

Building Manager's Report 19/20

**30 Heather Street, Parnell, Auckland.
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Hi Everyone,

Hope everyone is well and staying safe.

2020? What a year! So much to get done and having Covid 19 on our heels and locking us down it has been a challenge. However we have soldiered on and managed to get a lot of work completed.

We have managed to have the following completed.

1. New top gate has been replaced.
2. Air vent grills replaced.
3. Car parking lines repainted in the car parks.
4. Security camera system upgraded. (Will discuss at Agm)
5. Tree trimmed and shaped.
6. Back corridor floor had been repainted.
7. Emergency lighting and tubes replaced in the car parks.
8. Health and safety – extra hand rail installed in the lift.
9. Health and safety - power switchboard gaps repaired (free of charge)
10. Health and safety – quotes for signage – height restrictions, floor plans for each floor etc (will discuss at agm)
11. Quote's from 3 different companies to replace the lift (to give us some kind of idea) (will discuss at agm)

Building repaint (exterior)

We weren't able to go ahead with the exterior painting this past year. This was because

1. The original colours that were discussed were over two years ago and were outdated, the committee felt that we should look at revisiting the colours for more up to date colours.
2. While doing this we found "rust" on guttering that really needs to be replaced before any painting takes place. (Will discuss at agm)
3. Lockdown into level 4 and 3 due to Covid 19 also had an impact.

Moving forward to 2021:

3 major works to be considered moving forward.

1. Replacing the rusted guttering and then moving to repaint the exterior of the building (in summer).
2. The second part of the roller gate replacement (lower car park).
3. Health and Safety signage. To discuss at AGM

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)

There have been 7 fire alarm activations this year compared to none the previous year.

Most of these occurred during lockdown and were all false alarms. Mostly 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 lockdowns, I was in more often to wipe down door handles and lift buttons etc with sanitizers to try and keep us all safe.

Personal note:

With a lot to do this year and meeting contractors onsite and arranging quotes and cleaning, it's been very busy for me. (It's been full on!) some days I've been here for the full day with contractors e.g security upgrade and the roller gate upgrade and so forth. I've been very surprised at the amount of calls I got from different residents during the lockdowns, just simply to have a chat! Covid has affected many people in different ways, sometimes a chat is all that is needed to make someone feel that they are not alone. I checked on residents that I knew where alone just to make sure they were doing ok or if they needed anything. It was also nice to hear stories of neighbours checking in on their neighbours.

Let's all hope that 2021 that we will be able to get back to some kind of normality.
Stay safe!

Craig Bong
Building Manager - 30 Heather Street, Parnell.