



## SP81699 COAST LUXURY APARTMENTS

NEWSLETTER 19.5.22



# OUTSIDE BUILDING RECTIFICATIONS SEALING AND PAINTING WORKS

We wish to update all Owners on the Outside Rectification Works Project.

- ✓ Contract Signing is scheduled to occur May 2022
- ✓ Contract period is for 3 to 4 Months depending on weather.
- ✓ Scheduled commencement of works early to Mid June  
Date to be confirmed .  
May change due to weather conditions
- ✓ When dates are all confirmed you will again be updated as we are aware owners need notice of access required and we need to fit in with Rental Bookings etc.
- ✓ Work is to commence on Coral Street Balconies. Any changes will be communicated to all.



### **ALL STRATA SERVICES .**

We have a new account manager after staff retirement.

Welcome Scott Mills : Scott is New to All Strata & Our Account.

The committee will be meeting with him next week to bring him up to speed on our building.

email: [Scott.Mills@allstrataservices.com.au](mailto:Scott.Mills@allstrataservices.com.au)

Phone Number for the Office remains the same. 4351 9699



### **BUILDING CLADDING**

As most of you are aware from previous communication through All Strata we have 2 areas of Non Compliant cladding on our building.

Drill core testing & contractor quotes have been obtained through a Certified Engineering Co and we removed the cladding over the 2 foyer entries to make the building compliant to fire safety regulations whilst the cladding options are investigated further.

A lot of you have passed comments "when are these foyer entries going to be fixed" and we are investigating the possibility of having these done just after the outside rectification works or in conjunction with those works. The roof cladding would then still remain.

The committee have registered and had our first meeting with Project Remediate Contractors, which is the NSW Govt Program to assist Strata Building's through the process, they then supply a quote of costs to manage this process and rectify. This process to where the contracts need to be signed takes approx 1 year. They offer a 10 Year Interest free Loan to assist Strata's to pay for this..

Both options will be presented to the Owners Corporation when known.

A vote on how to progress will have to be made by all Owners at an AGM. .



### **POOL UPGRADE WORKS.**

You all recently received notification from All Strata Services on work to the Pool decking area to make safe as some of the supports needed upgrading as well as some of the decking & Wooden Facia. The area under the pool has also been cleaned and drains all cleared.

This work is now completed



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