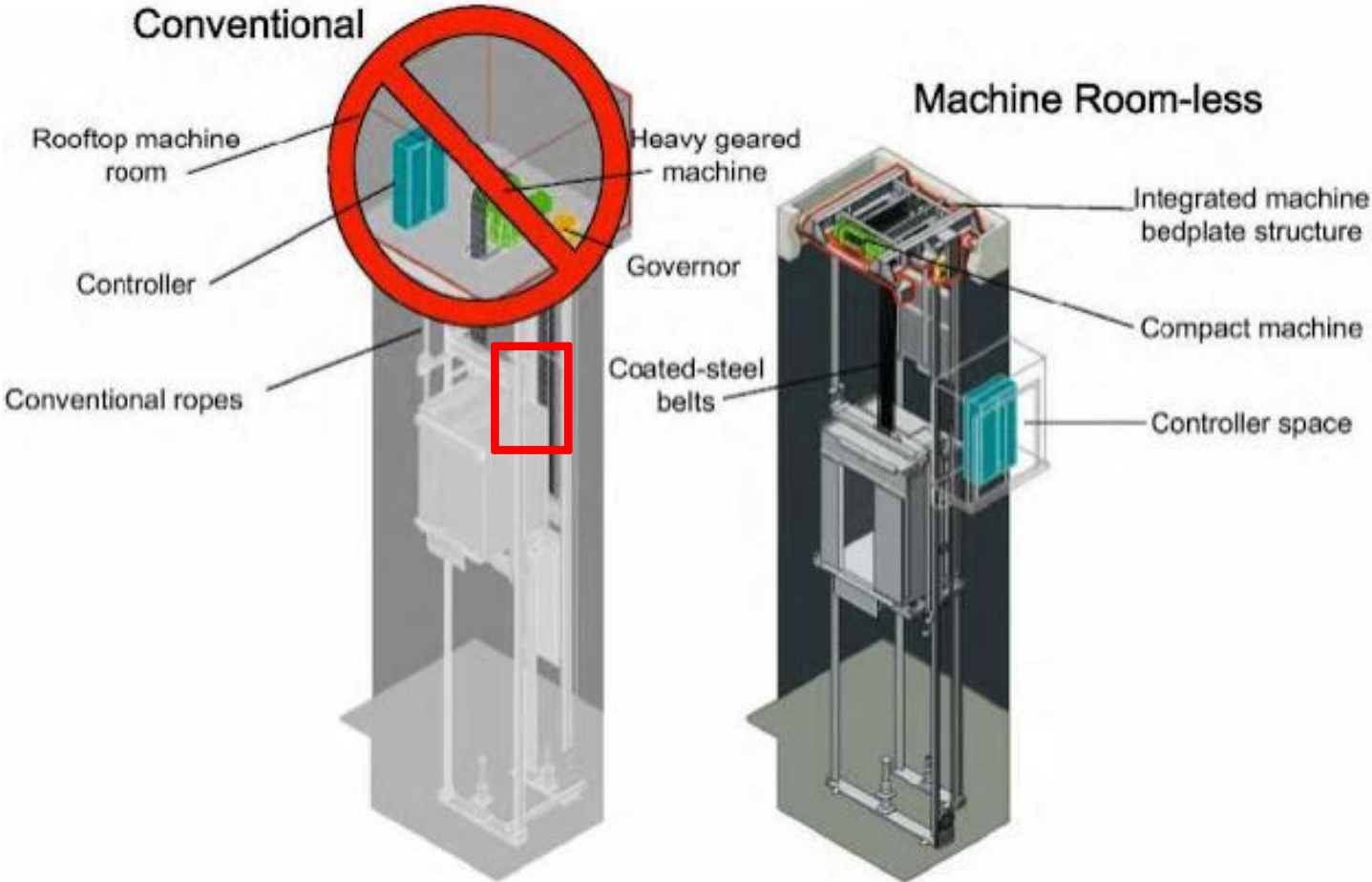
**Plus benefit of
DDA Lift access
to the fabulous
new communal
rooftop terrace!**

Negatives

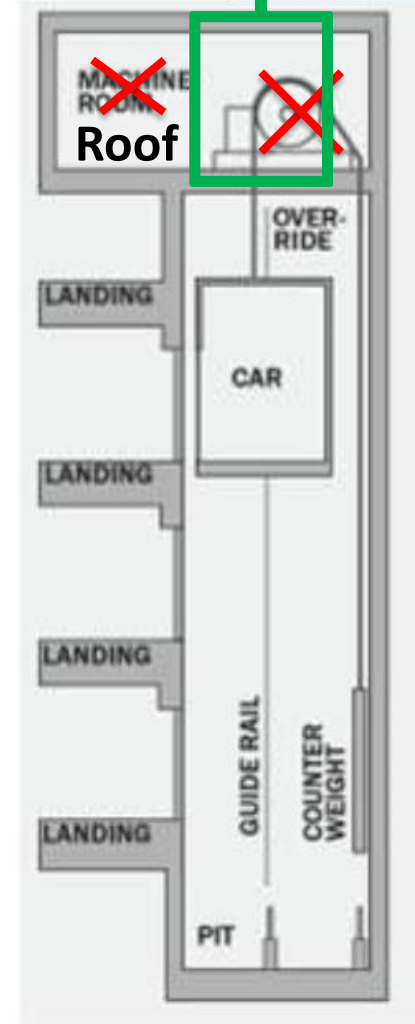
- ✗ Demolition and removal of existing equipment and some building works on walls of liftwell, may cause temporary discomfort from noise and dust.

New Lift Technology

Removing the old Machine Room allows the lift to extend up to rooftop terrace

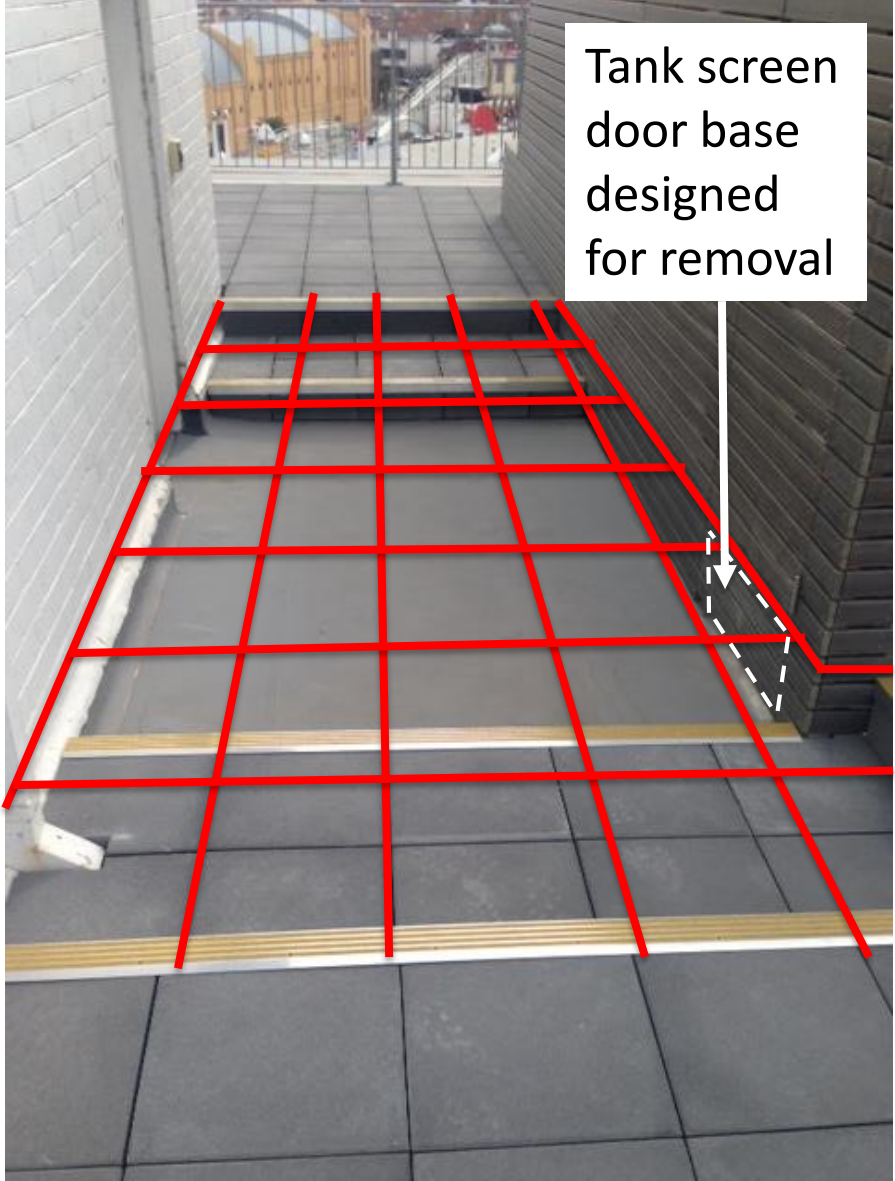


Machine-Room-Less Elevators



Removal of temporary steps to roof terrace

Ideally flat pavers & possible part ramp



Lift design criteria

Max. increase in car size. Existing shaft 2.18m x 2.03.
(current car size is 1.48m x 1.57m).

Increase door widths to up to >1m (existing 820mm).

Increase speed to >1m/s (existing 0.7m/s).

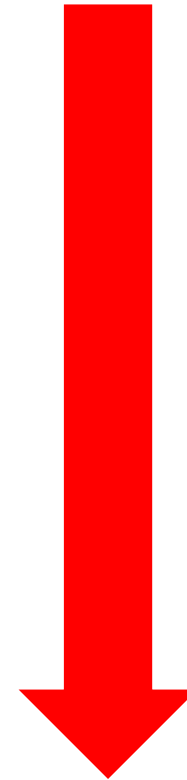
Possible finishes:

Timber (lobby screen detail), mirror, stainless steel,
floor tile (lobby terrazzo colour).

Reduction of Outstanding Fees

Last 9 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	\$ 31K
Year Ending June 2015	\$ 67K
Year Ending June 2016	\$ 28K
Year Ending June 2017	\$ 9K
Year Ending June 2018	\$ 19K



-90%

ESL automatically takes legal action to recover any debt over \$2,000.

Nuisance Stories

- L1 corridor carpet repair
- Dogs off leash & poo
- Flushed kitty litter & flood
- Wall hit by removal truck
- Abuse of rubbish chute
- Plastic bags in recycling
- Oversized vehicles
- Bikes not on hooks
- Reno. rubble in bins
- Short term renters
- Cigarette litter



Good News Stories

- Fabulous new communal rooftop terrace!
- Very fast internet
- **Record** 250 Visitors Open House Melbourne 2018
- Owners removing their aged balcony in-fills
- Peanut Park street lighting “on” from July 2018
- **57%** owner occupied
- **Record** Auction Prices:
 - 1 bed **\$556,000** Apr. 2017
 - 2 bed **\$750,000** Aug. 2017
- No auctions in 2018!



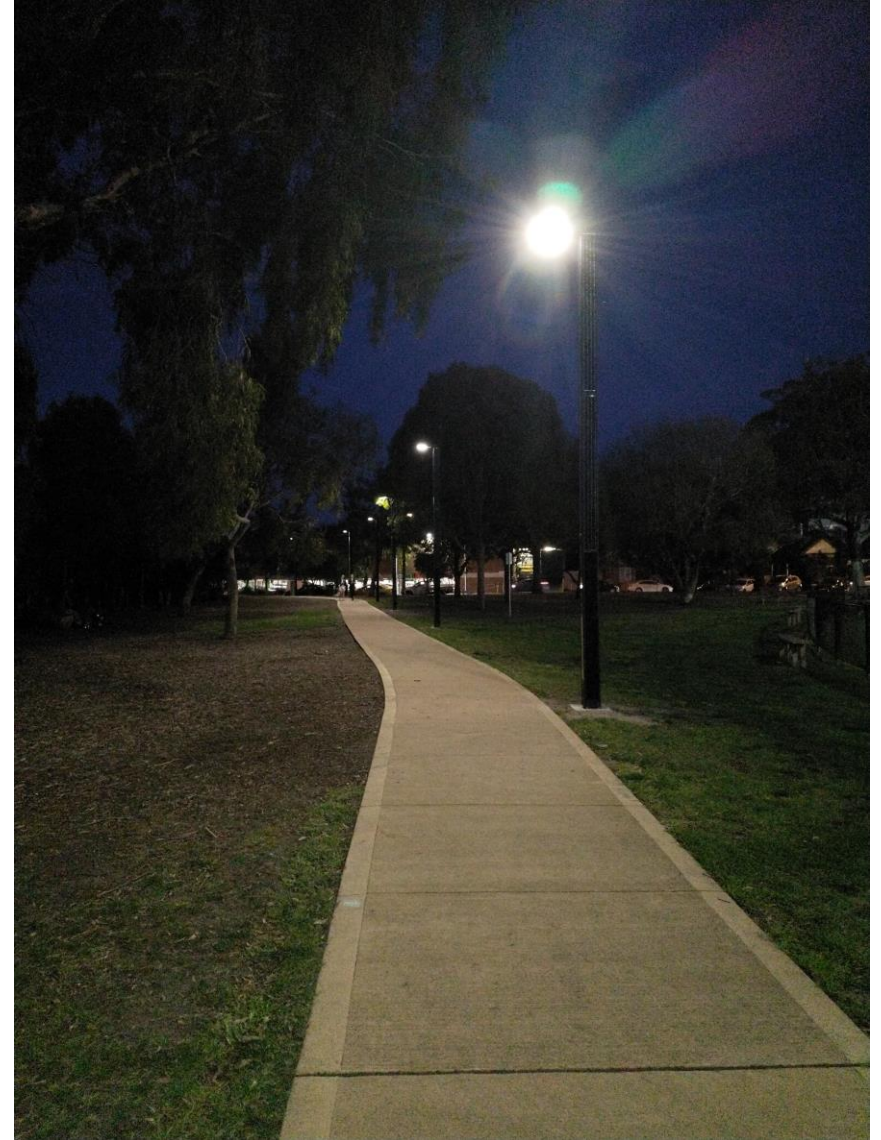
ONLY A FEW LEFT
Inquire Now!

Edgewater TOWERS
12 MARINE PARADE, ST. KILDA, Melbourne, Victoria
SUPERB BEACH FRONT LOCATION
Views Unequaled in Melbourne!

- 12 MARINE PARADE, ST. KILDA.
- LUXURY APARTMENTS: SEPARATE TITLE.
- 1 BEDROOM from £1150 dep., £8 per week.
- 2 BEDROOM from £1700 dep., £12 per week.
- OPEN FOR INSPECTION 11 a.m.-7 p.m.
- ON SITE PHONE Mr. B. IMRAY, 94 2580.
- AFTER HOURS, BJ1877.

A BRUCE SMALL ENTERPRISE

Lighting – Peanut Farm



Sinking Fund

In process of developing a 10 year plan for on-going maintenance of the building, which includes painting, lift upgrades, major repairs, etc.

Assuming a cost of \$1,500,000 over 10 years, this translates to about **\$370** per apartment per quarter

Sinking Fund

Developed a draft 10 year plan for on-going maintenance of the building, which includes painting, lift upgrades, major repairs, etc.

10 Year anticipated expenditures table	Year	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Building Services											
Life	Life refreshment	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	Roofing	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Electrical	Electrical	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Plumbing	Plumbing	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
General	General	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Painting	Painting	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Mechanical	Mechanical	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Fire Protection	Fire Protection	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Security	Security	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
IT	IT	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Other	Other	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000

DRAFT

Notes: Building Services Manual from CMAR Guide to Maintenance & Management 2008

Quarterly Service Charges

2014/15 \$1,300/quarter

2015/16 \$1,360/quarter

2016/17 \$1,250/quarter

2017/18 \$1,250/quarter

2018/19 \$1,225/quarter

Ongoing Fee Estimates

(once current projects completed)

Current day-to-day maintenance costs	\$700 - \$900
Sinking Fund	\$370
Ongoing fees to be around per quarter per apartment (at current prices)	\$1,070 - \$1,270*

* Until we convert to strata & current major projects are completed.

5. To Receive Accounts and Budget



Image Credit: Doug Gimesy Conservation and Wildlife Photography

6. To Appoint Auditor



© doug gimesy

Image Credit: Doug Gimesy Conservation and Wildlife Photography

Resolution

That Scott Partners be appointed as the auditors of Edgewater Service Limited for the financial year 1 July 2018 to 30 June 2019.

7. Any Other Business



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Image Credit: Doug Gimesy Conservation and Wildlife Photography