

Action Required	Status	Due by
1. Unit 22 water ingress into main bedroom impacting skirting boards. Leading Edge Property attended 22/05/25 ID waterproofing around Level 6 Unit 41 balcony wall & Level 7 Unit 43 balcony drain & hob as the source. L6 Unit 41 balcony grout removed, and epoxy grout applied. 28/8/2025 sealed and waterproofed concrete hob L 7 Unit 43. Continued observation necessary to confirm issue now resolved.	Work order held by Leading Edge property	Continued observation during heavy rain is necessary.
2. Basement Car parks – water penetration on side walls on L1 & B1. Recommendation received from Clayton Schofield Plumbing. Quote from Pacific Remedial Solutions approved and work order issued 11/7/25. Contractor yet to attend. RE has followed up 25/9/25. Awaiting response from contractor.	Work Order held by Pacific Remedial 11/7/25	Pending
3. Unit 8 Bedroom #1 wall water damaged & replace fly screens bedroom # 2. RE, JC & PW meet contractor on site 22/05/25. ID source as plumbing stack L4, Unit 15 balcony. Further work completed 28/8/25 to reseal external blue board wall joins & flood testing completed. Quote to remove Unit 15 tile grout and replace with epoxy grout pending.	Work Order Held by Leading Edge property.	Pending
4. Level 6 Middle Riser foyer – evidence of Water Ingress above lift door on foyer ceiling opening. Leading Edge property has reviewed, identified & repaired waterproofing around Airconditioning enclosure on L7 roof. Ceiling to be repainted.	Work Order held by Leading Edge property.	Partially completed. Painting required.
5. Unit 1 Water Ingress to bedroom. Contractor attended 22/05/25 source ID as drain L 2, Unit 11 balcony. Tiles removed and waterproofing around balcony drain completed with 2 nd coat of waterproofing applied 28/8/25. Continued observation necessary to confirm issue now resolved.	Work Order held by Leading Edge property.	Continued observation in heavy rain.

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6. Lot 4 – External Air-conditioning Unit relocated without formal works application. Notice to comply issued by CSTM 5/9/25. Owner advised 3/10/25 that they would instruct their Letting Agent to address and relocate back to original position.	CSTM Issued notice to comply with by-law 5/9/25	Lot Owner responded 3/10/25.
7. Unit 32 balcony edge tiles to be re-fitted.	Work order issued to Leading Edge Property	Pending
8. Unit 32 Suspected faulty waterproof membrane in bathroom shower recess. Leading Edge Property has attended with a recommendation to have pressure and dye testing completed by a Plumber.	SC resolved to issue a Work Order to Clayton Schofield Plumbing.	Pending
9. Unit 4 & Unit 7 water ingress around living area window frames. Repair work recently completed but unsuccessful. Leading Edge attended 22/5/25 further work to rectify window flashings required. Contractor advises that each window will need to be removed. And new flashings installed.	Work order held by Leading Edge Property	Pending
10. Fire Services defects – Plumbing Penetrations through cement slabs located L1, B1 & B2 car parks. Identified as non-compliant under current fire services legislation AS1851-2012. Quote from ADEPT Fire accepted and work order issued, with work completed. EBS Consultants attended to certify completed work but found work defective. RE/JC/PW met with EBS & ADEPT 3/9/25. ADEPT accepted liability and agreed to correct defects. EBS to certify on completion.	Further work necessary. EBS Consultants to certify on completion.	EBS Consultants to supervise and certify defect repairs.
11. Fire Services defect – Electrical & communication system penetrations through all foyer risers identified as non-compliant under current legislation. Strata Committee has accepted a quote from EBS Consultants to complete a full investigation audit, seek quotes, submit for approval, supervise defect repairs and certify the repairs.	EBS Consultants, have been appointed and issued a work order.	EBS Consultants to supervise and certify defect repairs.

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12. Hot Water Heaters – System is now +15years old. Recent issues with Unit 43 hot water leakage and sludge in pipe work indicate that replacement may now be necessary. Three (3) quotes sourced for replacement. Significant differences in quotes received. Meeting with Rheem Australia to identify best solution is scheduled for week commencing 13/10/25.	Lot Owners approval via EGM will be necessary.	Meeting with Rheem Australia scheduled.
13. Unit 9 – cracked & loose living room tiles.	SC resolved to have tiling contractor inspect.	Work Order to issue to tiling contractor.