

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.