

Chair's Report 2023 AGM

I'd like to welcome you all to the 2023 AGM.

On behalf of the Committee (Ana Mikulic, Russell Jessop, John Van Der Laan, Mark Brickles, Colin Trewern, Michael Cass, Morgan Adams and Roger Hackworth) 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 for the expertise and professionalism that they make available to us.

LIFTS

The new West lift that will now rise to the rooftop level is due to be completed around Mid-October. It looks as if we will be able to re-open the rooftop once the lift is fully commissioned and the Building Surveyor has authorised access. We are planning a soft re-opening once we gain access to the roof, and the East lift demolition work will start shortly thereafter.

FUTURE FAÇADE UPGRADE

We have engaged building façade consultants to assist us in planning the repairs to the façade and the repainting of the building. As soon as we have their report, we will hold a number of information meetings to present the report and to discuss this matter with owners. Finally, an Extraordinary General Meeting will be called for owners to decide how to proceed.

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. We will also consider replacing metal balcony railings as these were also not included in the 2011 scope of work and many are deteriorated.

As it could become dangerous to leave these repairs until we collect the required funds (anticipated to cost up to multiple millions of dollars), we are looking at solutions to 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 and get legal advice 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 undue financial hardship.

Facade works would not start until after both lifts are completed and we have worked through the scope and financing of this major project.

ACCESS CONTROL UPGRADE

The current security system is reaching the end of its useful life and will need to be upgraded. We will shortly start looking at the options available to us for upgrading the security systems. This will also give us the opportunity to remove unused, lost, or stolen access devices from the data base, and thus remove their ability to enter the grounds and the building.

GREENING COMMITTEE REPORT (RUSSELL JESSOP)

Progress Report #3 October 2023:

This is the third report by the Greening Committee. We report annually to hopefully show and demonstrate improvements in Edgewater's sustainability year on year.

Meetings: Meeting together most months in 2022/23. 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 caddy get in contact with us. We facilitate recycling at Edgewater.

Herb Garden: The herb garden has been replenished with new plantings in September 2023. Thanks for resident volunteers on the day.

Indigenous Garden: The Marine Parade indigenous patio garden suffers from extreme winds. We continue to propagate and re-plant other indigenous plantings for improvement. We cleaned the patio stone paving to reduce black mould growth.

Water Consumption: Although we don't have individual water meters we have looked at our whole building water consumption which continues to trend downwards by 5% as residents upgrade their plumbing fixtures over time and are water conscious.

Electrical Consumption & Carbon Emissions: Our common area electrical consumption (lighting, WC ventilation fans, lifts, laundries, BBQs & cleaner's water heater) showed a 3% reduction possibly due to less lift traffic. Based on 0.96 (down from 0.98 used last year) emission factor for 21-22 electricity generated emissions of Approx. 78 Tonnes carbon dioxide equivalent so reduction of Approx. 4 Tonnes carbon dioxide. 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 the lift.

Future Nature Strip Opportunity: New City Port Phillip Nature Strip Guidelines have been updated so can improve our nature strip(s). We can eliminate grass (and more importantly on-going grass mowing costs) by replacing with indigenous low maintenance species of the surrounding area. We'll develop a design and plan to include some paver steppingstones for car door access. We aim to complete this in the Autumn 2024 for a budget of less than \$3K.

Electric Cars: Sorry, we currently don't have a solution for electric cars or vehicle charging at Edgewater. We hope City of Port Phillip develop a strategy in due course.

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.

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.

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. In order to secure the lift, this required a second significant deposit much earlier than we had originally planned. This resulted in raising a special levy in the last financial year Z(2021/22) to help cash-flow. (Refer last year's 21/22 Chair's Report).

Building Surveyor BSGM 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 completed. Access to the level 12 West Bike room/garbage chute was also removed.

Current Status:

Lift upgrade project Bulletin Notices have been issued periodically during construction on MIMOR (Please refer to last Bulletin #7 dated 7th August 2023).

The West lift work (Lift 1) is due for completion 16th October 2023 which is later than the August 2023 planned completion date communicated at last year's AGM. This delay is due to Schindler's works not progressing as fast as planned and that Langcon will need to complete their builderswork around the new wider corridor lift door openings only after Schindler have completed work within the lift shaft for safety reasons. This is not caused by the OC, is outside our control, and no additional costs are incurred by the OC due to their delay.

Schindler are planning to complete their works within the lift shaft in September 2023 followed by Langcon completing builderswork to lift door reveals and threshold infills. Schindler will then install lift indicators and complete their lift testing and commissioning. This will be followed by Building Surveyor BSGM inspections and final cleaning.

The storage of site materials has not gone as planned. Originally it was planned to have materials stored on 2G and GB car spots only. The quantum and duration of materials to be stored was larger and longer than planned and had to be sheltered from weather. This unfortunately required some requisitioning of covered carports at no notice which was unavoidable, and we apologise to residents affected. We also thank other residents who have offered their car spots for those affected to use.

The East lift (Lift 2) upgrade is planned to start around 20th October 2023 and it is anticipated completed in around 6 months. The East lift construction works will be less noisy and shorter duration than the West lift as there are no significant demolition works at the roof level since the East Lift will stop at the level 12 corridor as existing. There will be noise due to demolition of the lift equipment and also saw-cutting the corridor walls to widen doors to match the West.

Covered car ports and 2G/GB car spaces will be required for the majority of the duration of the works and so we thank again the residents affected and their understanding of this necessary disruption.

As we are still down to a single operational lift during construction able residents are still requested to use the stairs more often when you can to help free-up the lift. The new West lift should be more reliable, yet less able residents to have their own contingency plan(s) in place in the event of a single lift failure.