

Action Required	Status	Due by
1. <del>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 &amp; Level 7 Unit 43 balcony drain &amp; 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.</del> Lot Owner Advised 7/1/26 that all now resolved. Closed.	Completed	
2. Unit 8 Bedroom #1 wall water damaged & replace fly screens bedroom. Repair to Unit 15 balcony completed with no evidence of water ingress into Unit 8 since this repair. Gyproc walls and bedroom ceiling repairs to be completed when we are confident no further water ingress is evident.	Work Order Held by Leading Edge property.	Pending
3. 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 <sup>nd</sup> 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.
4. 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 latest follow up with Letting Agent 28 <sup>th</sup> November. RE followed up again 3 <sup>rd</sup> December. No response.	Escalation to NCAT if no response by 28/2/26.	
5. Unit 32 balcony edge tiles to be re-fitted.	Work order issued to Leading Edge Property	Pending

Action Required	Status	Due by
6. 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. Clayton Schofield has inspected. Recommends fix using a tiler. CSTM is calling for quotes	CSTM has requested quotes to repair.	Pending
7. Unit 4 & Unit 7 water ingress around living area window frames. Repair work 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. Contractor advised 27/11/25 he was confirming a repair date with sub-contractor.	Work order held by Leading Edge Property	Pending
8. 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. ADEPT contractors attended 21 <sup>st</sup> /22 <sup>nd</sup> November to complete repairs. EBS certification 10 <sup>th</sup> December identifies multiple defects in repair work completed.	ADEPT Fire to address defects.	
9. 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. Tenders for repairs closed Friday 28 <sup>th</sup> November. Tenders reviewed by SC 8 <sup>th</sup> December. Local Passive Fire Specialist quotes are pending. EGM to consider and approve quotes to be scheduled.	EBS Consultants, hold work order.	EBS Consultants to supervise and certify defect repairs.

<p>10. Hot Water Heaters – System is now +15years old. Recent issues with Unit 43 hot water leakage and sludge in pipe work indicate that replacement is now necessary. Various quotes sourced for replacement. Significant differences in quotes received. Meeting with Rheem Australia held 13/10/25. Hot water system &amp; four heaters pressure flushed 27/11/25. Hot water Heaters have extensive internal &amp; external corrosion. Recommendation is to replace all four (4) hot water heaters. With a instantaneous gas system recommended. SC has requested additional quotes for instantaneous gas system.</p>	<p>Lot Owners approval via EGM will be necessary. 31<sup>st</sup> January 2026.</p>	
<p>11. Unit 9 – cracked &amp; loose living room tiles. Contractor attended and confirmed replacement necessary although we do not hold a supply of like tiles. Resolved to seek replacement tiles from original supplier.</p>	<p>PW to follow up with original supplier.</p>	
<p>12. Unit 36 replace bedroom window stays</p>	<p>Work Order held by Leading Edge Property</p>	
<p>13. Unit 12 Eroded sliding door base. Inspected by Leading Edge Property 28/11/25.</p>	<p>Work Order held by Leading Edge Property</p>	<p>Quote Pending</p>
<p>14. Level 7 Roof Skylight above Unit 44 – damaged requiring replacement.  <a href="https://www.naturallighting.com.au/products/">https://www.naturallighting.com.au/products/</a></p>	<p>Work order held by Leading Edge Property request sent 28/11/25.</p>	<p>Pending</p>
<p>15. Unit 28 water ingress around bedroom window. Inspected by Leading Edge Property 28/11/25</p>	<p>Work Order held by Leading Edge Property.</p>	<p>Quote Pending</p>