



STRATA COMMITTEE MINUTES

1830 Wednesday August 16, 2017. Altair SC Meeting Room.

Attendance: Ralf Harding (Chair), Eric Moses (Secretary), Michael Cluff, Mandy Heimann, David Saul, Kevin Wellington.

Guests:

Apologies: Chris Gardener (proxy to Ralf), David Mackinnon (proxy to Eric).

Minutes of Last Meeting: Accepted.

Matters Arising: See following

Correspondence:

Finance Report:

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

Building Manager's Report: The monthly Building Managers report will be posted on the Altair website.

Swimming Pools

Certification of the swimming pools expires at the end of August. The Council requires some work to gain re-certification (some council measurement protocols have changed and some ground abutting the pool fences has subsided resulting in parts of our fences requiring a few extra millimetres above and or below). This work is in train. We expect the pools to be re-certified in September, if not August. The Council are aware of, and have agreed, this plan.

Waste Management

We have previously had a letter from City of Sydney Council commending Altair for our waste management processes. CoSC refers other buildings and organisations to visit Altair from time to time to 'see how we do it'. CoSC has recently asked Altair to write an article for a facilities trade journal explaining our systems. This reflects very positively on our building manager, Mario Caruana, and his team.

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: Done. Installation of running water, sink etc. in the room behind the concierge desk.
- d) Window Latches (Child-proofing). Awaiting supply of parts for installation.
- e) Roof Membrane: Scheduled for September
- f) Car Park Louvres. Scheduled for October.

g) Car Park Lighting and Pool Boilers – on hold re CoSC Energy review.

Updates

Legal/Air Conditioning

We offered the defendant the opportunity to pay the court ordered costs in scheduled instalments. We have had no response, by a second deadline, and our lawyers are proceeding to bankruptcy.

Weights Gym

Owners have been sent a newsletter from the SC sub-committee regarding the possible weights gym upgrade. To date we have received four responses; three for and one against.

Owners are encouraged to provide any feedback to the Building Manager.

Strata Software

Following a preliminary review of the various packages available, the recommendation was to further investigate the following.

1. Determine if a module or modules are available that could potentially enhance the functionality and improve user experience of the Altair website, subject to a cost benefit analysis.
2. Map out all digital functions currently provided by external providers and members of the SC.

Update

A software vendor, who offers a stand-alone website service, has reviewed the Altair site and comments as follows.

- > The Altair site is one of the better in-house sites they have seen as the content is comprehensive and updated regularly.
- > Functionality is limited and does not allow interaction between SC Members, Owners, Building Manager or Social Groups. SC agreed that this was not a core requirement as e-mail access is easy and the existing systems are working well.
- > The Altair site enables anyone to access information such as Financials and Minutes going back over many years. The suggestion is that this is not ideal as some of the information could be considered sensitive or private. The SC debated whether our data is sensitive or private with no resolution and agreed that this was a topic for further discussion and possibly reference to the Owners at a General Meeting.

Recommended Next Steps

1. Confirm the security protocols utilised for the existing site and investigate options to securely store historical information such as Financials and Minutes beyond the current year subject to Strata regulations. *We have subsequently resolved that all our data is backed-up daily and stored by our building manager (and also by our website host – but only for a limited period). The key original documents are also held by the Chair, and often the Strata Manager, which considerably ameliorates any risk but we are also investigating 'cloud' storage.*

2. Complete the mapping of the broader functions and processes currently provided by internal and external resources such as Strata Choice, Francis Management and SC members. The focus here is to develop a high level description of who does what from a risk and governance perspective.

3. Determine if any efficiencies or significant enhancements could be introduced to the current model and if so subject to a cost benefit analysis.

It was agreed that the Secretary continue his research based on the above.

By-Law Review

A review of Altair by-laws is required by November. The by-laws had previously been reviewed with the assistance of our Strata Manager and a specialist strata lawyer; and approved by the Owners at an Extraordinary General Meeting in October 2016. Our by-laws have been reviewed four times in the last eight years.

The SC was empowered at the 2017 AGM to conduct this compulsory review.

In the July minutes the Owners had been requested to submit any thoughts regarding revisions etc. in relation to the existing by-laws. The deadline for any feedback was August 4. At the time of this meeting there had been no feedback regarding by-laws from any owner.

The SC RESOLVED that the by-laws have been reviewed as required by law and that there be no changes save the statutory change of Executive Committee to Strata Committee.

Electric Vehicle Charging

We have received the results of the survey into Electric Vehicle Charging. This research was conducted independently of Altair and drew responses from 25% of the apartments. Amongst other things it shows that 71% of respondents favour preparing Altair for electric vehicle charging and 85% believe this should be 'user-pays' (metered). The research report is posted on the Altair website.

Power Supply – Plan B

We have a report from a second electrical engineering consultant, Shelmerdines. This report is posted on our website together with an analysis by Kevin Wellington. The Shelmerdines report is, in the main, similar to the original report from Northrop; with some important differences.

The reports agree that

- a) Altair currently has access to 400 amps from a sub-station located in the Elan.
- b) Altair currently uses approximately 325-345 amps.
- c) To allow for universal air-conditioning will require a total of 845 amps – including the current Altair usage.
- d) To access this level of amperage Altair will need to upgrade
 - a. Sub-station capacity/access
 - b. Consumer mains plus service protection device
 - c. Main switchboard
 - d. Rising sub-mains

The reports differ in that:

- e) The Northrop report (posted on the Altair website) recommends upgrading the sub-mains to each apartment (different from the rising sub-mains).

The Shelmerdines report advises that this upgrade is not necessary.

This is very important in that the cost for the upgrade to the apartment sub-mains was projected by Northrop at approximately \$1m.

We have carried out further audits and believe that we do not have to upgrade the sub-mains to each apartment.

- f) In short, the Northrop report suggested upgrades to mains, sub-mains etc. plus sub-mains to each apartment for a cost (in 2013) of roughly \$1.4m. The Shelmerdines report suggests upgrades of mains, sub-mains etc. with-out upgrading sub-mains to each apartment, for a cost of approximately \$175k.

But the key issue is that Altair does not have access to enough amperage from the sub-station.

- 1) Our informal enquiries with AUSGRID indicate that we could access up to 780 amps from the existing sub-station at Elan - but that it is unlikely AUSGRID would allow us to do that as we have a proven need (through two 'expert' reports) of 845 amps - should Altair wish to upgrade to allow universal air-conditioning.
- 2) We are informally advised that AUSGRID are unlikely to upgrade the existing sub-station at Elan to cater for Altair's potential extra amperage....but we need to formally explore this.
- 3) It is possible that Altair MIGHT be able to have our own sub-station.
 - a. This would have a rough 'guesstimated' cost of \$250k.
 - b. This would have to be on-site at Altair, accessible from the street and would eliminate at least two visitor car spaces.
 - c. Eliminating visitor car spaces and installing a sub-station would require approval from City of Sydney Council.
 - d. We are advised that this would possibly/probably require engineering, legal and environmental work to gain approval.

It is important to understand that most of our advice from AUSGRID is somewhat informal. AUSGRID are reluctant to give 'casual' advice and we will not get definitive answers until we (or our consultants) formally write to them with specific, technically based requests...and they will only respond in writing.

We should also factor in the likely requirement that Altair should prudently allow for an upgrade to our power supply to cater for the introduction of Electric Vehicle Charging (EVC). This is very informally projected by Smart Green Apartments, a division of City of Sydney Council, to require an additional 210/250 amps for a building such as Altair. This would make a potential projected total of approximately 1100 amps required by Altair and MAY require a bigger sub-station than that originally contemplated.

Existing amps = approx.	345A
Extra for A/C = approx.	500A
Extra for EVC = approx.	<u>250A</u>
<u>Total</u>	1100A

Should the owners wish to proceed with universal air-conditioning there would also be issues of further legal, engineering design and environmental work (different from the sub-station issue) to

- Seek City of Sydney approval to install condensers on balconies
- Develop a common design and acoustic standard for the installation of condensers and other A/C equipment on common property such as balconies
- Draft appropriate by-laws.

Owners should note that this project is designed to provide the Owners Corporation access to enough power to run universal A/C but that the installation and running of such equipment in each apartment would be an individual owner responsibility and cost.

In summary our research has indicated that

- i. The potential probably exists to upgrade Altair to cater for universal A/C.
- ii. We would probably be wise to cater for enough capacity for Electric Vehicle Charging in any upgrade...noting that this would require further work installing power points and meters across our car parks. This would currently be at further significant expense but probably not until a time closer to the advent of critical mass for electric cars...in 5/10 years?...and hopefully competition and technology advances will drive prices down over that period.
- iii. This likely means that we will have to conduct negotiations with AUSGRID to see whether they would contemplate upgrading the existing sub-station or allowing Altair to have our own sub-station; and at what capacity and cost.
- iv. We would have to open negotiations with City of Sydney to ascertain whether we are likely to be able to release at least two visitor car spaces...and what other requirements, approvals etc. there would be associated with both installing A/C equipment and a sub-station.
- v. This suggests ballpark costs to
 - a. install a sub-station - \$250k (This is strictly 'back of an envelope' pricing)
 - b. upgrade the required mains and sub-mains - \$175k
 - c. legal, engineering and environmental consultants for sub-station, eliminating car spaces and allowing A/C - \$75k (guess)
 - d. Total – VERY roughly - \$500k.

Owner Poll

At the 2017 AGM we undertook to research this matter re A/C and power supply; and then hold a poll to gauge owner interest; then if there is sufficient interest, to prepare a fully costed implementation proposal for consideration at a General Meeting.

The SC agreed that more information is required from AUSGRID regarding accessing further capacity, how, from where and at what cost before we poll the Owners.

The SC agreed that Kevin Wellington be requested with liaison with Shelmerdine's to engage with AUSGRID to advance this matter.

Associated issues.

NB. The following associated issues are not about capacity or access to power – amperage – and have no bearing on the issue of upgrading sub-stations or mains/sub-mains etc. These issues relate to the cost-efficiency of supply; they relate to saving money on energy not electrical capacity or providing access to electricity.

None of these associated issues are currently budgeted.

A. City of Sydney Sustainability Audit.

We have a report funded by the City of Sydney Council suggesting that we could save approximately \$50k p.a. if we invest approximately \$200k in alternative technologies such as LED lights and switching from gas heating to electricity. If true this makes good financial sense. We have yet to interrogate the numbers and convince ourselves that the suggested savings are sustainable and 'real'.

B. Solar

Theoretically the Altair roof is a good place for the installation of solar panels. Our advice is that solar panels could have a theoretical payback of about 6 years (and a replacement cycle of about 20 years) but we have also been advised NOT to install solar panels on the Altair roof as they will likely damage the water-proof membrane and create leakage problems. We are looking into this issue further.

C. Batteries

This technology is constantly evolving but our current advice is that the pay-back on batteries is roughly 12 years and that batteries have to be replaced approximately every 10 years. Accordingly, current battery-storage has no pay-back and is not an economic proposition. We understand that there may also be insurance issues associated with the combustibility of lithium batteries. We continue to hold a watching brief but, in any event, batteries are of little use to Altair if we don't have solar.

D. Thermochemical

It has been suggested that we install thermochemical energy stations. This is a very new technology. To the best of our knowledge there is currently no commercial or residential installation of thermochemical energy in NSW outside experimental projects by the University of Newcastle. This may ultimately prove a useful application but Altair is unlikely to be interested in being a guinea pig for an experimental installation.

E. Plan C

As previously reported we have met with a consultant recommended by Smart Green Apartments regarding 'passive' approaches to heat and energy issues. It was clear that there are no 'magic bullets' and that any resolutions would be in the order of glazing finishes, drapes, shades etc. unless we are prepared to undergo a very substantial reconfiguration of Altair, which the consultant rejected as unworkable; and none of this would have significant impact (1 or 2 degrees cooler?) especially in very high temperatures. We are not currently pursuing this route further.

SC Election

Marilyn Di Bella was elected to the SC.

Resignation

Mandy Heimann, having sold, resigned from the SC effective of this meeting. We thank Mandy for her service to Altair.

Any owner wishing to nominate for the SC should contact the Secretary.

Meeting concluded at 1940.

Next EC Meeting Wednesday September 20.