

bright & duggan



australia's strata leader

Minutes of

Strata Committee Meeting

To The Owners of – Plan No. 47991

41 ROCKLANDS ROAD, WOLLSTONECRAFT, NSW, 2065



Meeting Date:	22 April 2025
Time:	06:00 PM
Address:	Meeting Room, Level 1, 37-43 Alexander Street, CROWS NEST, NSW, 2065 and available on Teams.
Present:	Jay P. (Lot 82) Committee member present Stephen W. (Lot 86) Committee member present James C. (Lot 95) Committee member present Robert V. (Lot 129) Committee member present DP (Lot 138) Committee member present through teams Patrick H.(Lot 139) Committee member present
In attendance:	James Azar Bright & Duggan Kris Pruszyński, Kristal Tony M. Lot 44 Anna D. Lot 90
Chairperson:	James Azar
Apologies:	Kristen R.(Lot 141)
Quorum:	Yes, 50% or more of strata committee members in attendance

1. Minutes

RESOLVED

Resolved that the minutes of the last Strata Committee meeting held on 11th of March 2025 be adopted as a true and accurate record of the proceedings of that meeting.

Business arising from the last minutes, not otherwise dealt with in the agenda. Out of session business approved by the committee already prior to the meeting, not otherwise dealt with in the agenda.

- Air Conditioning Approved Unit 142

2. Financials

RESOLVED

That the attached statements of financial position performance for the period ending 15 April 2025 for the administrative fund and capital works fund be adopted.

The Treasurer provided the committee with year-to-date unaudited financial reports. In summary, the expenditure is within expectations and in line with the budget, unless otherwise noted in the comment's column in the variance report.

3. Building Supervisors Report

RESOLVED

That the Building's supervisors report be received, discussed, and acted upon as required.

Building repairs

CBS provided quotes for listed and reported repairs incl main courtyard tiles, Grainne is reviewing the scope and cost. Temporary make safe repairs will be attempted by CBS on balcony unit 18 in the next few weeks.

Other recently completed repairs.

Garden bollard lights (main courtyard garden bed and water feature) were installed.
Gate closer was replaced on pedestrian gate next to bus stop.
The lights in the visitor's car park has been resolved by the electrician.

Maintenance and housekeeping report

GYM -: Donated treadmill from residents' unit 113 was moved by BM staff to the GYM area, it will be checked, tested and position by gym service contractor.

Tennis court -: Tennis court net was fixed. New net was delivered and will be installed by BM staff.

Pool -: Pool contractor was reminded of careful chemical dosing.

Plumbing/gas -: new gas meter was installed on gas supply to hot water heaters on 11 April 2025 by Jemena. The BM was notified on non-compliance for location and ventilation of boundary gas pressure regulator. RL Plumbing is looking for solution and will provide pricing for works. Stephen W will raise this matter with AED.

Rubbish collection and bins.

10 new 660L bins were purchased and delivered to replace broken ones. BM chose a different brand (Australian made) cheaper over \$200 per bin. Large Recycling bins will be delivered after Anzac Day weekend. The BM was notified by a resident of someone dumping furniture in front of the building on Saturday. Cleaners moved the items to the lower entry and the BM will check the CCTV.

Pest control.

Due to more reports of rodent's activities, The BM has asked the contractor to resume weekly service for 6 weeks.

Building Manager Software, MYBOS.

The BM will arrange a demo version, access login and instructions for interested SC members.

New access system and VCP monitoring.

The BM shared his ideas about monitoring visitor's car park for illegal parking with the idea of installing three cameras to view the illegal parking and rego recognition of vehicles entering the car park like those used in shopping centres. The cameras cost around 2k each. Kris to have the proposal ready to the committee to include for next years budget and AGM approval.

Tree

The committee approved the quote with Branch out Tree specialists for \$4,840 to remove a large cluster of Strelitzia's and to stump grind located in garden beds along foyers 8 & 9.

4. Strata Managers Report

RESOLVED

That the Strata Managers report, and correspondence be received, discussed and acted upon as required.

- The building manager advised that a mould and moisture report was discussed between the strata engineer and unit 162 and the engineer found no leaks or issue that were causing the issue of mould and could be due to ventilation.
- Strata Mediation against Lot 81 for smoking breaches has been filed and waiting on the department of fair trading to provide a confirmation date for the hearing.
- The BM advised the gate near the visitors car park entrance was not closing for a number of weeks due to it not self-closing, however this has now been rectified and the door fixed.
- The strata engineer and the building manager has also followed up with unit 119 in relation to an inspection report and has advised the owners.

5. Fire Safety upgrade

RESOLVED

Fire Safety Development Control Order update.

- Council responded that it had reviewed the Fire Order Modification Request letter and has agreed to Fire Engineered Solutions Report (dated 17 December 2024) – prepared by Nehme Moujalli of InCode Solutions Pty Ltd, noting its intention to issue a Modified Development Control Order – Fire Safety Order and provided a draft for comment. Through Tim Peng of AED, Council asked us to advise whether the owners agreed to the issuance of the Draft Modified Development Control Order – Fire Safety Order.
- A Zoom meeting of the Fire Order subcommittee considered the draft noting a number of modifications were needed to the draft order.
- A Team's meeting of the sub-committee was held with Tim Peng of AED at which was noted the need to update the Terms of Reference (1), as a number of requirements listed in the "Timetable for the Proposed Fire Safety Upgrading Works" (pages 50-53) in Fire Safety & Building Code of Australia Assessment Report dated 7 December 2022, had been deleted or modified. Further the requirement that the modified Order (once issued) must be complied with by **4 April 2026**, was an unreasonably short period given the complexity of the tasks required for 162 apartments. Tim Peng (17 April) had made contact with the relevant Council officer.
- 22 April 2025 the council issued a modified development council order and extended the time to have everything completed by 4 April 2027. The OC will look at the modified orders and if any further changes are required will appeal before the 28 days after the service of the council order.
- At present the OC has spent approximately \$327,819 on addressing the fire order, comprising \$299,411 paid, and another \$28, 408 yet to pay, according to contracts as at 28 January 2025.

6. Other Business

RESOLVED

Resolved that the strata committee discuss any further items of business that attendees wish to raise at the meeting and resolve how those will be dealt with at a later meeting (noting that depending on the nature of the item, it may not be able to be resolved at the meeting).

- The Project C subcommittee held a meeting with the engineer on 12 April 2025. The engineer will engage Fluid and Redux over the next few weeks with a view to advise the committee on which contractor is better suited to perform the works. The engineer will settle and variations to the contract in time for entry into the contract by mid-June 2025.
- The Project C sub-committee will aim to arrange for owners approval of Project C within 4 weeks, including obtaining their approval to enter the contract, approval to obtain finance and or raise special levies.
- The Committee approved the termination of the Schindler Lift Maintenance Agreement and have approved Hamilton Lifts to take over and the BM is organising all the paperwork.

- The Strata Manager is waiting on the Dept Fair Trading to provide the mediation date in relation to the application against Lot 81 for Smoking breaches.
- The committee agreed to set up a budget and not exceeding \$6000 plus GST for QS Solutions in preparing a new capital works funding plan as agreed at the last AGM.
- The committee will review the further information that was provided by Unit 21 in relation to their Awning approval.
- The committee advised further information relating to the brokers insurance commission structure on the six insurers they approached was not provided to the OC and the SM will follow this up.

7. Next Meeting

RESOLVED

Resolved that the strata committee determines the date of the next meeting as Tuesday 3 June 2025.

There being no further business the meeting closed at 7.30pm.

**Bright & Duggan Pty Ltd
Managing Agents for Plan No. 47991**