

**BC 349938 – 30 HEATHER STREET**

**MINUTES OF COMMITTEE MEETING**

**Wednesday 30<sup>th</sup> March 2026 at 5:30pm in Apartment No. 21**

**Present**

- Richard Cuthbert (Chair), Heather Ellis, Sandy Wilson, Jonny Ascough, Melissa Tacy
- Craig Bong (Building Manager), Nicki Pugh (First Street)

**Declaration of interests**

- Nothing to declare

**Building Manager's Report**

- General update:
  - No safety or security issues to report.
  - Apt No. 4 – recurrence of leak on eastern wall during recent bad weather – strong NE wind together with heavy rain. Previous fix carried out by Access/Gunac in Dec '24. Agreed that we go back to them to query why this failed after only 15 months; and to make a permanent fix. Craig
  - Lower garage gate – experienced problems relating to power. Trilect have fixed. Gate was also catching when opening; the temporary fix with tape seems to be working well. We are monitoring. Craig
    - Agreed that we look at bringing forward the replacement of garage gates when we review the LTMP later this year. [Currently planned for 2034 with a cost of \$15k.] Rich/Craig
  - Residents – No. 18 now vacant, likely to be re-let. No. 8 being put up for sale; tenant moving out late April. New tenants now settled into No.2.
- BWoF and Council audit: all schedules updated successfully and signed off.
- Front staircase treatment: Element Flooring have been appointed and work is now due to start on 13 April. Will last 4-5 days. Staircase will be taped off and all residents must use lift or rear staircase. Craig
- Garage lighting and outside lights: all work successfully completed. Much improved.
- Ceiling hatches: repair and repaint work on hold pending completion of the staircase sanding as skirting boards on the staircase will need to be repainted. Also repainting of doors and walls may be needed once we've removed old internal signs. Craig will get handyman Jun to quote.

**Finances**

- Expenditure is on track and within budget year-to-date, apart from the over-run under Building Compliance for the BWoF/Council Audit paperwork.
- Cost of \$6,789 for lighting currently allocated to R&M but we may move to Contingency at year end if R&M budget is exceeded. Nicki

**Topics for discussion**

- Signing in the common areas: Big Colour have quoted \$2,980 for the new signs. We have given the go ahead. Lead time not yet known. The result will be a re-numbering of the floors, Level 1

becoming Ground, 2 becoming 1 and so on. Rich has asked Speedy Signs for a solution to re-labelling the lift buttons but in the meantime, Sandy will experiment with shop-bought stickers.

- Upper garage gate lock: we have contacted Trilect on multiple occasions, expressing our concern over the failure of a lock after only 15 months. With no positive action forthcoming, we escalated to the company owner. He promised an immediate response, but still nothing. We will continue to follow-up. Rich
- EV charging: following a request from an owner (made before the current Middle East War began), we have explored the potential to provide EV charging facilities in both garages. See below for a summary of the guidance that we have received. After discussion, it was agreed that we:
  - don't need to seek another opinion on our options
  - should survey all owners to assess interest in the project, particularly would they:
    - like to have the option of EV charging, either now or in future
    - be willing to pay for such a facility, to provide either the essential infrastructure for the whole building or individual charging connections for their own use.
    - have any other concerns, e.g. fire safety, insurance premium etc.
  - consider the outcome of the survey and next steps at a future Committee Meeting and possibly also at this year's AGM. Nicki/Rich
- Community engagement: agreed BYO drinks social event (to be kindly hosted in Apt No.17) should go ahead, but not until June 2026. Sandy
- Newsletter: agreed no need for another issue at this time.

The meeting closed at 6:35pm

## Installation of EV chargers at 30 Heather St

- An owner who has an EV has asked if the BC is interested in providing EV charging facilities in the building. There is currently only one other EV owner resident.
- We have taken advice from two electricians:
  - CGI who were recommended to us by a contractor known to the BC.
  - A sole trader recommended to us by an apartment owner.
- There appears to be disagreement between the two as to the feasibility of installation.
- The sole trader's advice is that we should only offer 2-3 shared charging stations somewhere in or immediately outside the building. This is not practical. We are cautious about relying on this advice.
- CGI have provided comprehensive quotes. Their website suggests a substantial company, with experience in retrofitting EV chargers.
- In summary, CGI suggest it is possible to install EV chargers to every car park. These would not cater for high-speed charging but at 7kW are typical of a residential facility. Use of the power would be paid directly by the owner.
- There are two options:
  1. The BC invests in upgrading the central switchboard and providing cabling to each car park at a cost of \$15.6k. Owners requiring a charging connection would then each pay an additional \$4.8k for the equipment and installation.
  2. Individual owners can connect directly to the central building switchboard and install a charger only at their car park, for a cost of \$5.8k.
- In the event that many owners install a charger, load management software would regulate usage. CGI say there would be no impact on the power supply to apartment occupiers.
- All owners and occupiers would have to commit to using the same equipment supplier and system.
- Should there eventually be multiple users of EV chargers, it's not clear to us (yet) whether:
  - Under Options 1 and 2, there would be a reduction in the level of service to EV chargers.
  - Under Option 2, problems might arise, i.e. we'd have been better off going for Option 1.
  - There may be other impacts, e.g. fire risk or an increase in our insurance premium.
- The BC's regular sparky Caleb has informally expressed concern should there be charging stations in use for multiple car parks.
- This proposal raises some questions, including:
  - Should we get another opinion?
  - What advantage and hence value would EV charging provide to all apartment owners?
  - What level of interest could there be from owners? Do we need to conduct a survey?
  - Is the BC prepared to pay for installation? This would require a vote.
  - How would we fund this project? It may require a special levy.