

# ***SEASCAPE NEWS BULLETIN***

***May 2022***

## **CHAIRMAN'S REPORT**

As per the previous bulletin, this year has been a challenging one with the number of building maintenance issues coupled with the effect of Covid 19 and weather events. A lot of work has been going on in the background to achieve the Projects outlined in the Capital Works Budget. The external front foyer tiling and sealing and the replacement of the security screens on the lower basement level have been completed.

The concrete spalling in the basement near the bike rack is almost completed with additional work undertaken to slope the slab to divert any surface water into the basement drains. Also, a protective membrane coating has been applied to block water ingress from the block wall.

Slow progress on repair approvals for the rock wall abutting Jack Evans Boat harbour has been made as clarifying questions and impacts on responsiveness of State government departments due to the recent flood workloads - see later note in this bulletin.



*Figure: JEBH during the Weather Event on the 26<sup>th</sup> Feb 2022.*

The strata committee has been working on five major projects, these being;

- Resurfacing of the tennis court – due to commence on the 30<sup>th</sup> May 2022.
- Electricity switchboard upgrade – June 2022.
- Replacement of the pool area pavers – July 2022.
- Replacement of the fire pump propeller (wet end) June 2022
- Rectification works to stabilise the JEBH seawall
- Annual Fire Safety Certification remedial work

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.

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.

With regard to the Animals in Seascope we have appeared before the NSW Civil and Administrative Tribunal (NCAT) Directions hearing and are scheduled to appear at a Tribunal hearing on the 17th June 2022.

Again, I wish to acknowledge the dedication and efforts of Mark and Faye and the great relationship they have with our trades people.

I wish to welcome our secretary, David Singh, his experience on Strata Committees is very welcomed and is seen as invaluable.

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**

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#### **Financial.**

As at 30<sup>th</sup> April 2022 the Administration Fund Income and Expenditure Statement shows a surplus carried forward of \$70,073.40. The Capital Works Income and Expenditure Statement shows a surplus carried forward of \$566,875.75

The balance of the bank account at 30<sup>th</sup> April 2022 is \$155,801.91.

Seascope investment funds have reduced since 31<sup>st</sup> January 2022 from \$ 800,992 to \$701,384.33

#### **Unforeseen Expenditure**

The budgets include a contingency for unforeseen expenses. Pipe leaks in the basement and outside the adjacent wall had caused flooding in the basement and the beginning of sinkholes in the car park requiring urgent repairs costing \$1,845.00.

**Basement Concrete Spalling**

The main structural repair to the basement concrete spalling has been successfully completed. Although it has taken ARB a long time to be available to undertake the work, their work has been of the highest quality. Some other areas identified as requiring attention and levelling have been addressed and others are in progress. The final engineer's certification will be available following completion of the works.

It would not be known until the excavation, investigation and engineers report was completed as to the full extent of the work required, so extra allowance was made in the budget. When completed It is anticipated that the total expenditure will be in the vicinity of \$80,000, \$20,000 under the budget of \$100,000.

**Building Insurance**

The building insurance was renewed for a period of 6 months at a higher premium. We are working with our insurance broker to secure the most cost effective insurance whilst ensuring the same comprehensive coverage as has been secured in the past.

*George Farrell*

## ***Works in Progress / Completed***

### **Update on the concrete spalling**

ARB Services Pty Ltd have almost completed the concrete spalling repair.

Additional topping concrete has been approved to slope the slab away from the walls.

An engineer will inspect the site and provide final certification on the repair work.



*Figure: Process followed for the remedial work.*

### **JEBH seawall report**

As previously reported 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.

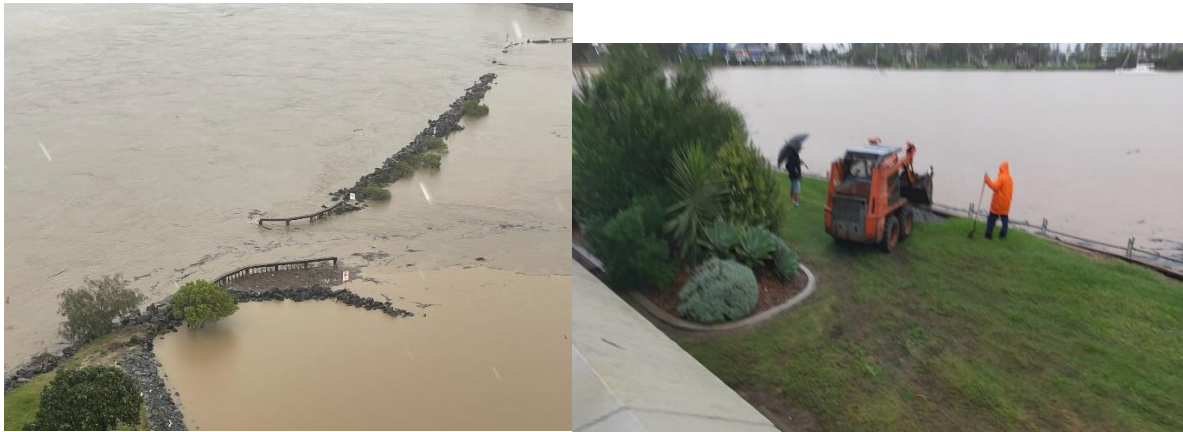
The Committee has undertaken work necessary to ensure the wall is not in any threat of further damage by using geofabric and sand to stop further erosion behind the rock wall.

### Currently we have:

- Consent from Maritime
- DPI Fisheries has approved the placement of boulders at the front of the wall
- Crown Land have requested further detailed submissions to clarify the work to be undertaken. We are waiting on their approval.

### Next Steps

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



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

### Annual Fire Safety statement

As previously advised, 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. Noticeable work will begin on:

1. Replacing some fire sprinkler pipes in the basement
2. Installation of smoke alarms inside units

Unseen work will include replacing the fire pumping end of the roof diesel motor.



*Figure: Rusted fire sprinkler pipe that needs to be replaced*

### **Swimming Pool Tiling.**

As approved by the AGM the pool area will be tiled with silver travertine tiles in a French pattern. The glass entry fence near the BBQ area will be replaced. The new umbrellas and bollard lighting will also be installed.

The scheduled commencement date is July for the removal of the pavers and tiling to be done in August.

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

All work is now completed. Plant pots have been purchased and should arrive in the coming weeks.



*Figure: New tiles*

### **Security Screen.**

The old mission brown screens and grates 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. All work is now completed.



*Figure: Old security grills*



*New security screens*

### **Tennis Court resurfacing.**

This work is scheduled to commence on the 30<sup>th</sup> May 2022.

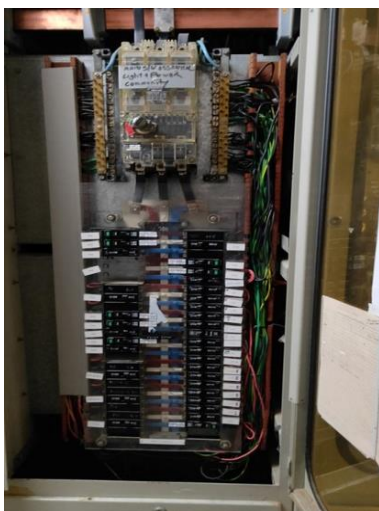
This work will remediate issues with the waterproofing of the podium slab in the tennis court area along with replacing the synthetic grass.



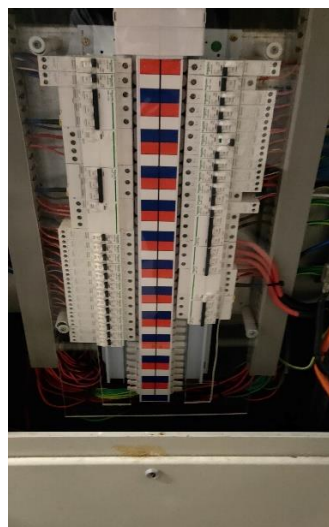
### **Main Electricity Switchboard**

As a recap 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.

Stage 1 has been completed with Stage 2 upgrading is expected to take around a month to complete.



*Figure: Old electrical switchboard*



*New circuit breakers*

New basement lights replacing faulty existing lights is being undertaken on a needs as basis.

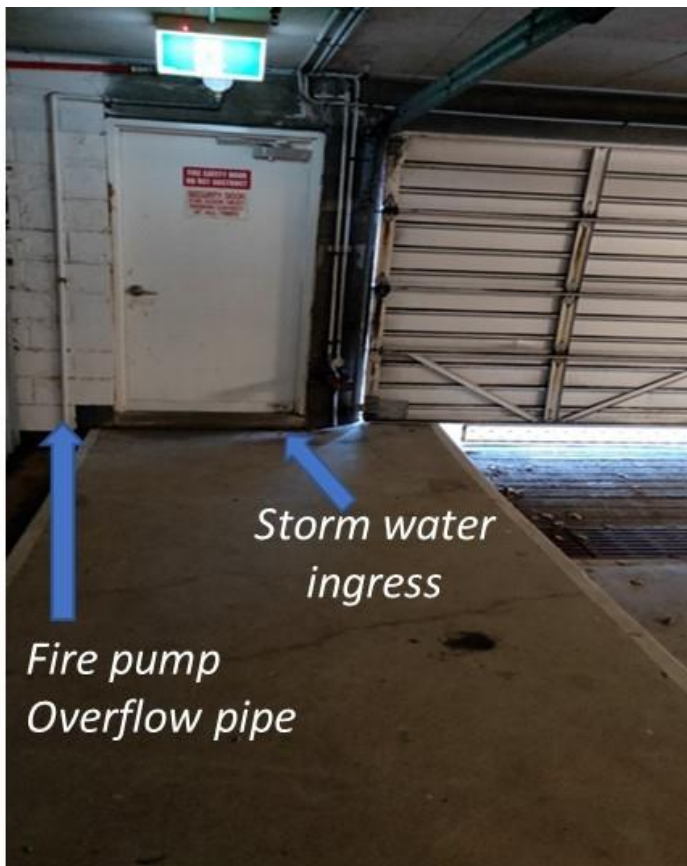


*Figure: New basement lights replacing faulty lights.*

### **Water Ingress Entrance Rolla door.**

During storms and monthly fire check water enters the basement near the door near the entrance Rolla door.

We are still waiting for the plumber and concreter to schedule this work. Water currently enters the basement and runs along the front wall as there is no drainage. This work will divert the water into down ramp drain. Work should commence in June.



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



**Rear podium deck.**

Great to see the amount of use the deck is receiving. Birthday parties, social gatherings to concerts!



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



*Figure: Michelle Cook providing Jazz on the deck – Great performance and attendance*

## **Gardens.**

The work by the volunteers in the pool area has beautified this space. Once the travertine tiling, new glass fence and umbrellas 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.*



*Figure: Western garden looking fabulous*

## **River side raised gardens**

The palms in this area have been damaging the waterproofing of the slab and work is continuing to be undertaken to have them removed.

Planning has been undertaken with expert advice on how best to replant the raised garden beds in this area.

Watch this space in the coming months!

## **Herb garden**

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



*Figure: Herb Garden*

## **Finally**

**As the demand for trade personnel has been extremely high we are very fortunate to have very good relationships with our contractors in terms of price and commitment to undertaking the work on our building. Should the opportunity arise, please acknowledge this to them to cement our relationship.**

***Your Strata Committee***

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