

SEASCAPE NEWS BULLETIN

March 2022

CHAIRMAN'S REPORT

Firstly, let me thank all owners and residents for adhering to Covid restrictions in the building. It was amazing that there was no outbreak between residents but we still need to be mindful of what the virus can do.

As per the previous bulletin, this year has been challenging with the number of building maintenance issues coupled with the effect of Covid 19 and weather events. As can be seen a number of projects programmed for last seascape financial year including: external front foyer tiling and the concrete spalling in the basement are almost completed. Solid progress on repair approval for the rock wall of Jack Evans Boat harbour has been made see later note in this bulletin.



Figure: JEBH during the Weather Event on the 26th Feb 2022.



Figure: A cow on the run after swimming down the river.

As is evident there have been a lot of projects completed during the year. These include: repairing and resurfacing the rear podium deck; new coping surrounding the pool; refurbishment of the spa; rectifying drainage; purchase new skip bin mover and waterproofing in a number of areas including the front entrance in preparation for tiling.

In addition, the strata committee has been working on five major projects, these being;

- Rectification works to stabilise the JEBH seawall
- Concrete spalling on the basement floor near the bike racks
- Annual Fire Safety Certification
- Sink hole in lower car park (see comments later in the bulletin)
- Main electrical switchboard (see comments later in the bulletin)

Although progress on the seawall has been slow, several approvals are required from both State and Local governments before work can begin. We have organised inspections and reports from engineers and university environmentalists, and obtained support from Local member Geoff Provest. After much toing and froing with government bodies, on the 22 February 2022 the site was attended by Fisheries and Tweed Shire Council. The outcome of this meeting was fisheries approval and TSC endorsement of repair to the wall by placement of additional large boulder rock at the toe of the existing seawall. Application for Crown Lands consent has been lodged and once received a DA will be required to be lodged to council.

The concrete spalling is presently in progress by ARB Services and should be complete in approx. 3 weeks. The Engineer is due to inspect the progress this week to approve final specifications. Once the work is completed an engineer will certify the work.

New legislation in NSW has mandated a major fire safety assessment of our building. A number of issues were identified during the Certified Fire Safety Officer (CFSO) inspection. The committee with Mark's invaluable help is working with the CFSO and suppliers to rectify the remaining issues.

The committee has engaged Solutions in Engineering to review the Capital Works Fund Plan for maintenance work required on the building. This Capital Works Fund Plan will be put as a motion to the AGM to guide our Strata Committees undertake future maintenance of our building.

Through the amazing efforts of George our Treasurer in preparing base costs for next year's budget and the cost impacts on the Capital Works Fund, the budget and levies have been approved by the committee to be presented to the AGM. Note: Through strict financial management from George there will be no levy increase for this year .

Your committee is committed to undertaking necessary maintenance and improve the building through projects within the current overall levies. With good financial and project management the Capital Works Fund is in a very good position over the 15-year plan.

I cannot praise enough the work done by volunteers whose efforts have been outstanding in mitigating maintenance issues as they come up and enhancing the surrounds of the building at little cost. The Gardening volunteers have done an outstanding job with more improvements planned for this year.

The severe weather event has shown the work undertaken has reduced the water ingress into the building. Unfortunately, a number of projects which would further assist mitigating storm water entry have not been completed due to trade shortages i.e., near the fire exit door at the entrance roller door into the basement.

The weather Event from the 25th February with over 400mm of rain coupled with the king tides of 1.9m and high river height due to flooding upstream meant the water level at Seascope was a metre above the basement slab and higher than the storm water pipes exiting the basement. This event identified a fractured pipe which caused flooding in the basement.

I wish to acknowledge the dedication and efforts of Mark and Faye and the great relationship they have with our trades people. This was illustrated with our basement flooding where the plumber dropped all his jobs to attend to our needs.

Our secretary, Philip Beare, announcement of not seeking re-election will be a great loss as his passion, attention to detail and building project management knowledge will be greatly missed.

Lastly, I wish to acknowledge the support given by Seascope owners to the Strata Committee. Your support is most appreciated. The time and effort put into every project by all committee members, whether it be volunteering work, researching & investigating possible problems to securing quality contractors at competitive rates has been enormous.

Should you have any questions, please ask a committee member.

Bernie Sydenham

TREASURER'S REPORT

Financial

As at 31st January 2022 the Administration Fund Income and Expenditure Statement shows a surplus carried forward of \$91,119.93. The Capital Works Income and Expenditure Statement shows a surplus carried forward of \$598,230.13

The balance of the bank account at 31st January 2022 is \$72,650.96.

Seascope investment funds have increased since 31st January 2021 by \$67,387 to \$ 800,992.

Administration Fund and Capital Works Budgets

The Proposed Administration Fund and Capital Works Budgets for 2022/2023 have been completed and will be presented for approval at the March 2022 AGM.

A number of Capital Works projects totalling more than \$300,000 (including basement concrete spalling, seawall protection, upgrade electrical switchboard) that were planned for 2021/2022 but due to border closures and other reasons beyond our control have been rescheduled for 2022/2023.

With the number of projects being undertaken and the annual inspections for certification to ensure our building is maintained correctly, the consultancy costs in both the Admin and Capital Works budget have been increased. These costs include: Asbestos inspection, Booth engineering review, Safety report, spalling certification, Fire certification and podium slab construction report before tiling of the pool area.

Due to NSW government legislation changes, we are required to engage a Fire Safety Practitioner to oversee Fire Safety compliance for the building, which has imposed requirements that are more stringent. This has resulted in an increase in anticipated Fire protection expenses, from less than \$40,000 in 2021/2022 to in excess of \$90,000 in 2022/2023.

Capital Works Sinking Fund Report

As previously advised the Strata Committee engaged “Solutions In Engineering” to prepare a new Capital Works Sinking Fund forecast, which is now complete. The 15 year Capital Works Sinking Fund report will be presented to the March 2022 AGM for approval. I would like to acknowledge the input from Mark Carter, which has been invaluable.

Solutions in Engineering stated that “based on our assessment of the property, we believe that the current levies are adequate to cover estimated expenditure”. They also have recommended for levies to increase annually by CPI in order to keep pace with continuing cost increases as per their analysis from year commencing 1st February 2024.

Commencing 2025/2026 it is planned to set aside a provision to replace unit balustrades.

Body Corporate Levies

The quarterly Levy amounts have remained unchanged for the past 3 years, and will remain unchanged for 2022/23.

Building Insurance

The building insurance has been renewed for a period of 6months at a higher premium. Our insurer, like others, have a strict policy regarding insuring buildings that have incomplete structural works. Hopefully, the structural works of concrete spalling in the basement and the rock wall will be repaired before the 6 months expire and we secure a reduced premium for the following 6 months.

I also wish to echo Bernie’s acknowledgment of Philip Beare’s commitment, and endeavours to providing the transparency of activities of the Strata Committee through newsletters, detailed committee meeting minutes and his availability to discuss the strata Committee’s agenda to all owners. His contribution, support, knowledge and experience has been invaluable.

George Farrell

SECRETARY’S REPORT

With only a couple of weeks to go before our AGM on 24th March I encourage all owners to give a little time to focus on a couple of important issues that will be coming up there-in.

These are; 1. The introduction of 3 new by-laws recommended by your strata committee

2. The election of a new strata committee

New Bylaws

Firstly, is an updated new by-law covering pets that will replace our existing by-law 16 which has become effectively redundant due to recent legislation. It should be noted that this proposed new by-law does not prohibit the keeping of pets but does try to reasonably limit their behaviour whilst at Seascap and specifically while on common property. A lot of time and effort has been spent in drafting this by-law by committee members in conjunction with our solicitors.

Secondly, are 2 new by-laws to regulate the behaviour of short-term holiday letting in Seascap. Again this takes into account recent changes in the legislation. The first covers owner- occupiers who temporarily rent their units while they are absent and the second covers investors who permanently rent their units as holiday lets.

Should either or both by-law motions be rejected at the AGM the strata committee or the owner's corporation will not be able to regulate holiday letting beyond that allowed in the NSW legislation.

I urge you to support the strata committees' recommendation and vote to pass these by-laws.

Election of new strata committee

As with all AGM's there is the requirement to elect a strata committee to represent owners for the next 12 months. It is important that all committee members are cognisant of the issues facing Seascap and are able to contribute to the management of the Seascap building. This includes having a good understanding of the buildings infrastructure, identifying its repair & maintenance requirements, as well as dealing with building contractors and consultants. Of course none of this can happen without having prudent financial management experience to back it up.

Being a volunteer committee member requires a lot of dedicated time & work which at times can be stressful and with another challenging year coming up it is important that we maintain the present momentum of experienced people working on our behalf. Continuity of experience is important.

I urge you to consider this when you cast your vote.

Finally, with my impending retirement from the strata committee at the forthcoming AGM, I would like to say a special thanks to Chairman - Bernie and Treasurer – George who have both worked tirelessly throughout the year and have been a pleasure to work with over the last couple of years. Their dedicated work ethic should be appreciated by all owners. I wish them well.

Thank you for your support and goodbye for now.

Philip Beare

Works in Progress / Completed

Update on the concrete spalling

ARB Services Pty Ltd have commenced the concrete spalling repair. The concrete spalling core samples have been indicative of the area and jack hammering has found the concrete to be of good quality below first layer of reinforcement bars.

An engineer will inspect the site and recommend final repair methodology.



Figure: the concrete is chemically tested to determine its strength - good quality turning pink when exposed to Phenylalanine.

JEBH seawall report

Due to safety concerns the seawall has been fenced off to exclude pedestrian access. This wall was originally completed in September 2011 but over the years, due to wind and tidal erosion it has become undermined again and requires rectification works to stabilise it.

Morrison Geotechnic Pty Ltd were engaged to prepare a report on the continuing erosion of the seawall and produced a preliminary draft on 17th August 2021.

Their rectification recommendations include;

- Reinstatement of soil / sand in the voids
- Placement of boulder sized rocks at front of wall creating protection zone.

Currently we have:

- Consent from Maritime
- DPI Fisheries has approved the placement of boulders at the front of the wall
- Tweed Shire council Project officer will support and recommend the reinstatement of soil / sand in the voids and the placement of boulder sized rocks at front of wall creating protection zone

Next Steps

- Obtain Crown Lands consent - submitted
- Submit DA application to Tweed Shire Council

Unfortunately, neither DPI Fisheries nor Tweed Shire Council would approve the dredging or importation of sand to bring the area back to its pristine state without an Environmental impact assessment and the filtering of the sand.

As the rock wall is in urgent need to repair the Committee has to proceed without the beach nourishment. Noting, sand nourishment is required every 5-7 years due to the tidal influence in the harbour.



Figure: Mark supervising repairs to the sink hole in the rain



Figure: Completed repairs to the sink holes

Front podium entrance and steps water-proofing and re-tiling works.

The work in laying the tiles has been completed. Silicone of the joints and sealing of the tiles had to be delayed due to the weather event on the 24 – 29th February. This should be completed before the AGM. Interesting to note the current “Your Town Prize Home” currently advertised on television has the same tiles around the pool.



Figure: Old tiles with raised garden with no drainage



Figure: New tiles

Furnishing on rear podium deck.

To recap on the condition of the deck see pictures below as can be seen the timbers were rotten and drainage non-existent.



Figure: Old deck showing lack of drainage, rotten timber

Since the completion of the deck, Judy Murray and her group have selected tables, chairs, and lounges for the enjoyment of the residents. Great to see the usage it is now gaining momentum.





Figure: New Furniture making the deck a great place to meet and socialise.

Swimming Pool and Spa Repairs.

There were a number of issues with the swimming pool, namely:

- The coping allowed salt water escape down the basement retaining wall – impact on basement podium.
- Only half the spa jets were working
- Broken pipe from the pool room to the spa
- Pipework reconfigured
- Chlorinator and filters not working efficiently

All repairs have been carried out with tiling of the area planned for this year.



Figure: Pipework in pool room before reconfiguration.



Figure: New coping, new tiles below the coping providing a modern look.

Swimming pool gardens.

The work by the volunteers in the pool area has beautified this space. Once the travertine tiling and umbrellas (if approved by Owners) have been completed this year this area will look outstanding.



Figure: Removal of palms that were damaging the walls and membrane and replanting with suitable plants with non-evasive roots.

Structural engineers have been engaged to ensure the slab and umbrellas meet the building and environmental conditions.

New exterior lighting.

A number of old standard ball lamps have been replaced with modern LED bollard lamps or inset wall lights as work progresses over various areas. Also, where old ceiling lights have become faulty, they have been replaced with LED lights.



Figure: Inset wall lights and bollard lights.

Annual Fire Safety statement

As mentioned in the Caretakers Report, the NSW Government updated the requirements for obtaining an annual fire safety compliance. This has meant the Annual Fire Safety Certification now includes over 90 items inspected, and performance tested for compliance. Several matters were discovered, and the accredited fire safety officer is working with our suppliers to remediate the issues.

Front car park works.

The old pavers on the upper level were allowing surface rainwater to seep into the crusher dust below causing damage to the slab. The pavers were removed and replaced with a reinforced concrete slab which is sealed and allows rainwater to runoff into the carpark and out into the storm water drainage system. A sink hole developed in the lower car park due to two breaks in the storm water pipe. These have been repaired and new bitumen laid.



Figure: Pavers removed to stop water ingress.



Figure: Lower carpark sink hole repair

Gates and Fences

During the year a number of gates and fences have been repaired. The eastern entry/exit has been replaced to provide additional security to Seascope property.

To recap the photos below show the changes:



Figure: Old and new pool fence.



Figure: new eastern gate and fence.

Water Issues

Basement Storm Water Pipe

During the repair of a water ingress, it was noted the storm water pipe above 1004 had a hair line crack. This pipe has been replaced.



Figure: Old cast iron water pipe.



Figure: New water pipe.

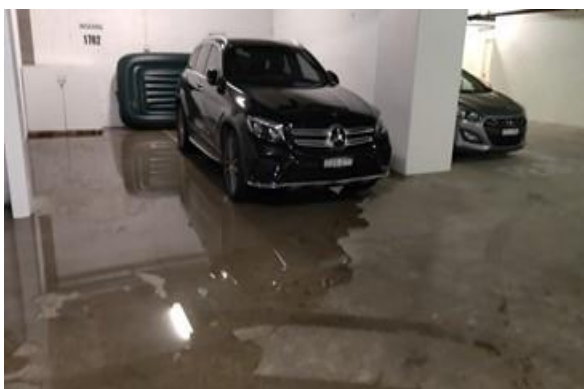
Weather Event 25th till the 1st March

As mentioned in the Chairman's report the weather event brought unprecedented rain (over 400mm 15 inches in the old scale in 2 days). King tides and river heights meant the water level was above the storm water drains in the basement. One pipe in a plant room that has been broken for some time was below the water level on Sunday 28th and the consequence of this led to flooding of parts of the basement.



Figure: The offending pipe and the completed repairs.

The Strata Committee wish to acknowledge Mark, his son in Law Ned and the 10 volunteers that swept, mopped and vacuumed the basement to remove the water. Repairs have now been completed.





Fire sprinkler Reserve Storage tank

In December it was discovered the fire sprinkler reserve tank near the front gardens was discharging water into the storm water drain. This was caused by a faulty float valve. This has now been repaired with the foot pump to be replaced in the coming weeks.



Figure: Water well above the float valve which cannot be seen in the picture

Purchase of garbage bin tug

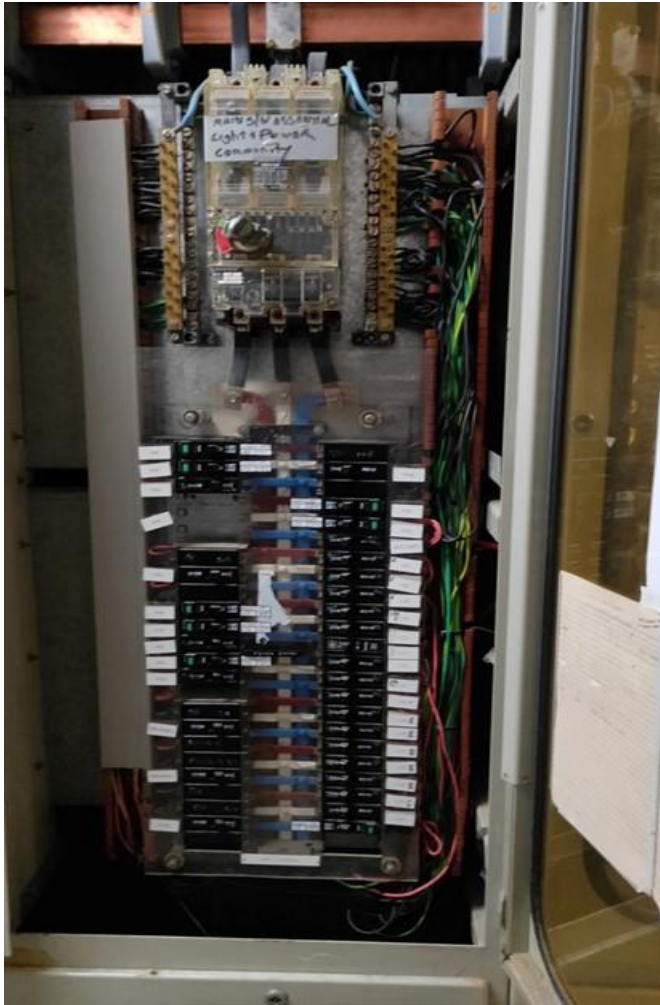
The purchase of the tug has been made. This has been a great assistance to Mark in moving both the skip bins and the recycle bin to their pickup points. He has now progressed to a red P plate operator.



Main Electricity Switchboard

The circuit breakers were recalled by the manufacture a number of years ago. Also, the insulated links connecting the mains switch to the circuit insulation have failed. ALB Electrical has been engaged to replace the items and bring the consumer side up to current standards.

ALB Electrical has commenced work identifying the wires and ordering the necessary equipment. It is expected to take around a month to complete.



Tennis Court

In December the tennis court net was replaced. The surface was inspected and found it could not be repaired. See Planned Projects this year for further details.



Planned Projects this year

Purchase Shade Umbrellas

The Strata Committee has taken action to mitigate the concerns raised by some owners in the previous presented motion.

There is no shade around the pool area. The purchase of commercial umbrellas imbedded to the slab, without resulting in any damage to the slab or waterproofing. This would make the area safer and appealing to those using the pool.



Areas addressed from Owner feedback

Health - Skin cancer.

Structure - The Strata Committee has engaged Structural engineers:

to ensure the slab is strong enough to support the umbrellas; and

to design and certify that the umbrellas will withstand the site environmental conditions.

The umbrellas install in Jack Evans Boat Harbour parkland by Tweed Shire Council are testament to the ability to design umbrellas to withstand local conditions as recent summer storms and winds from ex cyclone Seth have had no effect on them.

Noise - Noise reduction is an important consideration and sound reducing expertise

will be considered in the design and positioning of the shade.

Cost - estimate \$20K.

Car Wash Bay Cover

The Strata Committee has taken action to mitigate the concerns raised by some owners in the previous presented motion.

The Tweed Shire Council have mandated a cover needs to be installed over the car wash bay in order to stop rainwater entering our sewage pipes.

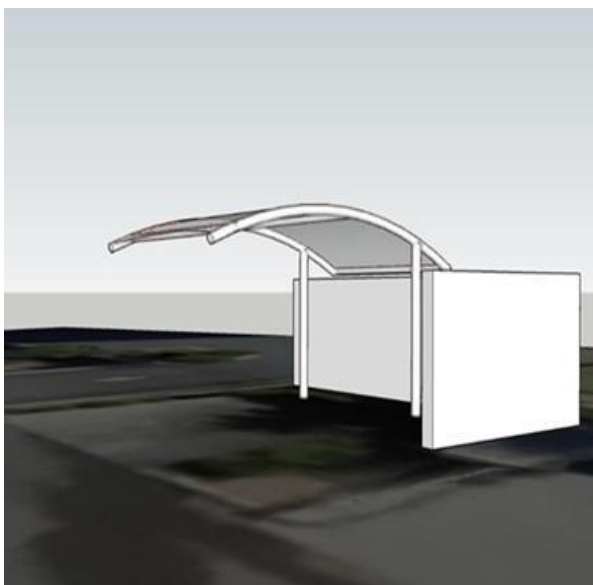
Areas addressed from Owner feedback

Structure - A Strata Committee will be engaged to design and certify the cover to withstand the site environmental conditions.

The umbrellas install in local shopping centres and service clubs are testament to the ability to design the cover to withstand local conditions as recent summer storms and wind from ex cyclone Seth have had no effect on them.

Use by Homeless - Seascape contract a security firm to undertake a patrol of the building each night and any person that might be camping would be moved on by the security guard. In addition, a security light would be installed in the area.

Cost - The cost includes the cost of the cover (engineered to withstand high wind strengths) and connecting the wash down water runoff into the sewage pipe to be in the vicinity of \$40,000.



This equates to a cost per unit of approx. \$430 or a cost per unit per year over 10 years life of \$43/year.

Basement Ventilation Grills

Project: replacement of the brown ventilation grills in the basement with white framed security grills. The implementation of these ventilation grills will commence with the street facing lower car park being undertaken this year.

The existing security grills and louvers do not effectively stop water from entering the basement. The existing brown finish grills are not in keeping with the building décor.



The proposed 316 stainless steel mesh grills are regarded as the standard marine grade material required where exposure to the elements over long periods of time and corrosion resistance is a fundamental consideration.

Invisi-Maxx screening products are designed to resist windborne debris and projectiles, protecting both people and property from harm in these potentially deadly situations.

Warranty 15 years

Cost - Budgeted cost of \$9,500.

Resurface and Waterproofing of the tennis court slab

Project: There is evidence that the membrane under the tennis court is cracked due to slab movement. An inspection of the surface by our repairer has deemed the surface beyond repair. The resurfacing and waterproofing of the court will rectify both of the problems mentioned above.

Cost

Budgeted cost of \$30,000.



Figure: Some of the tears in the tennis court surface

Water Ingress Entrance Rolla door.

During storms and monthly fire check water enters the basement near the door near the entrance Rolla door. As part of the water ingress mitigation the plumber is developing a solution to mitigate this water ingress. We should see a solution in the coming weeks.



Figure: The concrete slopes away from the drain allowing water to enter the basement

Volunteers

Again, the Committee cannot thank enough the volunteers that make this place a community. From gardening, painting to organising get togethers. Special mention to those who have volunteered their time to carry out unskilled works around the building on behalf of the owners and residents.

A special mention to Kerry and Neville for their fantastic efforts in the bottle collection – we now support 4 children.

GARDEN REPORT

Gardens

Felling of trees

Following from the advice received from our structural engineers a number of palms have been removed in the raised garden beds.

To enhance the area a horticulturist has provided advice on suitable plants to grow in keeping with root growth, wind conditions, salt environment and the need to have limited watering. The outcome of this advice will be seen in the coming months.

Where the focus has been from the gardening group has seen fantastic results.



Figure: Sherlock Gnome went on a short break

Herb garden

The herb garden has proved to be a huge success with many residents regularly taking cuttings to complement their meals. Please feel free to help yourself.

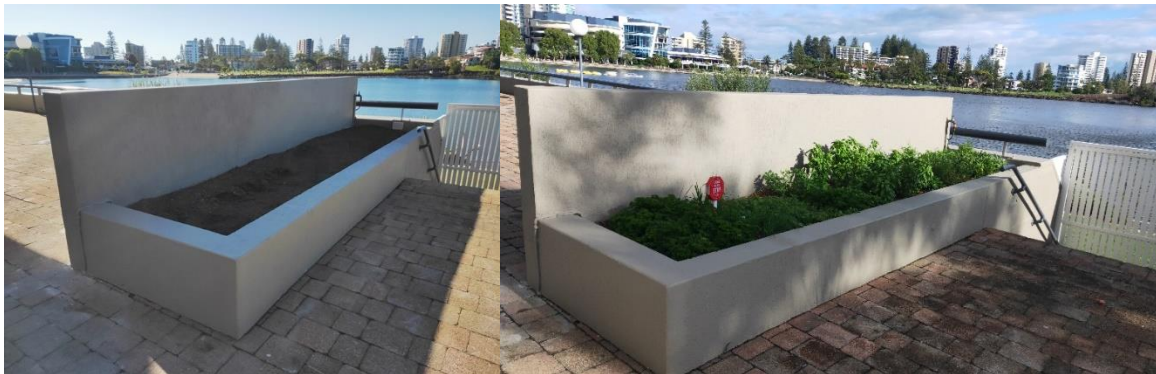


Figure: Garden bed waiting for herbs

Today

Social Activities

It's great to see community activities within our building. From tennis, bike riding, Mah-jong Tai chi, BBQs, men's shed etc. Some new owners have happily joined in and found it to be a great way to meet their neighbours.

Should you wish to start-up a new activity please feel free to speak to a committee member who will be happy to assist you.

Finally

A lot has been achieved in the past 12 months! Plans for this year are to rectify issues with the building and improve the facilities with the levies to be pegged to last year amounts. The 15 Year Capital Works analysis undertaken by Solutions in Engineering aligns with the Committees dedication to tight financial management.

Again, a reminder regarding smoking - An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the does not penetrate to the common property or any other lot.

Your Strata Committee

Bernie Sydenham, Philip Beare, George Farrell, Kevin Tasker, Don Skyring, Judy Murray, Brad Skyring