

# The Aurora TOWER

## Word From The Chair

The recent AGM on 26 May returned all the existing members of the Body Corporate Committee for the next year.

### Thank you for putting your trust in us.

The recent major projects the Committee have worked on :

2019 - Painting of the Building

2019/20/21 - Air Conditioning Upgrade

2020/21 - Caretaker Mediation and New Caretaking Agreement.

2021/22 - Implementation of New Caretaking agreement and engaging with Oaks on a more positive and constructive relationship.

We have confidence that lot owners will see improved security, better provision and operation of minor works and improved management of keys.

The Committee's commitment to working in the best interests of all owners and the building remains our top priority.

## Your Committee :

Phil Conwell - Chair

Russell Christie - Secretary

Jan Brewer - Treasurer

Bronwyn Dredge

Greg Firth

Luis Cabellero

Tracy Stanley

## Date for your diary:

7 July - Formal BC Meeting

**All BC meeting dates are on the website calendar.**

**Watch out for the July newsletter - Security (KEYS)**

## The New Caretaker Agreement

While the negotiations have concluded, close review of the outcomes will continue for a period of time.

It has been agreed that quarterly audits will be carried out to ensure all duties are performed to the agreed standard.

**A copy of the new Caretaker Agreement is on the Aurora Tower website in the owners' section.**

## What We Are Working On

**1. Cladding.** A project manager has been appointed. A detailed scope of works is currently being prepared with final tenders to be called in the next few months. Our insurer is being informed as we progress.

**2. Air Conditioning Part 3 Repairs.** See item next page.

**3. Electricity Supply Agreement.** The current agreement with Origin ends on 31 December 2021. A market review has been commissioned.

**4. Keys.** A separate July newsletter is being prepared that will detail current strategy, thoughts and budgetary constraints.

**5. Access Control System (Fobs).** Current system needs replacement (see March newsletter). Quotes have been obtained.

**6. Lifts Modernisation/ Update.** A roadmap for major lift updates over the next 5 years is under consideration. A lift specialist consultant is to be appointed to review and advise on this long term project.

**7. Lift Maintenance Agreement.** The current agreement ends May 2022 - consideration is required to be given to this project prior to 2022 and in concert with item 6.

**8. Internet TPG Agreement.** The current 3 year contract terminates in August 2021. We are awaiting market offers.

**9. Air Conditioning Maintenance Agreement.** A new agreement will come into effect once item 2 (above) has concluded.



The Aurora Tower

## Word from the Treasurer

As you can see there are a lot of current projects.

The first months of 2021 have been spent in finalising the third part of the air conditioning pipework repairs quoted at \$113,000. This work is expected to be carried out in August (see update below)

The cost of the cladding replacement is a major concern. Initial estimates were quoted and budgeted at \$600,000 in March. This number has now increased to \$1.65 million on the latest quotes. See explanation for the cost increase on the next page.

A large portion of the cost relates to the works needed to be carried out at night, at heights and providing footpath security for pedestrians.

As the cost is higher than originally advised the budgeting forecasts are impacted. New costs were provided after the budget had been set. This is being currently investigated and will be advised once all information has been taken into account.

The \$375,000 settlement from the Oaks caretaker agreement mediation has been deposited into the Sinking Fund.

## Security Keys/ Fobs Update

Our newsletter of March 2021 summarised the key/ locks pricing. **We are currently working on another newsletter focused on these issues.**

More information will be provided after the next BC meeting on 7 July .

## Air Conditioning Update

Part 3 of the air conditioning repairs are scheduled for **August** this year.

Tenders have been called with Isothermal being the successful tenderer.

**The outage is expected to last for approximately 3 weeks. Air conditioning (heating) will not be available during this repair time.**

A further 13 couplings will be replaced using a similar method to those repaired in the last year.

Notices will be posted in the lifts and the notice boards as the time gets closer.

## Insurance Renewal Year ending 31 May 2022

**Chubb is our current insurer and will remain our current insurer for the year ending 31 May 2022.**

The stage 3 cladding report has highlighted additional areas of the building that were previously not known to be clad.

However ongoing dialogue between the committee and the broker has provided the insurer sufficient comfort to not look for reinsurance to offset their exposure. While reinsurance is an option, the premium would be directly passed to lot owners.

Overall, the total premium has increased slightly (5.5%) from last year. Given the additional cladding exposure and current market conditions, this is seen as a very positive outcome.

**The policy is largely unchanged from last year with the single key difference being to the water damage excess structure, which is now percentage based (see more information below).**

**This change is effective 31 May 2021.**

### Excesses: As Per Policy Wording

**Water Damage** Affecting a Single Lot:

10% of Loss Subject to A Minimum Of \$5,000

**Water Damage** Affecting Multiple Lots or Common Property:

15% of Loss Subject to A Minimum Of \$10,000

**Other Property Damage Claims:**

\$2,500 per claim

### Recommendation from Committee

Water damage remains the biggest risk for Aurora.

The Committee **strongly recommends** that all owners continue with practices to decrease the risk of a claim. These include:

- Replace flexible hoses and mixer taps at regular intervals, perhaps 5 to 10 years.
- Turn off main water inlets when leaving your apartment unattended for long periods. You will need to see Reception for access to the main water taps.

## The Aurora Tower

- Regularly inspect all hose and tap fittings for leaks. Monthly intervals are suggested.
- Always be aware of the overhead sprinklers when moving furniture or cleaning.

For further information please download the following generic documents from the website (owners section).

Chubb – Water Damage Flyer

CHU Flexi Hose Flyer

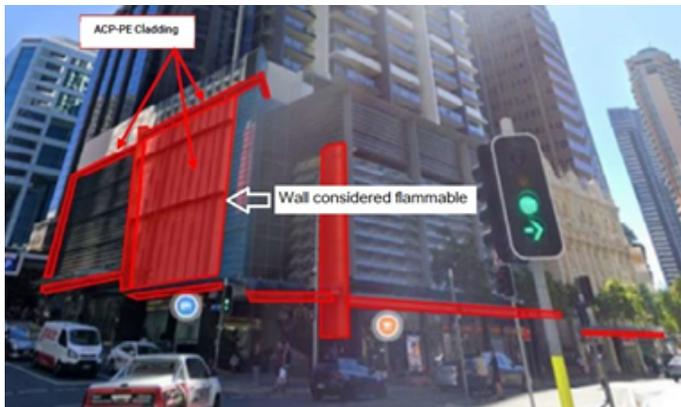
KPMG Insurance Market Overview December 2020

## Flammable Cladding

Last year, the committee engaged Omni (via Solutions IE) to report on the extent of cladding in the building. Their report is available from the website and revealed the cladding was more extensive than initially thought.

However the report was conservative and suggested there was more cladding than actually existed.

For example, the photograph below from the Omni report suggests the entire wall above Wharf Street is flammable.



Inspection shows that the majority of the wall is sheet metal or concrete. It is only the plywood inserts are flammable.

That said, the committee were obliged to act on this report and Diverse FMX were engaged to project manage the removal. They drafted a specification for the work and invited 6 companies to tender.

The budget estimate from Diverse was \$600,000 but when



tenders were received, the quotes were significantly higher. The lowest had a combined total cost of \$1.7M.

The reason for the much higher quote is because the demand for the replacement of cladding is rapidly increasing both the cost of materials and labour. Also, the fins on the roof are clad (both front and back of the building) and the logistics to replace this cladding have proved more complex than originally advised. The cost increases dramatically when the replacement has to be carried out at heights.

**The tenders were reviewed and it was agreed to split the project into 2 parts (lower and upper levels) and re-call tenders.**

The tender for the lower levels was for removal of the cladding whereas the tender for the upper levels was for an Alternative Building Solution. The ABS involves installing a fire suppression system (additional sprinklers) that would extinguish a fire should this occur. This solution has been approved by the Certifier and our insurer.

It is worth noting that our insurer, Chubb has been advised of all measures being taken in relation to this project. They are aware of the Omni report and its conservative nature, and our intention to install an ABS. We have been advised by our broker that this has not affected our premium.

Further investigation is ongoing to fully understand the work required, the total cost of the project and its impact on the Aurora budget.

Lot owners will be kept informed and an Extraordinary General Meeting will be called as soon as all the information is processed.



420 Queen Street

## Smoke Detector upgrade

The information below was extracted from a quote prepared by CBD Electrical, the building's preferred electrical contractor. It describes the legislative changes that apply to smoke detectors.

### Smoke Alarm Options and Services

As of 1 January 2022, all dwellings being sold, leased or an existing lease renewed, must meet the new requirements as per AS 3786.

- i) be photoelectric (AS 3786-2014); and
- ii) not also contain an ionisation sensor; and
- iii) be less than 10 years old; and
- iv) operate when tested; and
- v) be interconnected with every other smoke alarm in the dwelling so all activate together.

Smoke alarms must be installed on each storey:

- i) in each bedroom; and
- ii) in hallways which connect bedrooms and the rest of the dwelling; or
- iii) if there is no hallway, between the bedrooms and other parts of the storey; and
- iv) if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

Smoke alarms must be hardwired or powered by a non-removable 10-year battery, or a combination of both may be allowed. Any existing hard wired smoke alarm must remain hard wired and include a hard wired or wireless interconnection.

### [Click for link to QFES Requirements](#)

#### Parts Required:

Due to cable access limitations to the bedrooms a combination of both wireless 10 year smoke alarms and wireless receiver bases will be required.

- Surface mounted, 240v mains powered with 9v DC battery backup (9v battery needs to be replaced annually)
  - Required to replace existing hard wired smoke alarms.
- Surface mounted 240v mains powered wireless receiver base – enables hard wired smoke alarms to interlink with wireless smoke alarms. 1 required in each unit to communicate with the wireless smoke alarms.

- Surface mounted, sealed 10 year lithium battery powered only with built-in wireless interconnection – Will be required in each bedroom.

#### Level 7

**Unit Type 1 & 4** -2 x existing to be replaced, 3 x wireless to be installed.

#### 5 x Smoke Alarms

**Unit Type 2 & 3** -1 x existing to be replaced, 2 x wireless to be installed.

#### 3 x Smoke Alarms

#### Level 8 – 51

**Unit Type 1, 3, 4 & 6** -1 x existing to be replaced, 2 x wireless to be installed

#### 3 x Smoke Alarms

**Unit Type 2, 5, 7, 8 & 9** -2 x existing to be replaced, 2 x wireless to be installed

#### 4 x Smoke Alarms

#### Level 52-63 – 2 Storey Skyhomes

**Unit Type 1 & 6** -3 x existing to be replaced, 3 x wireless to be installed

#### 6 x Smoke Alarms

**Unit Type 2, 3, 4, 5, 7 & 9** -2 x existing to be replaced, 3 x wireless to be installed

#### 5 x Smoke Alarms

**Unit Type 8** -2 x existing to be replaced, 2 x wireless to be installed

#### 4 x Smoke Alarms

#### Level 64-65 Penthouse

**Unit Type 1 & 4** -1 x existing to be replaced, 3 x wireless to be installed

#### 4 x Smoke Alarms

**Unit Type 2 & 3** -2 x existing to be replaced, 2 x wireless to be installed

#### 4 x Smoke Alarms

**Unit Type 5** -2 x existing to be replaced, 3 x wireless to be installed

#### 5 x Smoke Alarms

## Level 66-67 Penthouse

**Unit Type 1 & 3-** 1 x existing to be replaced, 5 x wireless to be installed

### 6 x Smoke Alarms

**Unit Type 2-** 1 x existing to be replaced, 2 x wireless to be installed

### 3 x Smoke Alarms

**Unit Type 4-** 2 x existing to be replaced, 3 x wireless to be installed

### 5 x Smoke Alarms

**If you have questions send an email to :**  
[secretary@theauroratawer.com.au](mailto:secretary@theauroratawer.com.au)

## Updated bike room

A spate of bicycle thefts from the car park has prompted a review of storage and security measures.

A bike room on Level 1 has had security updated with a new lock on a metal door and plywood sheeting against the side wall. This blocks visibility and makes it more difficult to cut through the wire to access the bikes.

The room is now available to all residents as well as your visitors and can be accessed with your apartment key.

### Safe storage tips

There are hooks on the ceiling to hang your bike from and a rail on the wall to lock your bike to. We recommend that all cyclists invest in a super thick lock, and don't forget to shut the door firmly behind you when you leave.

Police have advised of the importance of recording the serial number of your bike and of taking a photo.

## Gym Review

A motion to replace the multigym was successful at the recent AGM. This has provided an opportunity to review the use and type of equipment available in the gym. On the 6th of June, a notice was placed in the Gym and a post placed on the Aurora Residents Group inviting owners, tenants, and short-term guests to respond to a survey asking their views about and experience in using the Gym and its equipment.

Participants were reminded that the Aurora Gym is a home style gym for use by residents, be they short or long-term residents. It does not aim to provide the full functionality of a professional gym.

To date there have been 49 responses to the survey which will be available until 9 July 2021 to ensure there is an opportunity for non-resident owners to contribute their views.

You might be interested in the statistics gathered so far (see next page).

Thanks to all those who have provided detailed comments regarding the type of equipment they would like to see in the Gym, and comments about the condition and use of equipment we already have.

For those who are regular users, you will already have seen some changes. One of the Infiniti treadmills has been discarded, and one of the rowing machines has been placed in storage. This has provided more space for those needing floor space, and allowed full use of all equipment, some of which was unavailable because of COVID restrictions.

We will be meeting with our gym adviser to discuss the results of the survey and to select the Multigym replacement.

**For those who have not yet completed the survey, you can find it here.**

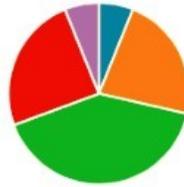
<https://forms.office.com/r/KBuLFqnyy3>

**You are welcome to send any comments or suggestions to Bronwyn Dredge.**

1. How often do you use the gym

[More Details](#)

● Every day	3
● 4-6 days a week	11
● 1-3 days a week	20
● Occasionally when the m...	12
● Other	3

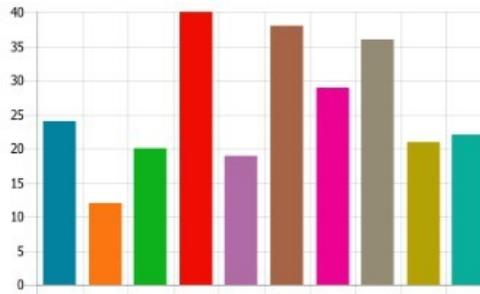


420 Queen Street

2. Which equipment do you use (tick all that apply)

[More Details](#)

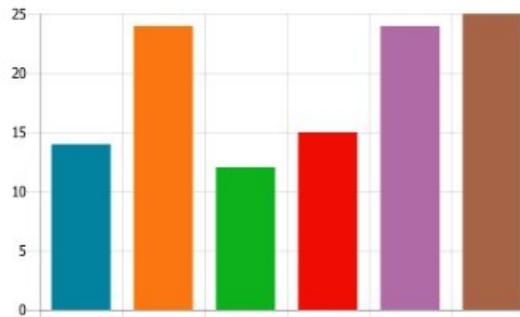
● Lifefitness treadmill	24
● Infiniti treadmill	12
● Rowing Machine	20
● Free weights and bench	40
● Cross trainer	19
● Multigym bench press st...	38
● Multigym leg curl station	29
● Multigym lats station	36
● Floor space for yoga mat ...	21
● Exercise bike	22



6. What time do you usually use the Gym (tick all that apply)

[More Details](#)

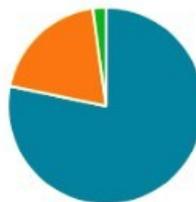
● Before work on weekdays...	14
● After work on weekdays ...	24
● Weekday mornings	12
● Weekday afternoons	15
● Saturday	24
● Sunday	25



7. I attend the Aurora gym as an:

[More Details](#)

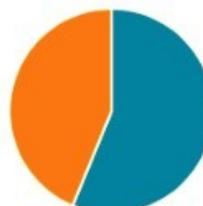
● Owner / Occupier	36
● Long term tenant	9
● Guest of OAKS	1



10. For gym users, are you:

[More Details](#)

● Male	27
● Female	21





420 Queen Street

## Aurora Tower Newsletter

This newsletter is sent via **email**. Owners who haven't provided an email address to EBCM will find a copy posted on the Aurora Tower website.

The Committee encourages the usage of email as it facilitates timely communication and helps to save money for all owners.

## Aurora Tower Website

[theaurorator.com.au](http://theaurorator.com.au)

Owners can register for access to confidential information by clicking on 'register' on the top menu of the website.

### Reporting (online)

Please report any noise, security, cleaning or maintenance matters through the online forms.

Click on 'Reporting' at the top of the website screen.

## StrataMax

Lot Owners will also find more documents and information about The Aurora Tower CTS 35222 if they register with the Stratamax online portal. This site holds more documents than the Aurora Tower website and the link to the Stratamax portal can be found on the Ernst website.

If you have any issues registering please email Ernst (EBCM) for help.

## Aurora Residents Group

The purpose of the Group is to provide a communication venue for the owners and long term tenants who are residents living in the Aurora Tower.

You can become a part of the Group by joining on the FaceBook page (search **Aurora Tower Community**).

### Event to Note:

A Mexican Fiesta is being organised for Saturday 31 July .

## Mobility Impaired Residents

Fire Safety Regulations require a Resident Mobility Impairment Register to be displayed in the fire room.

In the event of fire, Queensland Fire need to refer to this document to evacuate vulnerable residents.

**PLEASE enquire at Reception to ensure you are listed on the register if you are mobility impaired. This includes temporary mobility impairment.**

**Watch Out For the July newsletter - Security (KEYS)**

## Contacts:

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

Building Manager: [BMAurora@theoaksgroup.com.au](mailto:BMAurora@theoaksgroup.com.au) (Mark Fogarty)

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

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