



STRATA COMMITTEE MINUTES
1830 Wednesday April 19, 2017. Altair SC Meeting Room.

Attendance: Ralf Harding (Chair), Eric Moses (Secretary), Mandy Heimann, David Mackinnon, David Saul, Kevin Wellington.
Mario Caruana (Building Manager)

Guests:

Apologies: Luisa Liotta (proxy to Ralf), Michael Cluff (proxy to Ralf), Chris Gardener.

Minutes of Last Meeting: Accepted

Matters Arising: See following

Correspondence:

E-mail from the Chair to the City of Sydney Council requesting that they disallow a DA request from the developers of Hensley Hall to illuminate a crane at night.

Finance Report:

The Financial Summary for March shows that we are a bit under budget YTD. The monthly Financial Summary will be posted on the Altair website.

Building Manager's Report: Attached

Residents Handbook

The resident's handbook has been updated. A copy has previously been circulated to the SC. The updated handbook was agreed for distribution to all new residents.

Roof Rail

The 'Ring around the Roof' is due for certification. Our previous certifiers (and installers) have sold the business and we are currently arranging for the new owners to re-certify. Certification is annual. The six-monthly window clean and louvre maintenance is being organised for May. Affected owners will be contacted.

Pool Cover

We have a number of damaged pool slats. We believe that the damage has been cumulative from various storms; particularly the 2014 storms which resulted in our building wind-breaks around the cover reels. The damaged slats are about to be repaired/replaced under warranty (May?). Hopefully the wind-breaks which have been installed will be effective in preventing more damage. The pool cover warranty has now effectively expired.

Lifts

There have been some difficulties with lift 2 (east). Kone have obtained and installed parts, which seem to have rectified the issue, as part of our revised contract.

Cleaning

Our cleaning contract expires on April 30. FM provided a short report. The recommendation is that we continue the contract for another 12 months with a CPI increase. SC agreed to extend the contract for 12 months.

2017 Capital Works Programme

- a) Water and Fire Tanks. Done. These have been serviced and disinfected.
- b) TV Antennae: Done. A new 'array' has been installed.
- c) Concierge Mess: Installation of hot and cold water, sink etc. in the room behind the concierge desk is scheduled for May.
- d) Roof Membrane: Scheduled for July
- e) Window Latches (Child-proofing). Scheduled for September.
- f) Car Park Louvres. Scheduled for October.
- g) Car Park Lighting and Pool Boilers – on hold pending CoSC Energy Sustainability review.

Updates

Air Conditioning/Legal

The defendant (1402) has challenged parts of our costs claim. We have responded, after advice from our costs assessor and lawyers, and await a ruling by the court assessor.

Power Supply – Plan B

Following considerable work, consultation and research by Kevin Wellington, preliminary investigations suggest that Altair does not currently have the electrical capacity to support 'universal' A/C. Accordingly we have appointed an independent consultant to advise us on, in essence,

- a) Confirming Altair's existing electrical capacity
- b) The capacity required for 'universal' A/C.
- c) How such capacity could be achieved.
- d) Approximate cost.

The fee for this work is \$8200. The SC agreed to ratify this work and fee. It is expected that we might have this information by the June SC meeting.

Plan C – Non-A/C solutions

In parallel with the above program (Plan B) we are investigating what alternative options exist for cooling apartments without A/C (Plan C). In this light we have consulted with Smart Green Apartments and Sustainability Now (who did our Energy

Sustainability Audit). We have received a preliminary proposal from a recommended consultant to provide advice at a fee of \$6300.

The Chair, Secretary and Building Manager have met with the consultant. It is clear that there will be no 'miracle' solutions without retro-fitting the building; which the consultant advises is not a practical consideration. Any report is likely to recommend glazing (re-glazing/tinting) options, shading (curtains and awnings) and ceiling fans. After discussion the SC agreed to put this project 'on hold' until the situation regarding Plan B was clearer.

Weights Gym Review

It has been suggested that some equipment in the 'weights' gym requires up-dating. An upgrade is scheduled in our 20-year Capital Works Plan for next year (2018). The 'aerobics' gym was upgraded in late 2013.

An analysis of our swipes data shows that in the period 5 March to 4 April the weights gym had approx. 280 visits from 49 separate apartments. This means that roughly a third of residents used the gym an average of 6 times per month. The aerobics gym had roughly 4 visits a month on average, also from about one third of residents. This data suggests that the gyms have reasonable usage and provide resident amenity.

SC agreed to form a working committee of David Saul, David Mackinnon and Mario Caruana to determine how to maximise the (limited) space to create both a functional weights gym and a space that adds value to Altair; with a view to possibly gaining owner approval for a weights gym upgrade in 2018.

Any owner with ideas etc. re the weights gym should contact the Building Manager, Mario Caruana.

Hensley Hall

All residents have been circulated with a 'flyer' showing the potential impact of proposed illuminated signage of a crane above the Hensley Hall development. Objections should be e-mailed to council by Thursday April 20.

Meeting closed at 1925.

Next SC Meeting Wednesday May 17

Ralf Harding tendered his apologies for this meeting.