

Chairs Report 2022 AGM

I'd like to welcome you all to the 2022 AGM.

On behalf of the Committee (Ana Mikulic, Russell Jessop, John Van Der Laan, Mark Brickles, Colin Trewern, Michael Cass, Roger Hackworth and for part of the year also Ty Brierly) I'd like to thank all Committee members for their attendance at meetings and dedicated hard work on behalf of us all at Edgewater. I'd also, on behalf of the Committee, thank Tal Sahar and Tideways. I also want to help Russell Jessop who materially assisted in drafting this report.

Lift:

We had difficulty advancing the lift project in the past year. We delayed the tender process for the lift upgrade from late 2021 (in an over-heated construction market) to early 2022 to ensure we had a fully competitive tendering process. Based on the advice and recommendation from our specialist lift consultant LML we have awarded the two lift contracts. Schindler is the successful lift supplier for both lifts. Works are underway with the West (Lift 1) demolition currently down to Level 9 and imminent demolition in a couple of weeks' time that will generate noisy work for around 3 weeks. (Refer to the Lift Report). Important Lift Project notices will be issued on MIMOR. The West (Lift 1) is anticipated to be complete by August 2023. The East (Lift 2) would only start after the West (Lift 1) is complete.

The lift project returned tender pricing was higher than originally budgeted and we also have paid the deposit for the second East (Lift 2) very far in advance of those works starting which we had not previously envisaged, and so we have looked very carefully at our cashflow. Although we plan to keep the quarterly fee charges the same as last year, we anticipate a one off special maintenance levy of \$2,000 to ensure that we have the funds to make a contracted payment at the beginning of next financial year.

Conversion to Strata and car leases:

There were some hiccups which delayed the lodgement of the OC Rules. This has been resolved and we expect OC Rules to be registered shortly. Once the OC rules are registered, we can proceed to review the issuance of the car park leases. In the meantime, we will confirm the car park lease agreement should you need this information to complete a sale in the building. Another issue that has arisen is the transfer of funds between the Administration budget and the Maintenance budget. As a strata-titled building, we must keep the two funds separate and account for them separately, which we have now done for the coming year. There will be an adjustment period for a year until we can balance the budget for both funds. Another consequence of the conversion is that we move to a "user-benefit" principle for maintenance. If an owner will solely benefit from a repair, that owner will be responsible for the cost of that repair. This will have ramifications for future repairs.

Future façade upgrade:

We have also included in next year's budget the future cost to engage building façade consultants to plan a future façade upgrade. or the planning for the future façade, windows and repainting.

The last concrete façade remediation, common area window refurbishment and building repainting was completed in 2011 and it is now time to plan for the next upgrade. This will include enclosed balcony windows that were not included in that 2011 scope of work, and have, in some cases, not been repaired in decades. We had a façade inspection a few years ago that included photos of the

façade including rotten window frames and in a recent “once-in-a-hundred-year- storm occurrence”, an aged balcony window enclosure failed and impacted the lobby roof and a neighbouring property.

As it could become dangerous to leave these repairs until we collect the required funds (anticipated to cost multiple millions of dollars), we are looking at various means of financing the project in ways that will provide individual owners with the greatest flexibility and the least cost. In accordance with the “user-benefit” principle, we must also determine the share of these costs that individual owners must bear, and the share borne by the building as a whole where there is common benefit. We will seek legal advice and review other peer benchmarks to understand how best the costs are to be shared between the individual owners and the entire building. We will look at previous VCAT rulings in this area to help us determine the amount of OC contribution.

We hope to get to a position where owners who wish, can pay up front, and those who prefer, can spread repayments over a number of years. In this way all owners can achieve the same outcome without financial hardship. We will hold a number of information meetings to discuss this matter with owners and a General Meeting for owners to decide on how to proceed.

Colin Trewern and Roger Hackworth have started to look into this on behalf of the Committee and we anticipate appointing a building façade consultant (with previous experience with The Plaza, 333, Beaconsfield Parade and Sunset Beach Tower, 350, Beaconsfield Parade) to scope out the works for budgeting purposes starting early next year. Facade works would not start until after (East Lift 2) works are completed so no earlier than 2024.

Greening Committee Report (Russell Jessop)

Progress Report #2 October 2022:

This is the second report by the Greening Committee. We first reported at the previous AGM and we plan to report annually to hopefully show and demonstrate improvements in Edgewater’s sustainability year on year.

Meetings: Meeting together most months in 2021/22. Di Kilsby is now absent as has recently taken a fantastic opportunity overseas. Special thanks to Clara Van Der Kooi who has just stepped off the Greening Committee. I’d like to thank all current and past members for their enthusiastic contributions.

Recycling: We encourage recycling by raising awareness about recycling using posters. We are diverting approximately 1.5 Tonnes of organic waste per year and if you need a waste food caddie get in contact with us. We facilitate recycling at Edgewater.

Herb Garden: We created the herb garden in April 2022 and it is now well established ready for your use. Thanks for resident volunteers on the day.

Indigenous Garden: The Marine Parade indigenous patio garden suffers from extreme winds and so in May we replanted some of the garden bed with other plants indigenous to this area with around a 50% planting survival rate. Thanks for committee member volunteers on the day.

Water Consumption: Although we don’t have individual water meters we have looked at our whole building water consumption which continues to trend downwards as residents upgrade their plumbing fixtures over time and are water conscious. We will track and report this year on year to hopefully demonstrate improvements.

Electrical Consumption & Carbon Emissions: Our common area electrical consumption (lighting, WC ventilation fans, lifts, laundries, BBQs & cleaner's water heater) showed a slight increase in 2020 possibly due to an increased number of lift journeys during Covid lockdowns. Based on 0.98 emission factor for 20-21 electricity generated emissions of Approx. 82 Tonnes carbon dioxide equivalent. We'll continue to monitor and report our carbon emissions year on year with the aim to demonstrate continual improvement. We encourage able residents to use stairs as much as possible to reduce our carbon emissions and keep the pressure off our single aging lift during the lift upgrade over the next year. Again, we will track and report our carbon emissions this year on year to hopefully demonstrate improvements.

Future Nature Strip Opportunity: New City Port Philip Nature Strip Guidelines are updating and these will be reviewed and investigated for any potential improvement to our nature strip(s).

Interested? If you are interested in getting involved, we welcome new resident volunteers and all potential fresh greening ideas are welcome. Reach out to the Committee if you are interested.

Q&A: Electric Cars: Sym Kohn requested the Greening Committee to investigate options to facilitate Electric cars in the future at Edgewater Towers. Greening Committee will look into options next year.

Lift Report (Russell Jessop)

Background:

West (Lift 1) is being upgraded and extended to the rooftop terrace with flat floor access. East (Lift 2) also being upgraded. Both lifts will be faster with wider door openings and new interiors.

Our team of consultants LML Lift Consultants, Opat Architects and Cova Structural engineers prepared the design and specification, and a competitive tendering process was held April/May 2022 resulting in two contracts being successfully awarded June/July 2022. Firstly West (Lift 1) to the Builder Langcon and their sub-contractor Schindler. Secondly the East (Lift 2) to the Lift contractor Schindler.

West (Lift 1) Construction permit issued by BSGM Building Surveyor 26th September 2022 with limited non-structural deconstruction and dismantling works allowed to start in August 2022.

At the time the order was placed for the West (Lift 1) we paid a significant deposit to the Lift sub-contractor Schindler. At the same time we also placed the order for the second East (Lift 2) to ensure commonality of all lift components. This required a second significant deposit much earlier in advance than we had originally planned or had anticipated in order to secure the lift (Refer Chair's Report).

Building Surveyor BSGM has prescribed the rooftop as part of the construction site for the West (Lift 1) works and so resident rooftop access has been temporarily suspended until the West lift (Lift 1) building works are approaching completion. Also Level 12 West Bike room/garbage chute access.

Current Status:

Lift upgrade project Bulletin Notices are issued periodically during construction on MIMOR (Please refer to Bulletin #1 - 5th July 2022; #2 - 22nd August 2022 #& 3 - 24th August 2022). These tell you what's coming up soon including noisy works so please sign up if you haven't already.

The Builder Langcon has already installed a temporary structural timber floor at the top of the West (Lift 1) shaft for the future demolition of the concrete slab at the top of the shaft.

The West lift work (Lift 1) being undertaken now by the lift sub-contractor Schindler is demolition of the lift equipment within the lift shaft at levels 12 down to 9 including lift landing doors removed with temporary timber ply protection to lift landing door openings. This noisy work will continue over the next two weeks down to the Ground Floor. The pebbled garden area that is temporarily being used for the storage of the deconstructed lift shaft and landing door parts will only be for the next two weeks and then will be returned to as previous.

The next very noisy demolition (saw cutting and jack-hammering) of the existing concrete beams floors and walls at level 12 will start in around two weeks by the builder Langcon. There will be a builders skip and materials storage in the Northwest corner of the car park on the concreted hard stand area affecting 2G and GB spaces.

The West lift works should be complete by August 2023 followed by the East lift (Lift 2) upgrade that is anticipated complete by January 2024.

As we are down to a single operational lift during construction able residents are requested to use the stairs more often when you can to help free-up the lift. Less able residents to have their own contingency plan(s) in place in the event of a single lift failure.

Other news (not reported today) you may have missed:

Record Prices: A two bedroom on the 12th floor sold for approaching \$1M in February 2022 and a one bedroom on the 7th floor has very recently sold for over \$600K.

Owner Occupancy: Currently 50% owner occupier and 50% tenants.

Heritage Listing: Edgewater Towers is now Heritage Listed as a place of individual heritage significance. Edgewater Towers amendment was gazetted (i.e. approved by the Planning Minister Richard Wynne for heritage listing) on 24th December 2021.

City Port Phillip Design Award: “Edgewater Towers Regeneration Project” was shortlisted and received a Commendation Award under the Heritage category in the City of Port Phillip Design & Development Awards 2020, as an example of good design, thoughtful development and contribution to the vibrancy of Port Phillip.

60 years: Edgewater Towers was the subject of the article “Sixty years of Melbourne’s iconic first high-rise apartment building”. “Revolutionary for it’s time, architect and former local councillor David Brand suggests starkly, white, Modernist-style Edgewater Towers could probably only have happened in the cosmopolitan context of St Kilda”. “which was always different from everywhere else in Melbourne”. (Ref: Domain, Sixty years of Melbourne’s iconic first high-rise apartment building, Jenny Brown, 30 January 2021).