

**Better Communication for residents** - please consider ways for more efficient communications.

**Building Painting Update. Action** required for 'defect remediation' period.

**Air Conditioning Project - Update**

**Information:**  
[theaurorator.com.au](http://theaurorator.com.au) is the website that may answer any questions about living in Aurora.

# The Aurora TOWER

## NEWSLETTER

### Seasons Greetings

The Committee wish you and your family all the best for a peaceful and safe holiday period.

### Thank You



WOW!!

On behalf of the Smith Family Toy & Book Appeal, we would like to thank everyone who gave so generously. Many disadvantaged families will enjoy a brighter Christmas thanks to you.

### Website - [theaurorator.com.au](http://theaurorator.com.au)

The website has much information that is relevant for comfortable living in the building. Owners can register for access to more confidential information by clicking on 'register' on the top menu of the website.

Let us know if you have any feedback on the website or if there is information you would like to see included on the website.



### Communication with Aurora Residents

Sometimes there are issues that affect every resident and we need to tell you quickly. Urgent information is usually posted on lifts, noticeboards, mailboxes and the mail room door.

In many instances it can be more effective to communicate through emails/text. To this end, a number of specific forms to address your concerns are on the Aurora Tower website. These are sent to building management and the body corporate committee. Responses are provided through email. We encourage you to use these forms.

We will be working to improve the 'building communication' system throughout 2020. All suggestions will be considered and are welcomed.

If you need some help in using these forms or want to ask a question please contact

[secretary@theaurorator.com.au](mailto:secretary@theaurorator.com.au)

# BEHIND THE SCENES

The Aurora  
Tower

## Building Painting Update

The painting of the building has now reached practical completion. There is a 6 month period to correct any defects - this finishes end March 2020.

If you notice any defects associated with the building paint process please email the Facilities Manager before February 2020.

[MaintAurora@theoaksgroup.com.au](mailto:MaintAurora@theoaksgroup.com.au)

## Roof Air Conditioning Upgrade - Heat Exchangers & New Pipework

### Part 1: Level 68 (the roof)

Installation of equipment on the roof is largely completed and in operation. This is a big project. Some pictures are shown in this newsletter.

There have been some teething problems.

Firstly, it was necessary to replace two leaking joints in the major condenser cooling pipes between level 25 and the roof. This resulted in an unscheduled shutdown of air-conditioning throughout the building immediately after the new system was commissioned.

Secondly, an electrical fault in the new pump controllers resulted in an overnight outage of air-conditioning.

Unfortunately, both outages were most inconvenient and caused considerable frustration for residents due to high temperatures at the time. All is working as expected now and sensors are monitoring the equipment remotely.

### Part 2: levels 45 and 25

Heat exchanger equipment also needs to be replaced on levels 45 and 25 - this project part has been deferred to the April/May period. You will be advised about the exact timing. This will require the air conditioning to be turned off for a number of days.

Notices will be put in the lifts and on notice boards. The program aims to minimise any inconvenience.

## Intercom

Sample installations in different parts of Aurora have been tested. This has been going well and the technician is now able to install ordered units. Please email [finn@olsen.co](mailto:finn@olsen.co)

## Recent Water Damage

The owners section of the website has information about various ways to avoid water damage in Aurora.



It is important to know where the overhead sprinkler heads are situated in your apartment, in common areas, cage and car park.

If you are moving furniture please always keep well clear of the sprinkler heads - an inadvertent bump can break the device and set off a large volume of water.



# BEHIND THE SCENES



## Key Audit / Replacement

Ongoing investigation continues into the best way to address missing key issues. We are awaiting information about mechanical locks and an electronic key management system.

More information will be advised in January.

## Fob Audit (Security)

The annual fob audit will be carried out in February.

This is done to ensure all fobs are up to date and those fobs that are not registered will be removed from the system.

## NBN Installation

The installation of main switch boxes, wiring and power supply has commenced. We expect the final installation is scheduled for completion by mid-January 2020.

More information about provider choices and timing will be made available as soon as we are advised. There will be an 18 month period for you to consider what is the best outcome for your circumstances.

## Painting - Car Parks

Existing car park numbering will be repainted and new directional arrows will be painted on ramps. Timing to be advised.

## Aurora Residents Group

A group that aims to address issues of interest to residents of Aurora. If you need information please email [Tracy.stanleyu21@gmail.com](mailto:Tracy.stanleyu21@gmail.com)

## Contacts:

Facilities Manager: [MaintAurora@theoaksgroup.com.au](mailto:MaintAurora@theoaksgroup.com.au)

Committee: [secretary@theauroratower.com.au](mailto:secretary@theauroratower.com.au)

Ernst (EBCM): [gwillis@ebcm.com.au](mailto:gwillis@ebcm.com.au)

## Roof - New stainless steel pipework



## Roof - Heat Exchangers



## Pumps

