

The Aurora

TOWER



Word from the Chair

We hope you are finding these Newsletters useful. In this newsletter you will find updates on the Airconditioning Pipes Repair Project, the Gym Review Project, the Audit by DFMX on Caretaker Performance and several other initiatives the committee are working on, as well as the results of the recent EGM.

The Committee has been actively working at making sure our body corporate community is fully aware of our priorities and activities. We have seen several developments which have enhanced communication, such as the Facebook Page - the Aurora Residents Group which Tracy Stanley manages, and of course our Newsletter which Luis Valle has taken over (with greatly appreciated assistance from one of our community volunteers). However, the best communication is two way.

Later in this newsletter you will see a photograph of our Committee the faces behind the masks. Please take every opportunity to engage with your Committee. A lift conversation, a message via the FB page or an email is always very welcome.

Phil Conwell

Chairman, Aurora Tower Body Corporate

Treasurer update

Administration Fund Review

An analysis of expenditure from the Administration Fund is currently underway. The purpose of this analysis is to better understand the potential future expenses that will impact future levies.

Sinking Fund Review

In our last newsletter the committee advised there was an investigation into the major capital expenditure items expected to affect the sinking fund levies in the next few years. A report from our appointed lift specialist concerning the replacement of the lifts and expected costs is due by mid-September and will impact the review.

Key Outcomes

The key outcomes will hopefully be provided in the next Newsletter and be available for discussion at a future meeting.

Jan Brewer

Treasurer, Aurora Tower Body Corporate

HOT TOPICS AND UPDATES

Extraordinary General Meeting (EGM)

An Extraordinary General Meeting (EGM) was held on 1 September after the Chairperson advised that a quorum was represented. The meeting was declared open at 2:03pm. The EGM confirmed the appointment of Gold Coast Building Services Pty Ltd as per an attached contract to remove the cladding from the lower levels of the building as per Stage 1 only at a cost of \$666,000.00 (excluding GST). The Chairperson declared the meeting closed at 2:10pm.

Air Conditioning Pipework

The air conditioning system for the building was shut down recently to replace suspect couplings on a further 5 levels in the building. The couplings that were replaced showed evidence of microbial corrosion. The replacement is complete although the walls/doors that were removed to gain access are still being reinstated. The work was successful with only one small leak identified at start-up. This has since been fixed.



Unfortunately, this circuit still contains bacteria which can cause further corrosion. The water treatment for this circuit is considered industry standard and this treatment is effective in the majority of systems.

As part of this project, the committee engaged Steve Nearhos from Baseline Laboratory, a Microbiologist who specialises in bacterial corrosion and water treatment. Steve has identified the bacterial types that are causing the corrosion and has analysed the effectiveness of the current water treatment. He has recommended improvements to the program that are designed for our unique needs. These improvements will be adopted, and they include:

1. adding a caustic solution to remove scale from the pipe walls;



2. dosing with an oxygen scavenger to starve the bacteria;
3. installing an Ion Exchange system to remove minerals that the bacteria also 'eats'; and
4. changing to a more specific biocide.

It is hoped these measures will significantly reduce or eliminate further corrosion, thereby reducing the need for further shutdowns.

NOTE: the water in the air conditioning system is completely separate from the domestic use water system in the building.

Gym Review Update

The Committee are pleased to advise that the new Multi-Gym and Gym matting have been ordered. Timelines have not yet been confirmed as there may be some delays due to COVID restrictions in NSW and Victoria. The Committee would like to thank Justin McLaughlin (another skilled and helpful Aurora resident) who provided very useful information and advice which was very much appreciated.

The Lifts

The Lift experience at the moment is not ideal, and we are sure you would like to know what is going on. Operating lifts involves three interconnected systems

1. The lift management/maintenance contract;
2. The lift mechanics; and
3. The lift cabins.

The Committee is currently attending to issues in all three of these systems

1. **The lift management/maintenance contract**

The current contract expires in 2022. Three months' notice is required if changes are to be made, otherwise, the contract automatically rolls over. The Committee have engaged a Lift Consultant to review the contract and current performance of the contractor. Incidentally, the use of Lift Consultants is recommended by the Unit Owners Association and has been successfully employed in other buildings of which members of our Committee are involved. We aim to improve both the ability to manage performance and improve the value we receive from the lift management/maintenance contract in the future.

2. **The lift mechanics**

The mechanics of a lift should last 25 to 30 years. Our lifts are currently around 17 years old, so they should have many years to run. That doesn't seem to be the case. The building was originally designed as an owner-occupied building; the current use puts a greater demand on the lifts and this may have increased wear and tear. The lift consultants we are using will be identifying all the issues to allow the Committee to develop a strategy for replacement. The sinking fund identifies the requirement to undertake significant refurbishment, but was in line with industry standards, so may need to be brought forward. We cannot advise you about this until we have received the Lift Consultant's report.

3. The lift cabin

This is where the complexity arises. We have all seen that one scratch, one graffiti tag leads to another, and the lift interiors are in a shabby state. The sinking fund made provision for lift refurbishment in this current financial year, however, there are some long-term implications that need to be taken into account. The lift buttons are now redundant and cannot be replaced. Unfortunately, that doesn't mean just the plastic number plate. The buttons extend past the fascia with the wiring that connects to the lift software system. Replacing the "buttons" could run to half a million dollars, and if we replace them now and decide in the future to have a destination control system (one button in the lobby and on each floor and no buttons in the lift – you have probably seen them in modern office buildings), then that expenditure would be wasted.

Like any issues in our building, this is complex, and we are very aware of the significant cost implications. It would be great to upgrade and refurbish all at once, but this would most likely require a special levy, and in this economic environment that is something we want to prevent.

In the meantime, we plan to implement a SMS messaging system which amongst other things will give you advance warning of when lifts are slow.

Report on the Conduct of DFMX Audit

On 25 August, Ms Lynda Kypriadakis of DFMX conducted an audit of the performance of the Caretaker of the Aurora Tower. Ms Kypriadakis was accompanied by two members of the Body Corporate Committee. The purpose of the Committee members attending the audit was firstly to understand expectations of the Caretaker, and secondly to form a view about whether such audits (or informal audits between formal audits) could be carried out by members of the Committee. The audit took the form of a desk review of compliance records and a walk through of the stairwells and lobbies of each level starting at the roof and concluding on Level B2. The Audit took approximately 4 hours.

The report will soon be available, and a fuller update will be provided in the next newsletter, however, there are some standout issues of which all owners need to be aware.

Firstly, there are many breaches of fire safety regulations in the car park. Advice from DFMX is that there must be nothing within 50cms of the fire sprinklers. This ensures the water spray will be effective in the case of fire. The second area of concern is that there are items in car park spaces. DFMX advice is that there should be nothing but vehicles in car spaces, as this contravenes building approval and associated regulations.

With respect to floor lobbies, the main issues identified were again related to fire regulations. Anything affixed to a fire door requires body corporate approval, and in some cases are not allowed. Floor mats in the corridor are a trip hazard and again in breach of fire regulation.

When the final report is available, we will update owners. The safety of residents is paramount, and the fire regulations have been developed by state and local governments often in response to tragic events.

Covid 19 is more than a headache

We all need to overcome the effects of the Covid 19 pandemic. It is not hard to see that we all need to understand that residents and guests are cooped-up in apartment buildings and houses.

Many are likely suffering the effects of spontaneous lock downs and restrictions. Wearing masks, limited travel, not being able to socialise or easily shop in person. On top of this, worry of job losses, income and concerns about the future.

It is hoped that everyone in Aurora, will always be extra respectful of the building and each other's needs, for example: consider other residents rights by not overstuffing garbage chutes, wearing masks in the lifts, being careful not to mark common area walls or drop things from balconies. All these actions revolve around all residents and guests working harmoniously within Aurora. Whether in lock downs or not.

Remember the slogan: We are all in this together.

Mexican Fiesta

Hello Aurora residents, it's FIESTA time! We are a great community of residents in this building, so we want to celebrate that with music, friends and tequila!

Please make a note in your calendars: Saturday 9 October, from 2:00 pm, Level 7.

Bring a plate to share & BYO Tequila for margaritas. There will be prizes for the best Mexican costume! Hasta la vista!



Upcoming Meetings

BC formal Meeting - Wednesday, September 8 at 6:00pm

How to contact the Committee

- Secretary (*Russell Christie*)
- Building Manager (*Mark Fogarty*)
- Facilities Manager (*Chris Brown*)
- Ernst (EBCM) (*Gary Willis*)

secretary@theauroratower.com.au
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Your Committee

Phil Conwell - Chair

Russell Christie - Secretary

Jan Brewer - Treasurer

Bronwyn Dredge

Tracy Stanley

Luis Valle

Greg Firth



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 use of email as it facilitates timely communication and helps to save money for all owners