

SEASCAPE NEWS BULLETIN

March 2023

Seascape Merriam-Webster definition: a view of the sea





CHAIRMAN'S REPORT

Recapping, the work that has taken place over the last 12 months has seen a lot of maintenance issues resolved and facilities upgraded in Seascope.

In the last 12 months:

- *The concrete spalling in the basement near the bike rack has been finished with additional work undertaken to slope the slab to divert any surface water into the basement drains.*
- *Replacement of drainage grate in basement near bike rack*
- *Areas of Concrete spalling (cracking concrete) have been treated and repaired.*
- *Replacement of the pool area pavers, new fencing, new pool furniture and umbrellas is complete with the pool opening on the 1st November.*
- *Repairs to address erosion behind the rock wall.*
- *Completed Front podium entrance and steps water-proofing and re-tiling works*
- *The resurfacing of the tennis court has been completed with rectification of unforeseen cracks in its surface.*
- *Replacement of the fire pump propeller (wet end)*
- *Installation of 10-year battery smoke detectors in units to comply with new fire safety requirements.*
- *Swimming Pool and Spa Repairs. There were a number of issues with the swimming pool, namely: Only half the spa jets were working; Broken pipe from the pool room to the spa; Chlorinator and filters not working efficiently.*
- *Electricity switchboard upgrade Stage 1 and Stage 2 – completed. Stage 3 upgrade is being finalised.*
- *Mitigation of water entry around the basement entry door has been completed.*
- *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*
- *Powder coating of the hand rails in the basement and the ramp to from the BBQ area has 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 been repaired with the foot pump to be replaced in the coming weeks.
- *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 Seascape property.
- *Basement Storm Water Pipes.* 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. 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.
- *The old mission brown screens and grates* on the street side of the building have been replaced with white screens. Also, the sills behind the louvers have been cleaned and damaged concrete been repaired to stop water ingress into the wall cavities and basement.
- *Water Ingress at Entrance Rolla door.* During storms and the monthly fire check, water enters the basement, this has been fixed.
- *Removal of palm trees in the raised garden beds* to protect the structural integrity of the building.
- *General painting* by Stuart and volunteers to protect and maintain surfaces.
- *Rear podium deck furniture has been purchased.*
- *Gardens* - work by the volunteers in the gardens has reinvigorated these areas and resolved a number of possible future issues.
- *New vent covers in the lifts*

I want to acknowledge our Contractors who have honoured their quotes (even though the time period had expired) and for alerting us to price increases which has allowed for the Committee to mitigate these to a large degree, for example by purchasing tiles early.

I wish to acknowledge the work done by volunteers whose efforts have been outstanding in attending 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 this year. Also, thanks to the Librarian for keeping the books etc in order and the fabulous bottle recyclers for helping such a good cause.

Again, I recognise the dedication and efforts of Mark and Faye and the great relationship they have with our trades people as well as owners and residents. The Committee has needed Mark and Faye on hand to co-ordinate the various trade people and they have been working extremely hard of late for which we thank them.

Thanks, also go to the number of people that have sponsored / donated for the improvement of our community.

Lastly, I wish to acknowledge the support given by Seascape 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

For the past 3 years levies have not increased, this is despite significant funds being spent on a number of large projects and numerous maintenance tasks.

The Committee has concentrated on achieving a great deal with tight budgetary control.

However, in the past 12 months the CPI rate has increased by 7.6 %. Costs generally are increasing but particularly so building costs.

With costs increasing the Administration levy needs to increase by a 5% CPI adjustment.

The Capital Works levy will remain unchanged.

FINANCIAL

As at 31st January 2023 the Administration Fund Income and Expenditure Statement shows a surplus carried forward of \$62,890.66 The Capital Works Income and Expenditure Statement shows a surplus carried forward of \$366,456.87.

The balance of the bank account at 31st January 2023 is \$113,415.47.

Seascape investment funds total \$505,328.

TENNIS COURT RESURFACING

Once the old tennis court surface was removed the contractor advised that there was significant surface cracking and glue residue. He strongly recommended that if we wanted to protect the slab and for the new artificial grass resurfacing to last 30 years like the existing grass surface, then the slab needed thorough professional preparation, made up of:

1. Grinding the whole area to prepare the substrate and ensure a good key for new membrane adhesion. A saw would be used in each surface crack to clean, widen and deepen to provide sufficient cavity for the proper keying of structural epoxy filler.
2. Specialised Solvent based polyurethane waterproofing of the membrane.

As this was unforeseen and not provided for in the budget the cost of \$33,580 was allocated to contingency.

FOXTEL

For over 10 years a surplus in the Foxtel account has been continually carried forward, serving no purpose. It is impossible to be able to find out how this surplus came about. If we do nothing this surplus could potentially continue serving no purpose for another ten years.

A motion at the AGM has been proposed to transfer \$11,000 of the surplus to the Administration Fund so it can be used towards building Administration Expenses.

Utility Services Water and Electricity

We have all experienced the increased unit rate for these services. The Committee has taken a number of actions to minimise the impacts of these without affecting Owners. These include:

- **Water:** installing water sensors in the gardens, reducing garden sprinkler duration and repairing leaking pipes.
- **Electricity:** installing led lights in the gardens, installing led sensor lights in areas of the basement, making use of shoulder and off-peak power and receiving credits for early payment.

The result of these measures, (comparing January 2022 of 31 kWh compared to January 2023 of 26.7 kWh for the same 31 days) indicates lower per daily usage and hence, although rates are higher it has improved our expected costs.

ADMINISTRATION FUND LEVIES

For the past 3 years levies have not increased, this is despite significant funds being spent on a number of large projects and numerous maintenance tasks.

However, circumstances have changed. In the past 12 months the CPI rate has increased by 7.6%. Costs generally are increasing but particularly so building costs.

Seascope Administration costs also continue to increase, with an overall increase expected of more than \$50,000 for next year compared to Year ended 31 January 2023. The largest increase item being (an estimated over \$25,000 increase) in electricity costs.

We need to make changes to the current Administration Levies to more realistically meet our expected level of Administration Expenses.

Current Administration Levies for the year 2022/23 total \$581,000.

The Administration expenses for 2023/24 are estimated to be \$663,800

Which would mean a shortfall of \$82,800 on levies.

It is a reasonable proposal that to try keep pace with ever rising costs that the Administration levy only should increase by at least a 5% CPI adjustment.

What does this mean.

As an example, a \$2,000 per quarter levy would increase by \$62.74 per quarter.

The Capital Works levy would remain unchanged.

George Farrell

Work in Progress

- Seawall repairs. Progress on repair approvals for the rock wall abutting Jack Evans Boat harbour has been made and a DA has been lodged. TSC requested further information and our response was submitted on the 1st March.
- Remove Pavers and Retile Back middle podium area

CONSULTANTS REPORTS

Several consultants have been engaged to advise and report on a number of issues.

- **Seawall repairs.**
 - *Slow progress on repair approvals for the rock wall abutting Jack Evans Boat Harbour has been made. Structural engineering and environmental reports were undertaken in order to receive NSW State government agencies consent. The DA was lodged and TSC requested further information requiring the engagement of another environmental specialist, coastal engineer and a structural engineer. Our response to TSC request was submitted on the 1st March.*
 - Consultant Reports undertaken in the last 12 months:
 - *Development Application: Evolve Planning Services*
 - *Site survey - Landsurv PTY LTD*
 - *Environmental report including Acid Sulfate Soil Management Plan - HMC Environmental Consulting Pty Ltd*
 - *Seascape rock wall - Concept design documentation - Bluecoast Consulting Engineers*
 - *Structural Design and Documentation for stairs, including footings, Suspended Slabs and piers - Cozens Regan Group*
- **Pool Area**
 - *Penetrometer testing - Lucena Engineers Pty*
 - *Slab and Footing Design to Pool Area Extensions - Booth Engineering*
 - *Velocity Umbrella Reactions - DCO Consulting Engineers Pty Ltd*
- **Basement Concrete spalling**
 - *Site inspection report and certification of work – East Coast Engineering*
- **Podium Slab Deflection**
 - *Site inspection and analysis of the podium slab where previously identified high deflections to clarify these issues - – East Coast Engineering.*

Planned Work

SEAWALL

As above, the Seawall repairs are a major focus this year. The Committee has undertaken work necessary to ensure the wall is not in any threat of further damage by using geofabric, sand and gravel to stop further erosion behind the rock wall. This will be an ongoing activity until the wall is repaired.

Associated with this repair is the effort to have State Government and TSC help mitigate the underlying cause of the sand erosion. Representations has already been made to repair the

disintegrated rock wall along the Tweed River entrance to the JEBH and the replacement of the wave dampers on the north eastern river entrance to the JEBH.
The National and Labour Party candidates have been asked for a commitment to assist Seascope.
As of 8/03/2023
Geoff Provest - Nationals **has not replied**.

Craig Elliott - Labour Candidate stated *“If I am elected, I will ensure that representatives from the relevant departments come to site to investigate and establish the facts. I understand the importance of working in partnership with residents, and I am committed to finding resolutions. Tweed locals need to be heard and their concerns addressed in a timely manner. Thank you for considering my candidacy.”*

TILING OF MIDDLE SECTION OF PODIUM FRONTING JEBH

The next stage of tiling the rear podium is planned to start in May this year. A new glass pool fence will be installed and tiling from the pool tiling across the podium to the herb garden area.

As per the AGM Motion the existing glass panels will be used as a wind break on the deck area to make the area more usable on windy days.

REPAIR OF THE WATER FEATURE

The shade cloth over the water feature was torn and needed replacing. On investigation the steel structure was found to be unsafe and corroded. This has been replaced and we are waiting on the cover to be installed.



ANNUAL FIRE SAFETY STATEMENT

As previously advised, the NSW Government updated the requirements for obtaining an annual fire safety compliance. We have been working with the Accredited Fire Safety Officer and relevant parties to continue to resolve any issues.

Completed

Car Wash Bay

An Owner has raised an issue regarding the reinstatement of the car wash bay.

The car wash bay has been a facility for owners since the building was built. The treatment of waste water has now been regulated. This meant the facility had to be upgraded to meet the current regulation.

The owners did not pass a motion for a canopy solution that would cover the car wash bay area. To meet requirements under the Strata Act, the Committee looked at other options to maintain the car wash facility.

Under Section 106 - Duty of owners corporation to maintain and repair property

(1) An owners corporation for a strata scheme must properly maintain and keep in a state of good and serviceable repair the common property and any personal property vested in the owners corporation.

(2) An owners corporation must renew or replace any fixtures or fittings comprised in the common property and any personal property vested in the owners corporation.

As per section 119 - Work to rectify certain defects

(1) An owners corporation for a strata scheme may carry out work that is necessary to rectify any of the following defects—

- a) any structural defect .. in the common property,
- b) any defect in any pipe, wire, cable or duct that provides, or through which passes, any water, sewage, drainage

Therefore, the Strata Committee looked at alternative approaches to meet the regulation by diverting the wash down waste water into the sewer with rain water disposed of into the storm water drain.

This Committee decision to install equipment to meet current regulations is consistent with:

- a) Painting the basement concrete grey with waterproofing material
- b) The placement of Evacuation and Fire information signs in the lobbies and smoke detectors in the units to meet fire requirements
- c) The laying of concrete to divert water away from boundary wall and mitigate water ingress into the basement
- d) The removal of the palm trees in the raised garden beds to protect the structural integrity of the building

The design for the repairs to the rock wall to provide usable access to JEBH and protect the asses of the building will be treated likewise.

The cost to reinstate the car wash bay was approved in the Capital Works Budget. Whilst undertaking this project a number of items of additional work were uncovered. Namely,

1. Additional work involved jackhammering to remove a problem not known until excavation, of the sewer pipe being encased in concrete.
2. Soil and excess gravel were reused to fill and repair sink holes behind the rock wall instead of being dumped.
3. The relocation of bark that was a result of removal of the palm trees in the raised garden beds.
4. The asphalt near the exit driveway garden was uneven and cracked. To repair this issue further excavation of the asphalt, rectify and stabilise the subsoil and lay additional new asphalt to repair the total area.
5. A concrete delivery truck caused damage to existing asphalt on the edge of the excavation trench. Due to the collapse of this area, extra remedial work was required to remove asphalt, rectify and stabilise the area, and lay additional new asphalt.

CONCRETE SPALLING AND SLAB DEFLECTION IN THE BASEMENT

The Committees major focus has been the integrity and proactive maintenance of Seascape. This is fundamental to our charter. This commitment can be illustrated by the repair of the concrete spalling and the engagement of engineering consultants to provide expert advice to ensure all options are carefully considered.

The proposed AGM Motion 23: Seascape Podium Slab Level Survey contains a misleading claim with no supporting evidence.

It is a huge misleading assertion, to claim without any supporting evidence that. "Recent subsidence around the boat harbour wall and steps is an indication that there is ground movement in the vicinity of Seascape that may influence the long-term stability of the building." In fact, changes in sand levels around the boat harbour wall and steps, have long been known to be due to constant tide and wave action washing away the sand.

More than ten years ago just like now, the sand had washed away from the base of the seawall. Dredging of the boat harbour that was undertaken then replaced the sand. Below is a picture showing high sand levels, so high one could just step off the wall onto the sand beach.



Below is a seawall photo today showing amazingly how much sand has been washed away through years of constant tide and wave action.



The proposed **AGM Motion 23: Seascope Podium Slab Level Survey** has **NOT** been proposed by **the Strata committee** but has been proposed by Richard Mason and in our view, **it should be rejected as:**

1. The Committee has already undertaken a follow up Podium Slab Level Survey in the area of concern raised by Booth Engineering.
2. It dictates a particular company undertake the survey and this company may not be the most suitable organisation to undertake future level surveys.
3. Makes an uninformed and unqualified statement that “Recent subsidence around the boat harbour wall and steps is an indication that there is ground movement in the vicinity of Seascope that may influence the long-term stability of the building.” Morrison Geotech had dismissed this assertion. There is no ground movement. It is a huge misleading assertion, to claim without any supporting evidence that there is subsidence that may influence the long-term stability of the building, when in fact changes in sand levels around the boat harbour wall and steps, have long been known, to be due to constant tide and wave action washing away the sand.
4. Similar motions were put at the Extraordinary General Meeting of held on 16, August, 2021. Motion 2. Report on Structural Integrity and Motion 5. Restriction on Strata Committee. Both these were rejected by Owners. The Motions presented then and this Motion intends to restrict the Strata Committee from engaging at appropriate times and contracting the most appropriate company to carry out the specific work.
5. Companies reassess their offered services and prescribing who the Committee engages is not in the best interest of Owners. As an example, JHA previously undertook this work they no longer do.
6. The current committee regard the restrictions in this proposed motion unnecessary and unworkable in practice in the current engineering environment.

Accordingly, **the Strata Committee recommends a NO vote.**

Details of Concrete Spalling and slab deflection in the basement initiatives taken by the Strata Committee:

ARB Services Pty Ltd completed the concrete spalling repair. East Coast Engineering (David Wild (Director) B.E. (Hons), B. Bld Surv (Hons)) certified the work - Site Inspection Report, 12 July 2022.

The Strata Committee contracted Booth Engineers (7th September 2021) to undertake a slab level survey to the underside of the suspended first floor slab (basement carpark ceiling) to assess potential footing system movement occurring around the building.

In their Conclusion they made the following statement:

Based on information obtained during our site inspection we believe the main defects are directly related to spalling concrete (concrete cancer) with excessive deflections noted to the centre of parts of the unsupported sections of the podium slab to the rear left.

The Strata Committee followed Booth’s recommendation and:

1. Contracted Booth Engineers (15 November 2021) for Slab scans/x-ray be undertaken to the rear section of the podium slab. They recommended the podium slab should be monitored with level surveys taken every 12 months and if sag/deflection worsens, rectification works may be considered necessary.
2. Followed Booth recommendation and following recommendation by JHA engaged East Coast Engineering (30 September 2022) to undertake a subsequent slab survey in the area of Booth Engineers concern to determine trends in the slab deflection. This was articulated in the Strata Meeting of 25th October 2022.

3. Engaged licenced waterproofing contractor Classic Waterproofing Pty Ltd to waterproofing around the pool area before the new tiles were laid.
4. Engaged Paul's Plumbing to upgrading / revising site drainage around the buildings to limit and reduce amount of water being accumulated around the floors and walls.

East Coast Engineering Deflection Report and Load Report measured the area of concern raised by Booth Engineers.

A couple of items of note from their report:

- *It is natural for suspended reinforced concrete slabs and beams to deflect.*
- *During our site inspection no obvious deflection was visually observed and no supported partitions have cracked in the area where the high deflections were previously reported.*
- *It was noted that our structural modelling results indicate that the strength and shear capacities of the slab are adequate for the design loads anticipated for an outdoor area near a pool.*
- *No excessive or displeasing deflection or sagging was observed to the underside of the podium slab, nor was any structural cracking observed.*
- *In order to reach the maximum recommended live load limit, 3 kPa would have to be applied evenly across this entire area which equates to approx. 52 500 kgs. If the average person weighs 85kgs, then over 600 people would need to gather in this area at the same time which would be very difficult.*
- *Deflections and the condition of the slab should be actively monitored to note any further increases in deflection, if they occur at all.*

With the planned projects the committee will ensure the structural integrity of the building, deflections and the condition of the slab will be actively monitored to note any increases in deflection, if they occur at all.

SOCIAL FUNCTIONS

It's great to see community activities within our building. From tennis, bike riding, Mah-jong Tai chi, Mediball, BBQs and the volunteer's work etc.

This year we hope to have further gathering for the football.

Anyone that has ideas please let Don know.

Finally

Thanks to the residents for making Seascape a community that is a sought after place to live.

A big thanks to Mark and Faye for their efforts last year.

One last item the Seascape Web site is almost complete. The site is to be used to store information with strictly controlled access.

**Please refer to before and now photos below.

Your Strata Committee

Bernie Sydenham, David Singh, George Farrell, Kevin Tasker, Don Skyring, Judy Murray, Brad Skyring

Photos Then and Now



Figure: Retiled front entrance and Cowboy cactus.



Figure: Grills replaced.



Figure: Tuggs purchased for occupational health and safety.



Figure: Pool leaking pipes and coping upgrade.



Figure: Volunteers undertaking painting in the pool area.



Figure: Umbrellas installed and pool furniture purchased



Figure: Western Wall before and now.



Figure: Security enhanced.



Figure: Tennis Court upgrades with repair of slab crack and waterproofing.



Figure: Eastern side gardens replanting.

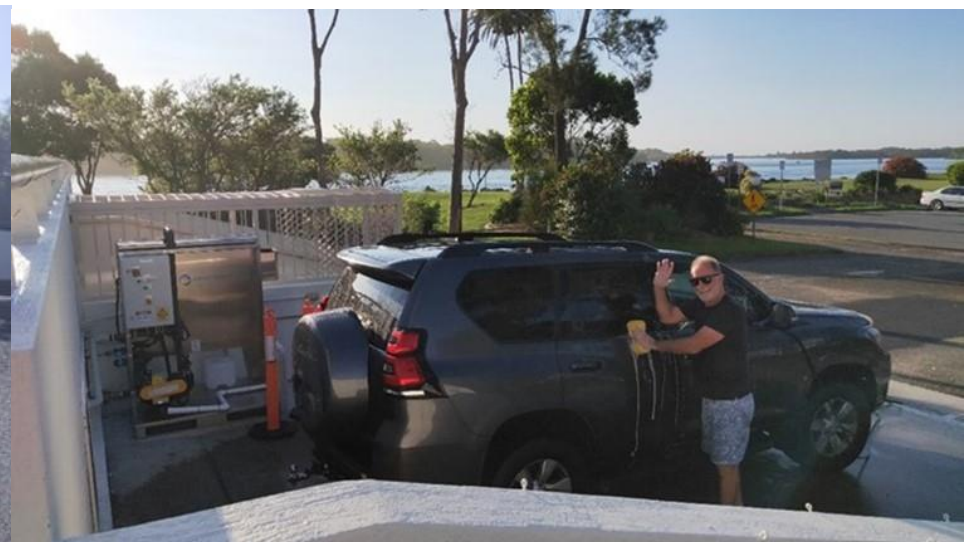


Figure: Carwash Bay recommissioned.



Figure: Deck repaired and furnished.

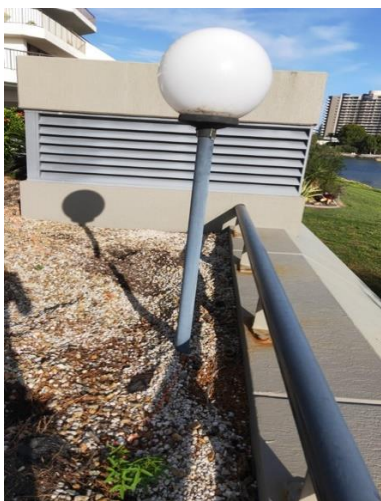


Figure: Lamps replaced with led lights.



Figure: Basement spalling bike rack area.



Figure: Areas of Concrete spalling (cracking concrete) have been treated and repaired.