



STRATA COMMITTEE MINUTES
1830 Wednesday June 21, 2017. Altair SC Meeting Room.

Attendance: Ralf Harding (Chair), Eric Moses (Secretary), Michael Cluff, Chris Gardener, Mandy Heimann, Luisa Liotta, David Mackinnon, David Saul, Mario Caruana (Building Manager).

Guests:

Apologies: Kevin Wellington (proxy to Ralf)

Minutes of Last Meeting: Accepted

Matters Arising: See following.

Correspondence:

Correspondence between the Building Manager and an owner, Alex Greenwich, regarding storage in a car space (see Car Spaces/Storage following).

Finance Report:

The Financial Summary for May 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

Car Spaces/ Storage

Following a regular review of car spaces the Building Manager has asked an owner to remove some storage from two car spaces. The owner has used 'mini' plastic storage devices of a similar type to a unit which was reviewed by the SC at a meeting on 16 July 2014 and NOT approved for use in Altair car spaces. The owner has challenged the Building Manager's request and the issue has resulted in some correspondence.

The owner has complained in two e-mails of 19th May 2017 and 23rd May 2017 that the correspondence from the Building Manager on 17th May 2017 and 22nd May 2017 was 'threatening'. The correspondence has been reviewed by the Chair and Secretary; shared with the SC and the Strata Manager. Altair believes that the correspondence from the Building Manager is normal commercial correspondence and rejects the assertion that the correspondence is 'threatening'.

The Building Manager briefed the SC in support of breaches by the occupiers of Lot 123 (Apt 1606) for storing items in the car spaces 115 and 102 respectively and contrary to the terms of By-law 37 (and also Bylaw 5(a) by default).

The SC were satisfied that these breaches are in contravention of by-law 37 [*Car Parking Spaces and Parking Generally*] and having considered such evidence the

Owners Corporation is satisfied that the occupiers of Lot 123 (Apt 1606) *Alexander Greenwich* and *Victor Hoeld* have contravened that By-law by not removing the unauthorized items and storage boxes from the car spaces and it Resolved to act as follows:

1. That a *Notice to Remove* be issued immediately on
 - *Alexander Greenwich and Victor Hoeld.*
2. That the Owners Corporation serve a *Notice to Comply* with a By-law, under *section 146* of the *Strata Schemes Management Act 2015* on the following persons:
 - *Alexander Greenwich and Victor Hoeld*

Residents are reminded that our long-standing by-laws regarding car spaces are very clear that the only things that can be in a car space are a vehicle and an approved storage device such as a 'Box Thing'.

Residents are also reminded that no part of any vehicle should extend past the painted lines for each car space...anything outside the lines is common property, contravenes by-laws and, amongst other things, may impede access and may generate a fine from the fire authorities.

Fire

a) Fire Alarms/Fire Brigade

Altair recently had a false alarm which triggered a visit by the fire brigade. This in turn triggered a fine of approx. \$1600. We have been able to demonstrate to the fire brigade that the appropriate protocols were in place and that the alarm has been professionally maintained and repaired after malfunctioning. Consequently the fine has been reduced to \$400. Residents should be aware, however, that the fire brigade can and will issue fines for any false fire alarms. Should a false alarm directly pertain to a resident then they will be responsible for the fine.

b) London Fire

Recently there was a tragic fire in London in an apartment block similar in size to Altair. While it is too early to know what the specific causes of that fire were Altair owners should note that

- 1) The London building was older (1974) than Altair (2001) and reportedly had no fire alarms or sprinklers. Altair has both common area fire alarms and individual apartment fire alarms; and sprinklers in both apartments and common areas.
- 2) Reportedly 'hoarding and clutter' in common areas was a contributing factor to the spread of the fire. The furniture and paintings in some lift foyers have been inspected and approved by our fire consultant. The Building Manager regularly inspects the car parks to ensure that there are no fire hazards being stored.

- 3) Altair has none of the type of (aluminium 'sandwich') cladding which is suspected to have promoted the London fire. It was noted that Altair has some aluminium louvres. The Building Manager was asked to refer this to our Fire Consultant – in a subsequent conversation our Fire Consultant has noted that our aluminium louvres are very different from the layered 'sandwich' aluminium cladding reportedly involved in the London fire. Reportedly it was the sandwich component which burned. We are making some further enquiries regarding into our existing aluminium but initial feedback does not suggest any reason for concern.
- 4) Altair has been described by our fire consultants as "one of the safest residential buildings in Sydney" from a fire perspective.
- 5) Altair has regular fire inspections and training sessions; and promptly addresses any issues if and when they arise.
- 6) Attached is a summary of key fire safety points; updated from a summary previously circulated to all residents (Nov 2015). In addition to being attached to the minutes this summary will be put in all residents pigeon-holes.

Electric Car Charging

The City of Sydney Council (CoSC) is running a programme regarding assistance with assessment and installation of equipment to allow the charging of electric cars. Altair has registered interest in the programme. A requirement for participation is either the presence of, or intention to house, electric or hybrid cars; any resident who has, or seriously plans to shortly purchase, an electric or hybrid car should make this known to the Building Manager to assist with Altair's application to be part of the CoSC programme.

It is noted that this potential extra electricity load would have to be considered as part of our current review of electricity supply (See Power Supply - Plan B following).

Strata Management programmes

We have been in contact with the promoter of a computer based strata/building management programme – Strata Box. Our Secretary, Eric Moses, is reviewing this and the other various operators (that we are aware of) that offer similar programmes.

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 running water, sink etc. in the room behind the concierge desk. Done. The concierges have sent a card recording their appreciation for the improvements.
- d) Window Latches (Child-proofing). Scheduled for July (?).
- e) Roof Membrane: 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

On June 6 the Courts Assessor ruled costs of approx. \$61k in favour of Altair. This is in addition to \$11k from a previous ruling in a different jurisdiction - which has been paid. The defendant, Ms Goodwin of 1402, has 28 days to appeal.

Power Supply – Plan B

Nothing further to report at this stage but we are hopeful of greater clarity for the July meeting.

Hensley Hall Crane

City of Sydney Council has advised that the use of a crane has been approved for the development of Hensley Hall. In response to considerable complaints from affected residents (53 - many from Altair) the crane is NOT allowed to be illuminated at night.

Weights Gym Review

The sub-committee of David Saul, David Mackinnon and Mario Caruana reported on their plans to upgrade equipment in the weights gym in 2018. The 20-year plan envisages an upgrade to the weights gym in 2018.

Approximately one third of apartments had a resident visit the weights gym an average of 6 times over a recently surveyed one-month period which suggests a reasonable degree of usage and a solid contribution to resident amenity.

The equipment in both gyms was originally purchased second hand from a commercial gym that was renovating – which proved an effective, efficient and economical way of installing gym equipment (in 2005?) in what were previously largely unused spaces. The ‘aerobics’ gym was upgraded in late 2013 and has modern, effective and aesthetic equipment. The weights gym is looking cluttered and the equipment a bit ‘tired’.

It is argued that our gyms should be both functional and up-to-date and uncluttered (good-looking) to add both real and perceived value to the building; noting that no ‘in-house’ gym could be expected to compare with the facilities of, say, a Fitness First.

It was noted that any upgrade was a matter for the owners to approve as part of the Capital Works programme at the next AGM in (February?) 2018. To assist owners in their considerations it was agreed to prepare a newsletter covering the proposed plans and to canvass owner input.

Retail Lot

The agreement for temporary use of A/C in the Retail Lot, which was extended to 1 June, has expired. As we have not resolved the overall position of Altair regarding A/C (see Power Supply – Plan B) it was agreed that the matter be left in abeyance until we have greater clarity on this issue.

NB. This hiatus does not in any way approve or imply approval of any specific or general extension of the agreement.

Arrears

An owner, Conrad Axton of 1304, is in significant arrears with levy payments (approx. \$20k). Considerable efforts have been previously made by our Strata Manager over a prolonged period in a number of attempts to address this issue, but with no effective resolution.

Following the protocols agreed by the owners at AGMs regarding debt collection the matter has been placed in the hands of our solicitors. This is now at an advanced stage and has the potential to lead to bankruptcy proceedings if not resolved promptly.

Meeting concluded at 1900

Next SC Meeting Wednesday July 19.