

Building Managers Report 2021

BC 349938 - 30 Heather Street, Parnell, Auckland.

Hi Everyone,

Hope everyone is well and staying safe.

2021! Another year! Been a busy year and having Covid 19 and lockdowns hasn't made it any easier. However we have managed to get a lot of work completed.

We have managed to have the following work completed.

1. Second gate on the lower car park was installed
2. Rusty guttering was replaced before the building repaint
3. Building repainted (exterior) – New contract with Walker Property Service.
4. Security camera system upgraded.
5. Extra hand rail in the lift was installed.

Unexpected events:

1. The top gate came off its rollers, it look like it had been hit with a car, though I couldn't find anything on camera, to support this. (was repaired)
2. The boiler that heats the hot water kept shutting itself off (Energyco installed a timer to make sure it fires up properly and at the right time.) (repaired)
3. TV amplifier power supply blew up. (this was replaced)
4. There has been a number of after hour call outs this year for different things, mainly lock outs.
5. Front door power supply stopped working. (this was repaired)
6. Main roof fan stopped working. (Was replaced.)

Moving forward to 2022:

1. The roof requires some minor work to be carried out (inspections and so forth), this has already been booked in to be looked at, and though I have been told there is a waiting list at the moment due to the lockdown and a back log of jobs they need to complete.
2. I've been trying to get quotes to replace the intercom system – again due to lockdown this has been a little harder than normal. We will be adding this to our Long Term Maintenance plan and continue arranging quotes to start work in 2023.

All normal duties to carry on as per normal. Building warrant of fitness is due at the end of November this year. Building warrant of fitness inspections will start (normally end of September and are underway) this maybe a little slower this year due to current climate.

Fire Alarm call outs:

There have been 6 fire alarm activations this year compared to 7 the previous year. All were all false alarms. All from cooking.

Most days I come in twice a day, during the day and in the evening. Sometimes more often if I need to meet trades people onsite for whatever reason. During Covid 19 lockdown I have been in more often to wipe down door handles and lift buttons etc with sanitizers to try and keep us all safe.

COVID19 Delta – lockdown! This has caused us a few road blocks, been harder getting contractors in to do any work (if needed) or even give us quotes...but we are learning to work with it and still get on with that we need to do... unfortunately it just takes a little longer.

Personal note:

Let's all hope that 2022 will be a better year and we can get back to some kind of normality.

Stay safe!

Craig Bong
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Parnell.