

Building Managers Report 2022
BC – 349938 – 30 Heather Street, Parnell Auckland

Hi Everyone,

2022! Another year has passed us, what a year! It seems that Covid 19 and the Flu has dominated our year once again, not to mention some bad weather, but like last year we have soldered on.

The following work has been completed at the complex:

- Building wash and window cleaning was completed.
- The roof nails were all replaced as per the roofing report.
- Rusted gutter above the stairwell was replaced.
- Rusted lower panel of the stairwell was also replaced.
- Work on the roof to repair a leak had also been repaired, though this did take some time to find the source of the issue.
- The windows around apartment 10 and apartment 4 have been re sealed with silicone.
- Compost bin was installed and is working well.
- I have sourced some companies to give us quotes regarding the intercom system, still waiting on the quotes. Seems there's a shortage of staff with some companies.
- I have re barked the garden area under the front tree.

Unexpected events that required repair:

- The top carpark fire door latch had to be replaced,
- A hot water copper pipe in the boiler room blew and this had to be replaced.
- A tree in the back courtyard had to be cut down.
- The Top gate to the carpark was broken twice. The second time thieves lifted the corner of the gate to get in, thankfully nothing was taken, though they did try.
- The office has now got an account with Wireless Nation to provide the internet to run the security cameras. Without the net I will not be able to see what's happening on camera.

Moving on to 2023, the following items will be worked through with the new committee:

1. I have a quote to be approved to install magnetic locks on the garage gates. These work the same way as the front and back doors, they release when the remote is engaged. Thieves will not be able to lift the gates to get in.
2. Outside security lights to be replaced with new LED energy saving lights. Three of the outside lights no longer work, and the casings around them are broken, these need to be replaced. (This is on the long-term maintenance plan for this year 2023)
3. Building and window wash (as per our contract)
4. A request has gone to Chorus to build a fiber network for Heather Street. I am still waiting for the installation plan to come in, once I have it I will send to the committee for approval and once approved we will begin work asap, and notices will be sent out to all the owners to keep them updated. Once installed they will be able to connect to it through their preferred supplier, this will be particularly relevant to those on the Wireless Nation solution which is currently being phased out and not replaced.

Fire Alarm call outs:

There were 4 fire alarm activations this year compared to 6 last year. All were false alarms.

Other notes:

Quite a few call outs this year compared to other years. Had a lot of general enquires. Noise issues or lock outs.

Having the security camera system on my phone is a real bonus. I've been able to log in and see in real time what's going on (even while I was away overseas I could go on camera from over there) Even on leave I was still in contact with Jacqui and Jaye. I still dealt with some contractors to assist the day to day function of the complex.

Again, as with every other year, all duties carry on as normal. The building warrant of fitness is due the end of November. Inspections will start end of September.

Now that the government's traffic light system has gone, I'm hopeful we can get contractors to come and quote on things like the intercom system etc (depends on their staffing)

My personal note:

I'd like to thank Jacqui Sims (our chairperson) for all the work she has done this year for the Body Corporate. We kept in touch every week, worked the issues and came up with solutions, got things sorted as quickly as possible, I'm very sad for her to sell her unit and leave us.

I'd also like to thank Jaye our Body Corporate manager at Firststreet. Many thanks for everything you have done for us and for all the advice.

Even though Covid is still in our mist and many of us have either had Covid 19 or the flu, including myself, we have survived. It's only made it harder to get people in to fix things or get quotes.

I'm looking forward to this coming year, there's been many personal changes for me, all good ones and I'm excited for the future.

I sincerely wish you all a great Christmas and Happy New Year.

All the best for 2023!

Craig Bong,
Building Manager.