

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 7 Unit 43 balcony drain as the source.	Work order held by Leading Edge property	Pending
2. Basement Car parks – water penetration on side walls on L1 & B1. Recommendation received from Clayton Schofield Plumbing. SC to resolved to seek quotes to repair.	CSTM to source quotes to complete this repair.	Pending
3. Unit 8 Bedroom #1 ceiling & hob water damaged & Fixed Fly screens bedroom # 2. RE, JC & PW meet contractor on site 22/05/25. ID source as plumbing stack Unit Level 4, Unit 15 balcony.	Work Order Held by Leading Edge property.	Pending
4. Corner Ocean Parade & Beach Street. Aluminium shade / decorative cover on Ocean Parade facing balconies running from Units 31 to 45. Deteriorated and vibrates excessively during high wind. JC & RE met with leading Edge property 26/11/24. Quote accepted. Work pending.	Leading Edge Property quote pending.	Pending
5. Outdoor benches and pergolas – review / repaint and replace seating slats where timber has rotted. Quote accepted. Work pending	Work Order held by Leading Edge property.	Pending
6. 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.

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7. Unit 1 Water Ingress to bedroom. Leading Edge holds work order. Contractor attended 22/05/25 source ID as drain Level 2 Unit 11 balcony. Repair pending.	Work Order held by Leading Edge property.	Pending
8. Lot 4 – External Air-conditioning Unit relocated without formal works application. Proposal received 13/5/25. Application for Past Minor Works received advising that cabling that currently runs across the building will be relocated. Lot 7 has agreed that she will accept relocated unit despite potential noise issue. 1.) Resolved to minute the issue of a notice to comply. 2.) Resolved to respond to letting agent and accept proposal providing any wall damage is also repaired.	Resolved for CSTM to accept proposal to relocate wiring / cabling provided wall repairs / painting is also completed.	Pending
9. Unit 24 mould / moisture in B2 storage area. Meeting with Lot Owners scheduled for Saturday 14 th June 2025 at 10.00am.	Pending	Pending
10. Unit 36 burst water pipe repair completed. A rusted screw was penetrating PVC plumbing in ceiling. Gyprock repair completed.	Completed	Completed
11. Unit 39 water meter corroded and leaking. Replacement pending	Work Order issued to Central Coast Water Authority	Pending
12. Unit 32 balcony edge tiles to be re-fitted.	Work order issued to Leading Edge Property	Pending
13. 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
14. Unit 23 water ingress originating from Air-condition enclosure on Level 7. Repair successful with Gyprock repair pending.	Completed	Completed

15. Unit 4 water ingress around bedroom window frame. Repair work recently completed but unsuccessful. Leading Edge attended 22/5/25 further work to rectify window flashing required.	Work order issued to Leading Edge Property	Pending
16. Fire Services defects – Plumbing Penetrations through cement slabs located B1 & B2. Identified as non-compliant with current fire services legislation. Quote to repair held - \$45k. CSTM are seeking further quotes. Adept Fire to attend 28/5/25 to quote.	Further quotes pending.	Pending
17. Fire Services defect – Electrical & communication system penetrations through all foyers identified as non-compliant under current legislation. Datacom Fire Sources are sourcing a quote from an accredited & certified Passive Fire Consultant to review and recommended repair.	CSTM are seeking additional quotes from a certified and accredited Passive Fire Consultant.	Pending
18. Unit 38 Faulty under sink taps causing water to flow down to Unit 34. Clayton Schofield Plumbing has attended, identified, repaired and replaced two (2) under kitchen sink taps. Repairs to Unit 34 gyprock ceiling now necessary. This is deemed a Lot Owner Liability. Leading Edge attended 22/5/25 quote to repair Unit 34 pending.	Report from Clayton Schofield Plumbing is held and has been provided to Lot Owners. Work order held by Leading Edge Property	Pending