



MINUTES OF THE 2024 ANNUAL GENERAL MEETING
OWNERS CORPORATION PLAN NO. PS743082B
12 MARINE PARADE, ST KILDA VIC 3182

The meeting of the Owners Corporation was held at Heroes Lounge on
Tuesday – October 22nd 2024 at 7:00pm

1. Registration of Attendance, Apologies, Proxies

1.1 Present

<u>Name</u>	<u>Lot No.</u>
Jennifer & Andrew Hackworth	11A
Roger Hackworth	6F
Adam Porter	1D
Ebbele & Clara Van Der Kooi	5C
Christina Fitzgerald	7F
John Van Der Laan	2A
Maragaret Wilson	11G
Aphirca Conolly	3E
James Gitonga	2C
Evelyn Nobes	10A
Linsay King	4A
Nick Lykopoulos	10D
Patrcia Lever	9B
Caroline Duyvestyn	GH
Don Townsend	6G
Alan & Margaret Harvey	8C
Mark Brickles	4G
Adam Maksoni	9C
Mark Free	3G
Ann Stock	12A
Sym Kohn	9H
Russell Jessop	3A
Morgan Adams	9G

1.2 Apologies

Nil	
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1.3 Proxies

(Owner Name)	(Lot number)	In favour of (Proxy Name)
Diane Kilsby	5D	Jennifer Delahunt



1.4 Other Attendees

Chris Galea	<i>Owners Corporation Manager, Tideways Pty Ltd</i>
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1.5. Quorum

As less than 50% of 101 lots were represented either in person or by way of proxy, a quorum was **not** declared. The meeting proceeded with all decisions being “interim decisions”. The interim decisions will become decisions of the Owners Corporation if no petitions are received within 29 days from the date of the meeting as per s78. of the Act.

Owners Corporation Act 2006

Section 78. Can a general meeting proceed even without a quorum?

- (1) Subject to sub-section (4), if there is not a quorum, the general meeting may proceed but all resolutions are interim resolutions.
- (2) Notice of all interim resolutions and the minutes of the meeting at which the interim resolution is made must be forwarded to all lot owners within 14 days of the meeting.
- (3) The minutes must be accompanied by a notice setting out the effect of sub-section (4).
- (4) Interim resolutions become resolutions of the owners corporation:
 - a) Subject to paragraphs (b) and (c), 29 days from the date of the interim resolution; or
 - b) If notice of a special general meeting is given within that 29 day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or
 - c) If notice of a special general meeting is given within that 29 day period and the meeting is not held within 28 days after the notice is given, at the end of that 28 day period.

Note: The effect of sub-section (4) is that an interim resolution cannot be acted on for 29 days after it is made but if notice of a special general meeting is given within that 29 day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 29 day period.

2. Adoption of Meeting Rules

IT WAS RESOLVED that the meeting rules listed in the explanatory notes that were circulated with the meeting documentation, be adopted.

3. Appointment of chair of the meeting

IT WAS RESOLVED that Chris Galea be appointed to chair the meeting.

4. Voting procedure

IT WAS RESOLVED that the votes on all motions will be done via a show of hands.

5. Minutes of the previous annual general meeting

IT WAS RESOLVED that the Minutes of the previous Annual General Meeting for Owners Corporation PS743082B held on October 3rd 2023 be confirmed as a true and accurate record of that meeting.

6. Owners corporation reports

6.1. Committee Report

The Chairperson of the Committee furnished an oral report whilst presenting a power point presentation of the Committee's activities.

A copy of the chair report summary and power point presentation is attached with the minutes.

6.2. Manager's report

IT WAS RESOLVED to receive the Manager's Report attached to the Notice of Meeting.

7. Financial Matters

7.1. Financial statements for the period 01/07/2023 – 30/06/2024

IT WAS RESOLVED that the independently audited financial statements for the period 01/07/2023 – 30/06/2024 be received and accepted as tabled.

8. Annual budget and fees for the financial year 01/07/2024-30/06/2025

8.1. Administration fund budget

IT WAS RESOLVED that the proposed annual administration fund budget for the financial year 01/07/2024-30/06/2025 of \$306,705.62 (plus GST, where applicable) be approved.

8.2. Administration fund fees

IT WAS RESOLVED that the annual administrative fund fees for the financial year 01/07/2024-30/06/2025 of **\$306,034.77** (plus GST where applicable) be approved and that fees are collected quarterly in advance.

It was noted that the fees mentioned above at the same fees as last year.

9. Maintenance fund fees

IT WAS RESOLVED that the annual maintenance fund fees for the financial year 01/07/2024-30/06/2025 of **\$219,165.23** (plus GST where applicable) be approved and that fees are collected quarterly in advance.

It was noted that the fees mentioned above at the same fees as last year.

10. Compliance

10.1. Maintenance plan

IT WAS RESOLVED that the Owners Corporation has an approved maintenance plan, a copy of which is attached / available to lot owners upon request / or can be downloaded from the StrataMax Portal.

The Maintenance Plan was prepared on 19 Jan 2019.



10.2. Occupational health & safety report

Members are reminded that compliance with the OH&S laws is an ongoing obligation. Members should regularly monitor the property and immediately advise the Manager of any required maintenance or safety issues at the property.

IT WAS RESOLVED that the Owners Corporation resolves to defer the decision of having an OH&S report prepared by a suitably qualified contractor to the Committee.

11. Insurance

11.1. Insurance policy details

Insurance Broker:	Resolute
Insurer:	CHU Underwriting Agency Pty Ltd
Policy:	13307
Building Cover:	\$41,100,000
Period:	20/02/2024 to 20/02/2025
Public Liability:	\$30,000,000
Office Bearers Cover:	\$5,000,000
Premium:	\$48,561.06

Claim Type:	Excess:
Legal Defense Expenses each and every claim	\$1,000
Standard Excess	\$2,000
Machinery Breakdown any event of any kind: \$2,000	\$2,000
Water damage excess. This excess will apply to loss or damage caused by: a) Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or b) Rainwater:	\$15,000
Exploratory costs-Burst pipes:	\$15,000
Flood Excess	\$2,000

11.2. Building reinstatement and replacement valuation

The last Building reinstatement and replacement cost valuation was completed 7 July 2020.

IT WAS RESOLVED that the Owners Corporation obtain a valuation of the reinstatement and replacement cost of the building prior to the insurance renewal in February 2025.

11.3. Insurance Renewal

IT WAS RESOLVED that the Owners Corporation Committee is delegated the authority on behalf of the Owners Corporation to select and approve the most appropriate insurance renewal policy based on quotes and recommendations put forward by the insurance broker.

IT WAS RESOLVED that should the Committee not provide clear instruction to the Manager at least five (5) business days prior to the policy expiry, a Standing Direction be given to the Owners Corporation Manager to renew the insurance policy at the suggested rate of cover indicated by the insurer's recommendation on the renewal notice or as indicated by the replacement and reinstatement report, whichever is greater.

Personal/Owners contents & legal liability

Members are reminded that it is their own responsibility to arrange insurance cover for public liability and personal contents inside their Lot (including carpets, curtains and light fittings).

12. Debt recovery, interest and arrears

12.1. Charging of penalty interest

IT WAS RESOLVED that the Owners Corporation may charge interest on any amount payable by a lot owner to the Owners Corporation that is outstanding after the due date for payment, at the maximum rate payable under the Penalty Interest Rates Act 1983 or other lesser amount as included in the Owners Corporation rules. The maximum penalty rate is 10% p.a. which is calculated daily on overdue fees.

12.2. Lot owners in arrears

IT WAS RESOLVED that the Owners Corporation may initiate legal proceedings against a lot owner if fees or charges are owed to the Owners Corporation 28 days after the date the final fee notice is issued. All costs associated with recovering the money owed, including solicitors' charges, will be invoiced to the Owners Corporation account of the relevant lot owner and the relevant lot owner will be liable for all of those costs. The Owners Corporation manager is authorised to take any action necessary to facilitate the recovery of debt.

12.3. Cost Recovery

IT WAS RESOLVED that any person responsible for the Owners Corporation incurring costs and expenses because of a default or breach of any obligation under the Owners Corporation Act 2006, the Owners Corporation Regulations 2018 or the rules of the Owners Corporation will be liable and responsible for paying those costs and expenses and the Owners Corporation is empowered to take any action necessary to recover the costs and expenses from that person.

13. Committee of Management

13.1. Committee of Management

The Owners Corporation called for nominations for a Committee of no less than three (3) and no more than seven (7) members, such committee to serve until the next AGM.

IT WAS RESOLVED to increase the number of committee members to eight (8)

IT WAS RESOLVED that a Committee of eight (8) members be appointed until the next Annual General Meeting:

<u>Name</u>	<u>Lot No.</u>
Sym Kohn	9H
Russell Jessop	3A
Morgan Adams	9G
Andrew Hackworth	11A
John Van Der Laan	2A
Mark Brickles	4G
James Gitonga	2C
Christina Fitzgerald	7F

13.2. Delegation to the committee

It is noted that the Committee is delegated all the powers and functions that may be delegated under s11 of the Owners Corporations Act 2006.

14. Appointment of Manager

14.1. Contract of Appointment

Tideways Management contract with your Owners Corporation is current until 30 November 2026.

14.2. Delegation to the Manager

It is noted that pursuant to Section 11 of the Act, the Owners Corporation delegates powers and functions to the Manager as set out in the Act and in the Contract of Appointment.

15. General Business

Façade and Window Works

The meeting covered the preparations for upcoming remedial works on the façade and windows. The committee provided an overview of the extensive drone inspection conducted in 2023, which identified all external issues and generated a 3D model of the building. This model will serve as a reference when obtaining necessary quotes.

Additionally, the committee is actively seeking legal advice to clarify boundary responsibilities, ensuring that costs are allocated fairly. It was noted that these works are more than likely to commence in 2026.

The focus over the next year will be on confirming boundary details, obtaining quotes, and securing the necessary funds (amounts yet to be determined).

NOTE: Please also refer to the committee report.

Bin Cleaning

It was noted that the bins require cleaning and some have broken lids.

The manager noted that the council has been contacted regarding the broken lids and that the bin cleaning is due to be completed before the end of the year.

Access Control Upgrade

It was noted that the fob access control system is due to be upgraded in February 2025. All residents will be notified in advance.

Notice Board Use

It was noted that the notice board in the foyer has a section that is for building updates and a section for residents use.

Carport

It was discussed that the carport was removed for safety reasons following a storm. It was noted that there is currently, no definitive plan to replace it. Before proceeding, the owner's corporation must first assess any legal considerations related to reinstating the carport, particularly concerning cost allocation between residents with and without covered parking. Additionally, the OC need to gauge residents' interest in funding a replacement and determine the feasibility of a new structure. This matter will be reviewed, and an update will be provided in due course. However, please note that this project is a lower priority for the committee compared to the upcoming Façade Repainting and Window Refurbishment Project.

Four Corners

The topic of the "Four Corners" program was raised. It was noted that the committee carried their own investigation to the allegations made on the program and unanimously agreed that Tideways is completely above board. The committee maintain our full confidence in Tideways, Tal, and Chris.

THE MEETING WAS DECLARED CLOSED AT 8:25PM



TIDEWAYS

Level 3, 521 Toorak Rd, Toorak VIC 3142
PO Box 1027, Caulfield North Vic 3161

T: (03) 9534 4614 E: enquiries@tideways.com.au

ABN: 87 076 601 851
Member - Strata Community Australia

www.tideways.com.au

Plan of Subdivision No. 743082B

12 Marine Parade St Kilda Vic 3182

APPROVED ANNUAL BUDGET

	ACTUAL 01/07/23-30/06/24	BUDGET 01/07/23-30/06/24	BUDGET 01/07/24-30/06/25
<u>ADMINISTRATIVE FUND</u>			
<u>ADMINISTRATIVE FUND INCOME</u>			
Administrative Fund	306,033.68	306,034.77	306,034.77
Laundry Receipts	2,831.36	3,500.00	3,500.00
Insurance Claims	4,421.88	0.00	0.00
Fob/Remote Payment	1,616.39	0.00	0.00
Admin Overdue Interest	1,958.25	0.00	0.00
<u>TOTAL OPERATING FUND INCOME</u>	316,861.56	309,534.77	309,534.77
<u>ADMIN FUND EXPENDITURE</u>			
Audit & Accounting Fees	5,423.88	5,500.00	5,500.00
Strata Pay	370.59	750.00	500.00
Caretaker	58,310.00	60,000.00	60,000.00
Cleaning Building&Windows	26,582.60	26,000.00	26,000.00
Committe Expenses	746.02	500.00	500.00
Door & Window Maintenance	5,768.72	1,000.00	1,000.00
Electricity	13,186.27	20,000.00	18,000.00
Electrical Repairs	160.00	1,000.00	1,000.00
Fire Protection	8,582.18	10,000.00	10,000.00
Gardening	7,957.54	6,000.00	8,500.00
General Repairs & Maintenance	28,218.62	15,000.00	15,000.00
Income Tax	0.00	500.00	0.00
Height Safety Anchor System	810.02	1,000.00	950.00
Insurance- Premium	40,369.93	50,000.00	44,406.92
Insurance - Stamp Duty	4,154.14	6,500.00	4,569.55
Legal & Debt Collection Fees	0.00	500.00	500.00
Leak Investigation/Repairs	11,279.29	18,000.00	18,000.00
Lift - Maintenance	4,193.78	2,000.00	4,500.00
Locks, Keys & Card Keys	250.00	2,000.00	2,000.00
Management Fees	49,727.78	49,727.76	52,214.15
Management Fees- Additional	4,084.85	4,000.00	6,000.00
Management Fee - Disbursements	6,060.01	6,060.00	6,565.00
Mimor Registration	1,600.00	1,500.00	1,600.00
Pest & Vermin Control	1,800.00	2,000.00	2,000.00
Plumbing	3,403.48	4,000.00	4,000.00
Security Doors & Gates	5,744.94	7,500.00	7,500.00
Telephone & Internet Charges	3,525.20	3,000.00	3,750.00



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12 Marine Parade St Kilda Vic 3182

APPROVED ANNUAL BUDGET

	ACTUAL 01/07/23-30/06/24	BUDGET 01/07/23-30/06/24	BUDGET 01/07/24-30/06/25
Waste Management	1,542.91	2,500.00	2,000.00
Water & Sewerage	137.20	150.00	150.00
<u>TOTAL ADMIN EXPENDITURE</u>	293,989.95	306,687.76	306,705.62
<u>SURPLUS / DEFICIT</u>	\$ 22,871.61	\$ 2,847.01	\$ 2,829.15
Admin Fund Opening Balance	58,047.76	58,047.76	80,919.37
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 80,919.37	\$ 60,894.77	\$ 83,748.52

*All Figures are Exclusive of GST



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APPROVED ANNUAL BUDGET

	ACTUAL 01/07/23-30/06/24	BUDGET 01/07/23-30/06/24	BUDGET 01/07/24-30/06/25
<u>MAINTENANCE FUND</u>			
<u>MAINTENANCE FUND INCOME</u>			
Maintenance Fund Contributions	219,166.32	219,165.23	219,165.23
<u>TOTAL MAINTENANCE FUND INCOME</u>	219,166.32	219,165.23	219,165.23
<u>MAINTENANCE FUND EXPENDITURE</u>			
Building Remediation	28,219.54	110,000.00	110,000.00
Terazza Rejuvenation	0.00	15,000.00	15,000.00
Lobby Painting / Touch Ups	0.00	9,000.00	9,000.00
Access Control Upgrade	0.00	31,000.00	20,000.00
Contingency - Maintenance	4,425.00	20,000.00	20,000.00
Esm Repairs	2,160.00	0.00	2,000.00
Lift Upgrade - Consultant	8,505.36	17,000.00	1,000.00
Lift Upgrade - Builder	518,943.09	431,111.11	88,335.00
Lift Upgrade - Cctv Camera	3,680.00	3,700.00	0.00
<u>TOTAL MAINTENANCE EXPENDITURE</u>	565,932.99	636,811.11	265,335.00
<u>SURPLUS / DEFICIT</u>	\$ (346,766.67)	\$ (417,645.88)	\$ (46,169.77)
Maintenance Opening Balance	524,468.91	524,468.91	177,702.24
<u>MAINTENANCE FUND BALANCE</u>	\$ 177,702.24	\$ 106,823.03	\$ 131,532.47

OC Chair's Report 2024 AGM

I'd like to welcome you all to the 2024 AGM.

On behalf of the Committee (Russell Jessop, John Van Der Laan, Mark Brickles, Morgan Adams, Michael Cass and Andrew Hackworth) I'd like to thank all Committee members for their attendance at meetings and dedicated hard work on behalf of us all at Edgewater. I'd also on behalf of the Committee thank Chris Galea and Tideways.

Lifts Project:

West lift was completed December 2023 and East lift was completed July 2024. We are all pleased with the speed and look of the new lifts. Improvements:

- Increased speeds from 0.8 to 1.75m/s.
- Increased capacity from 1000kg 13 persons to 1150kg 15 person.
- Disability Discrimination Act 1992 (DDA) compliant for all abilities with wider lift opening doors increased from 820mm to 900mm.

All residents were disrupted and we particularly thank residents that gave up their car spaces during the works.

Trees Maintenance:

Trees maintenance was undertaken along the south boundary fence.

Bruce Small Biography:

Edgewater Tower's original property developer was Bruce Small of Malver Star Bicycles fame and sponsor of cyclist Sir Hubert Opperman.

Book launch 'Bruce Small from Malvern Star to Mr Gold Coast' on 13th March 2024 at Readings in Malvern (old Malvern Star Bike Shop) was attended by committee member Russell Jessop. Bruce's Granddaughter Anne Small and what seemed mainly cycling enthusiasts also attended the modest event.

We had previously shared our Edgewater Towers archive with the Author Rachel Ayres around a decade ago and Rachel relied heavily on it for the "Towering Over St Kilda Beach" section on Page 100 including a 1950's flyer by Bruce Small Enterprises spruiking the 'Manhattan' appeal of the new Edgewater Towers development in St Kilda.

Rooftop Gig:

Resident Musician and friends recreated the Abbey Road Beatles rooftop performance on the Edgewater rooftop 31st March 2024 which attracted positive feedback on social media. Many residents attended.

Open House Melbourne:

Our 8th Open House Melbourne event on Saturday 27th July 2024 was attended by 165 visitors, although numbers were down on previous years given the shocking weather on the day. Thank you for the resident volunteers that helped curate the event and chaperone the visitors around on the day.

Carport:

The carport had to be removed for safety reasons following a storm event. At the current time we do not have a plan for the carport. We do need to firstly investigate legal issues should the carport be reinstated and how costs would be allocated between residents with and without covered car parks and secondly the appetite for spending the money to reinstate the car port and what is possible to reinstate. We will report back in due course, yet this is considered a lower committee priority than the next planned Façade Repaint and Window Refurbishment Project.

Planned Lobby refurbishment:

We are planning to repaint the Ground floor lobby and refurbish the terrazzo flooring. We have held off these Lobby refurbishment works until completion of both lifts for obvious reasons.

Planned Façade Repaint and Window Refurbishment Project:

- We have engaged Infracorr Consulting in 2023 to complete façade inspections, testing and provide consultancy advice.
- We have engaged Helier McFarland in 2024 to provide an interpretation of boundaries.
- Final project scope of works are to be confirmed in early 2025 based on the already completed abseiled and drone facade inspections.
- Legal advice is to be formalised in relation to cost allocation using the unit entitlement or benefit principle.
- We are investigating funding options providing flexibility for owners. including a loan facility for owners who may wish to spread costs over a number of years.
- Development of Tender documentation for pricing by contractors planned 2025.
- Tendering of the works planned 2025.
- We will engage with residents on the returned Tender pricing (cost for individual owner and OC).
- Plan to award the contract in 2025 with works starting by late 2025 and completing 2026-2027.

Greening Committee Report (Russell Jessop)**Progress Report #4 October 2024:**

This is the fourth report by the Greening Committee. We report annually to hopefully show and demonstrate improvements in Edgewater's sustainability year on year.

Meetings: Meeting together most months in 2023/24. I'd like to thank all current and past members for their enthusiastic contributions.

Recycling: We encourage recycling by raising awareness about recycling using posters. We are diverting approximately 1.5 Tonnes of organic waste per year and if you need a waste food caddie get in contact with us. We facilitate recycling at Edgewater.

Herb Garden: We created the herb garden in April 2022 and it has been replanted in April 2024 and is now well established ready for your use. Thanks for resident volunteers on the day.

Indigenous Garden: The Marine Parade indigenous patio garden suffers from extreme winds and so periodically we cultivate and replant cuttings to fill the gaps.

Water Consumption: Although we don't have individual water meters we have looked at our whole building water consumption which continues to trend downwards as residents upgrade their plumbing fixtures over time and are water conscious. We will continue to track and report this year on year to hopefully demonstrate improvements.

Electrical Consumption & Carbon Emissions: Our common area electrical consumption (lighting, WC ventilation fans, lifts, laundries, BBQs & cleaner's water heater) showed a slight increase back in 2020 possibly due to an increased number of lift journeys during Covid lockdowns. Usage and carbon emissions have continued to track downward since. Based on 0.96 emission factor for 22-23 electricity generated emissions of Approx. 72.3 Tonnes carbon dioxide equivalent, and is 5 Tonne reduction from 2021-22 year. We encourage able residents to use stairs as much as possible to reduce our carbon emissions. We'll continue to monitor and report our carbon emissions year on year with the aim to demonstrate continual improvement.

Little Library: Made from left-over remnants of profiled Edgewater timber by resident artist Richard Manning. The aim is to recycle books, magazines and CDs in an organised and managed way. Thankyou Richard.

Future Nature Strip Prototype: New City Port Philip Nature Strip Guidelines are in place.

Planned for 2025, prototype has the following advantages:

1. Promotes the Edgewater Towers sustainability agenda.
2. Turns our nature strip into an indigenous wildlife sanctuary for pollinating insects.
3. Compliments the existing indigenous foreshore planting species.
4. Is limited to only Approx. 20% of the nature strip so is a minimum approach.
5. Maximises planting opportunity immediately at the Marine Parade Gate address/point of entry.
6. The current monthly sprinkler water testing will irrigate naturally.
7. Will allow a test period (1-2 years) to see if it is possible to eliminate the deep grass roots and demonstrate the success or otherwise of the ground cover.
8. Prototype plantings can be propagated for later use.
9. Allows a good period of time for resident feedback.
10. If the prototype plantings fail or fails to gain positive feedback traction it is easily reverted.

Interested? If you are interested in getting involved, we welcome new resident volunteers and all potential fresh greening ideas are welcome. Reach out to the Committee if you are interested.

2024 Annual General Meeting

Registration of Attendance



Image Credit: Peter Bennetts – with permission

2. Voting Procedure



Image Credit: Peter Bennetts – with permission

3. Adoption of Meeting Rules



Image Credit: Doug Gimesy Conservation and Wildlife Photography

4. Appointment of Chair



Image Credit: Peter Bennetts – with permission

5. Minutes of Previous AGM



Image Credit: Peter Bennetts – with permission

6. OC Chair's Report



Image Credit: Peter Bennetts – with permission

Lift Project Completion

- West lift completed December 2023
- East lift completed July 2024
- Increased speed from 0.8 to 1.75m/s
- Increased capacity from 1000kg 13 person to 1150kg 15 person
- Disability Discrimination Act 1992 (DDA) compliant for all abilities with wider lift opening doors increased from 820mm to 900mm
- All residents disrupted and we particularly thank residents that gave up their car spaces during the works.





Before



After

Edgewater Towers Developer Bruce Small Biography – P100



Book launch 13th March 2024 at Readings
Far Left: Granddaughter Anne Small
Far Right: Author Rachel Syers



Resident musician and friends recreated the Abbey Road Beatles rooftop performance on the Edgewater rooftop.
“A great initiative!”

Instagram [Log in](#) [Open App](#)

 **sergethmann** • [Follow](#)
Edgewater Towers



♡ 💬 📍 📌

40 likes

sergethmann Great initiative by the Edgewater residents - recreating the "Get Back" rooftop performance by the Beatles!! On their... [more](#)

[View all 3 comments](#)

sergethmann [@jbeeno1](#) <https://www.instagram...>
[more](#)
31 March

Rooftop gig 31st March 2024



8th Open House Melbourne
27th July 2024
165 visitors on the day!
Thank you volunteer residents

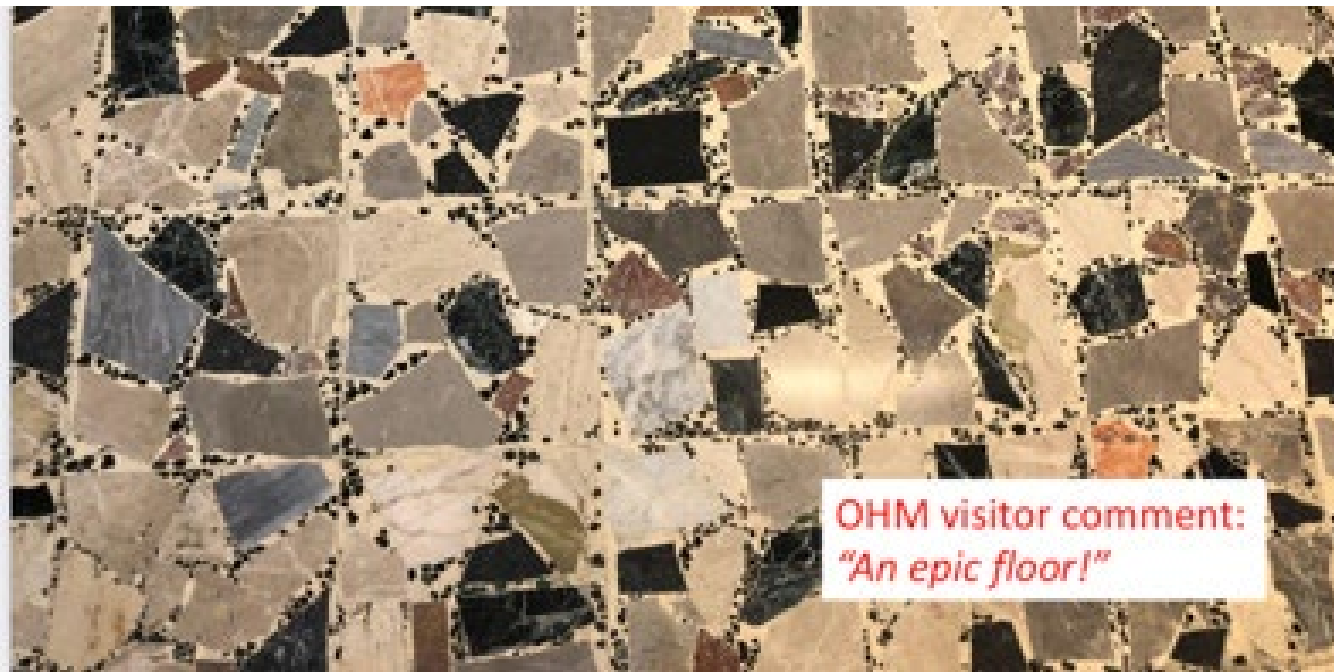


CARPORT ANGST



Planned Lobby Refresh

- Repainting of lobby
(keep same “USA Chalk” colour?
or introduce some colour? Green?)
- Repainting of lower stair wells
- Terrazzo resurfacing



OHM visitor comment:
“An epic floor!”



Planned façade repaint and window refurbishment

- Infracorr Consulting engaged 2023 to complete façade inspections, testing and consultancy advice.
- Hellier McFarland engaged to provide an interpretation of boundaries.
- Final project scope of works to be confirmed early 2025 based on abseiled & drone inspections.
- Legal advice to be formalised in relation to cost allocation - unit entitlement or benefit principle.
- Funding options investigated providing flexibility for owners.
- Develop Tender documentation for pricing 2025
- Tendering of the works planned 2025
- Engagement with residents on the returned Tender pricing (cost for individual owner & OC)
- Contract award 2025
- Works starting from late 2025
- Works completing 2026-2027

6. Greening Working Group Report



Image Credit: Peter Bennetts – with permission

Greening Working Group

Meeting together most months in 2023/24

Current members: Marg Wilson, Susan Kohn, Gabrielle Townsend, Jenny Delahunt, Don Townsend, Di Kilsby (now absent overseas from 9/22), Alyson Campbell, Karen Reid, Dana Morfett & Russell Jessop.

New members welcome!



Recycling information

Regular posters on recycling

Please use recycling bins correctly!



Reducing our food waste

We can divert roughly 100-140kg of organic waste per month

Waste caddies available on request from Greening Working Group

Please compost: help reduce our carbon footprint!



Facilitating recycling

Collection of empty toothpaste and dental floss containers

Started January 2022 – very successful!

Box in lobby last weekend of each month.



Herb garden

2nd herb replanting
working bee Sunday
24th April 2024

*Thanks to volunteer
residents on the day.*

*Monthly working bees
to maintain.*



Indigenous gardens

We continue to
propagate and replace
plantings in the
extreme windy
conditions

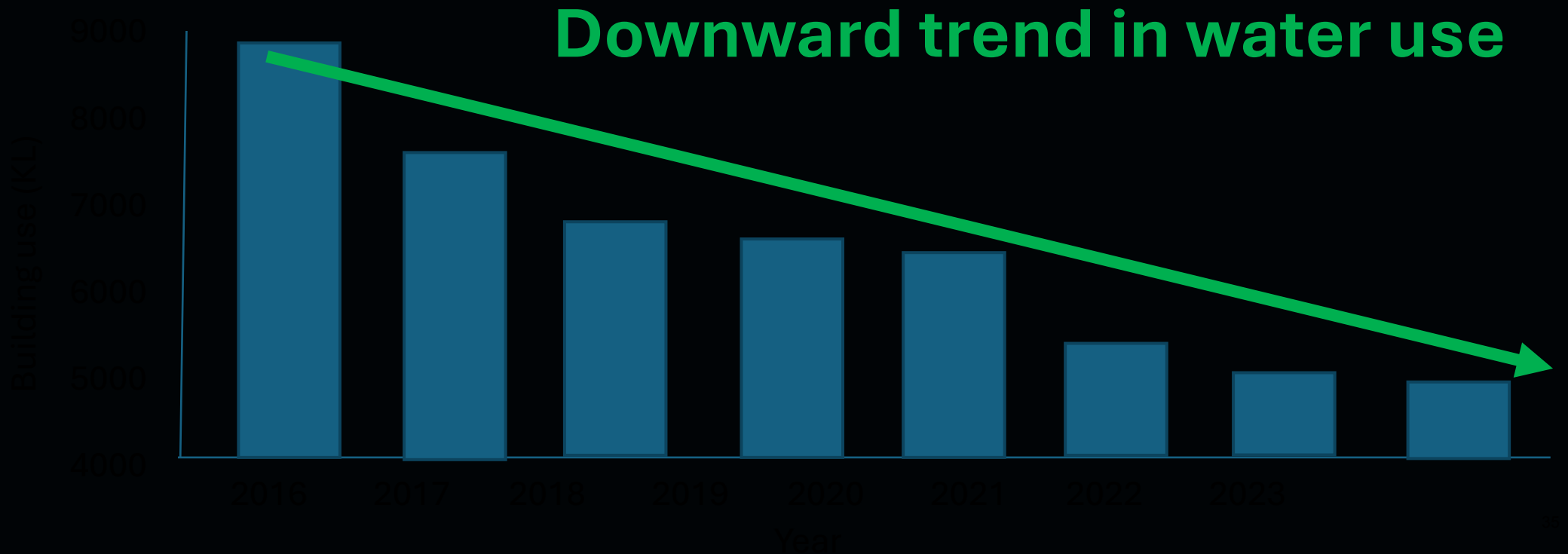
*Improving survival
rate!*



Edgewater Towers - Water Consumption 2023

Year	2016	2017	2018	2019	2020	2021	2022	2023
Water Use (KL)*	8971	7581	6732	6473	6447	5140	4894	4727
Improvement (%) from base 2016	Baseline	15.4	24.9	27.8	28.1	42.7	45.4	47.3
Improvement (%) year on year	Baseline	15.4	11.1	3.8	0.4	20.2	5.0	3.4

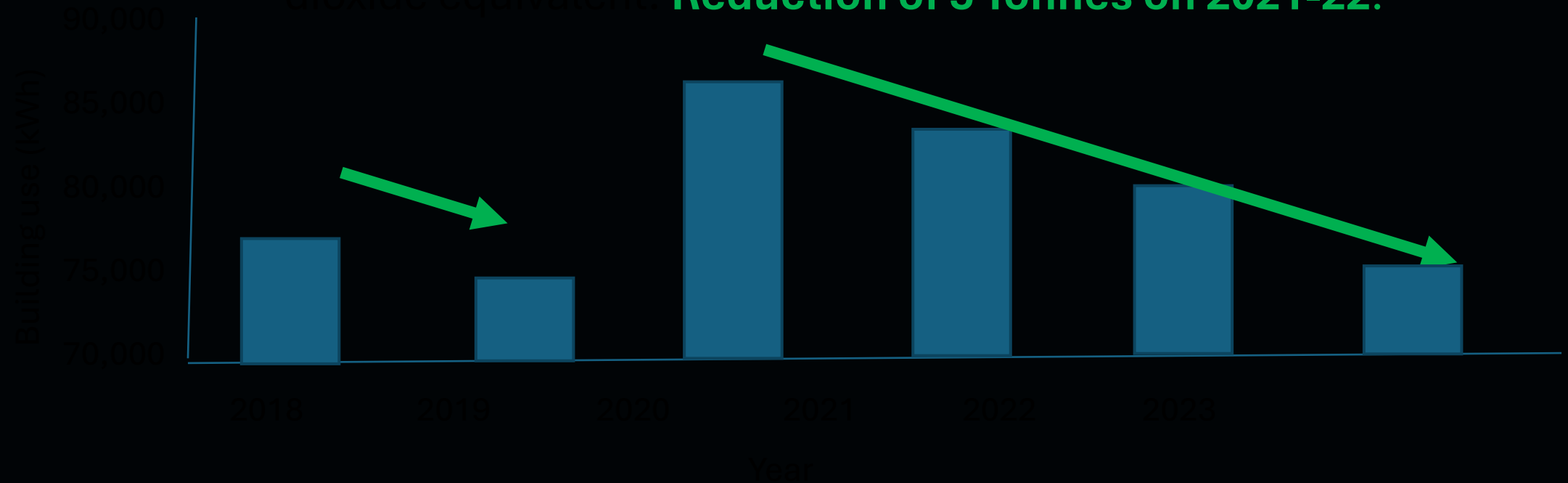
*Southeast water billing unit 3A*101units = building total



Edgewater Towers – Electricity Consumption 2023

Year	2018	2019	2020	2021	2022	2023
Elec Use (kWh)*	78,736	74,575	85,887	83,323	80,726	75,352
Improvement (%) from base 2018	Baseline	5%	(9%)	(6%)	(3%)	4%
Improvement (%) year on year	Baseline	5%	(15%)	3%	3%	6%

Based on 0.96 emission factor 2022-23 is Approx. 72.3 Tonnes carbon dioxide equivalent. **Reduction of 5 Tonnes on 2021-22.**



Little Library “Nook”

Recycle books, magazines
and CDs.

Fabricated from left-over
remnants of profiled
Edgewater timber

Installed 24 July 2024

*Designed and fabricated by
resident Richard Manning –
Thank you!*



Nature Strip

New City Port Phillip
Nature Strip Guidelines
August 22

Aim: elimination of grass
(no mowing maintenance)

*Indigenous plantings
proposed*

2023 AGM Presentation Slide



Nature Strip and Street Gardening Guidelines

August 2022




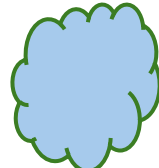
Edgewater Towers – Marine Parade Nature Strip Plan

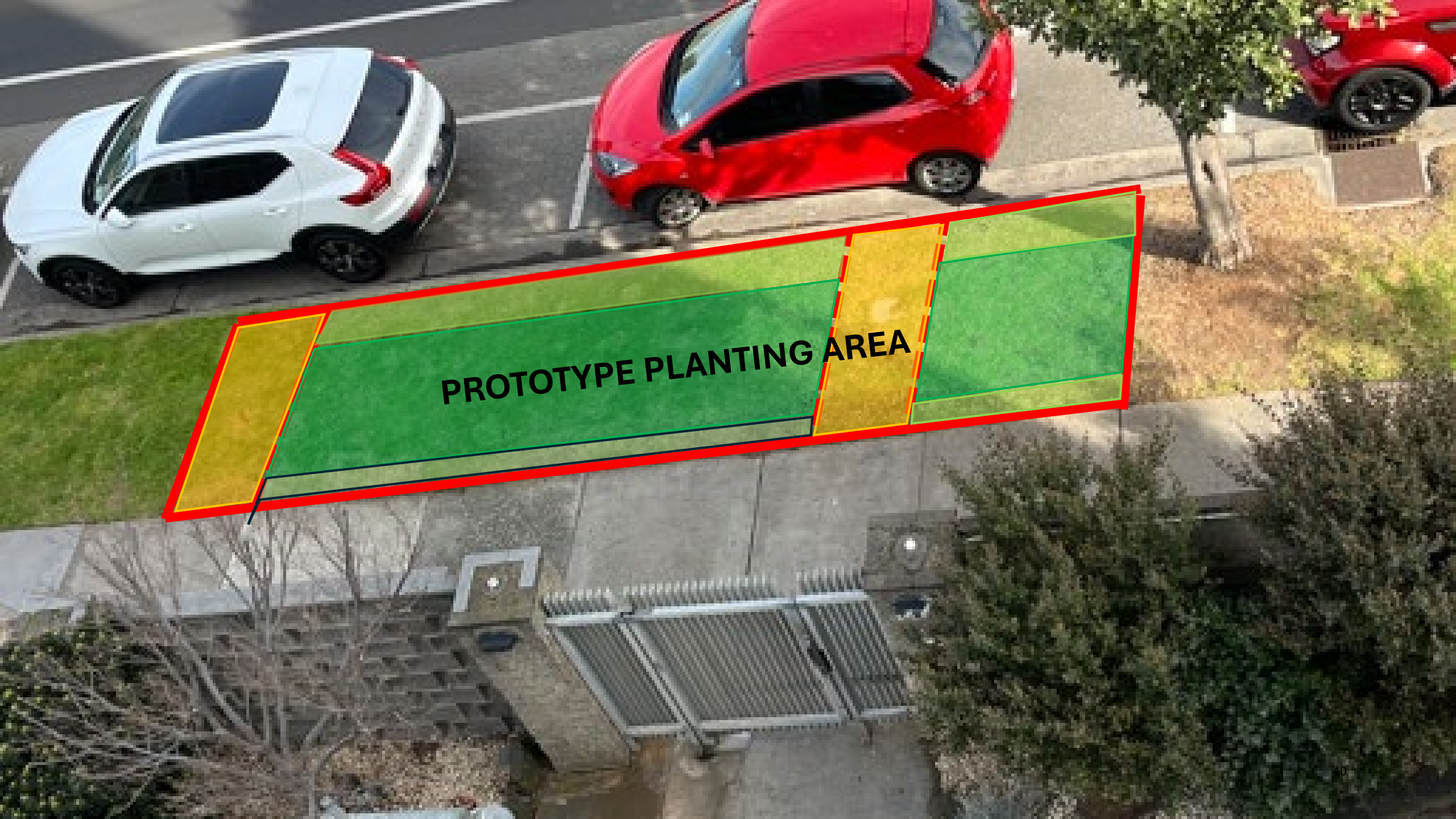


LEGEND:

 GROUND COVER
(NOT GRASS)

 NEW INDIGENOUS PLANTS TO 0.5m H

 EXTG. STREET TREE



PROTOTYPE PLANTING AREA

- Prototype has the following advantages:
- Promotes the Edgewater Towers sustainability agenda.
- Turns our nature strip into an indigenous wildlife sanctuary for pollinating insects.
- Compliments the existing indigenous foreshore planting species.
- Is limited to only Approx. 20% of the nature strip so is a minimum approach.
- Maximises planting opportunity immediately at Marine Parade Gate address/point of entry.
- The current monthly sprinkler water testing will irrigate naturally.
- Will allow a test period (1-2 years) to see if it is possible to eliminate the deep grass roots and demonstrate the success or otherwise of the ground cover.
- Prototype plantings can be used to propagate for later use.
- Allows a good period of time for resident feedback.
- If the prototype plantings fail or fails to gain positive feedback traction it is easily reverted.

FUTURE
VISION

Events!

*We want
your ideas!*

Conversations

Fun!

PLEASE JOIN IN!



7 - 9. Financial Statements and Budgets



10 - 12. Various Admin Matters



Image Credit: Peter Bennetts – with permission

13. OC Committee



Image Credit: Peter Bennetts – with permission

Current Committee

- Andrew Hackworth
- John Van Der Laan
- Mark Brickles
- Michael Cass
- Morgan Adams
- Russell Jessop
- Sym Kohn

14. Appointment of Manager

We are contracted with Tideways until
November 2026

15. General Business



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