

OC Chair's Report 2025 AGM

I'd like to welcome you all to the 2025 AGM.

This year, the committee—Russell Jessop, John Van Der Laan, Mark Brickles, Morgan Adams, James M Gitonga, Christina Fitzgerald, and Andrew Hackworth—have worked exceptionally hard. I'd like to thank them for their dedication, consistent attendance, and tireless efforts on behalf of everyone at Edgewater.

I also want to acknowledge the efforts of Tal Sahar and the Tideways team and recognise their consistently dependable response to any issues that arise.

Major accomplishments this year include:

- **Security Upgrade**
Security and key fob upgrade was completed in April 2025 due to the prior access control system becoming no longer supported and obsolete.
- **Car Park Tow Away**
We now have no nuisance parking in our car park due to the Tow Away Towing service implemented from April 2025.
- **Lobby refurbishment**
Following installation of the lift stainless steel lift car door jambs we repainted the Ground floor lobby, laundries and lower stairwells in June 2025. We have deferred refurbishing the terrazzo flooring to after completion of the façade upgrade works.
- **Open House Melbourne:**
Our 9th Open House Melbourne event on Saturday 26th July 2025 was attended by over 300 visitors, a record number for the day. Thank you for the resident volunteers that helped curate the event and chaperone the visitors around on the day.

The week prior to Open House there was a profile-raising article in the Age Newspaper, 'Let there be Light: Lessons from Melbourne's first apartment high rise' by journalist Sophie Aubrey, 21st July 2025 including an interview with Rowan Opat, Opat Architects and resident Russell Jessop and likely generated interest in Edgewater Towers contributing to increased visitor numbers.

- **Past Residents Tour**
Following the success of Open House a group of past residents from the 90's requested a tour of Edgewater Towers which was hosted on 31st August 2025. Thanks for the hosts on the day.
- **Façade Repaint and Window Refurbishment Project:**
We engaged Infracorr Consulting back in 2023 to complete façade inspections, testing and provide consultancy advice. Infracorr have been further engaged in 2025 to finalise the project scope of work and prepare repair specifications and documentation for Tender. These will be used to run a competitive tendering process to be priced by the bidding Contractors.

I am retiring as Chair after 15 years. Over half of the members, Russell Jessop, John van der Laan, Mark Brickles, Morgan Adams, and me, have been on the committee for many years and we have overseen major improvements to the building over that time. I have included highlights in the slide deck.

DRAFT Façade Committee Report (Andrew Hackworth & Russell Jessop)

We held our first zoom façade information meeting to brief owners on the need for major repairs and to outline the way we plan to proceed. Many of the slides from meeting are included in the slides presented at the AGM, the full information deck presented to the meeting is also available on the website.

The repair work is necessary for the following reasons:

- Liability risk. If a window blows out, any damage caused, including the unthinkable possibility of a person being hit, could result in a multi-million dollar lawsuit against the OC and may even render the building uninsurable.
- Safety of occupants and visitors from falling objects, such as concrete or glass.
- Integrity of the building structure. Concrete corrosion weakens the structure of the building.
- Apartments in our building are undervalued by at least 20% compared to similar apartments in St Kilda. Our building should be valued at a premium due to our location, the views we offer, and utility provided to residents. The repairs will finally consolidate our building as a Melbourne icon.
- Pride in where we live

The Façade Project team:

- We engaged Infracorr Consulting in 2023 to complete façade inspections, testing and provide consultancy advice. They have been further engaged in 2025 to finalise the project scope of work and prepare repair specifications and documentation for Tender. These will be used to run a competitive tendering process to be priced by the bidding Contractors.
- We engaged Helier McFarland in 2024 to provide an interpretation of boundaries.
- We engaged BSGM Building Surveyors in 2025 for regulatory and council advice.
- We engaged RB Lawyers in 2024 for legal advice in relation to boundaries and allocation of costs to individual units.

The current program:

- Investigations, planning and consulting. Inspections completed in September 2025.
- 60% Design development complete 30th November 2025.
- 90% Design development and Tender documentation complete 28th February 2026.
- Receipt of Tenders 30th April 2026.
- Evaluation of Tenders 15th May 2026.
- Award of Façade and windows works 31st July 2026.

- Façade and window works anticipated starting from around September 2026.
- Completion date will be determined by the winning contractor.

Summary scope of works:

- Replace existing aged timber windows with aluminium frames.
- Replace aged enclosed previously open balconies that are non-compliant in design and materials.
- Replace enclosed balcony ends that are not concrete or translucent white glass.
- Concrete repair and repaint white.
- Replace rusty non-compliant metal balcony balustrades with compliant ones.
- Remove redundant rusty flues.
- Remove and reinstate glazing mounted kitchen fan.
- Repair roof membrane.

Costs & Funding

We developed a working budget of approx. \$6-7million to explore funding models. This is not the actual cost of the works that are unknown until the tender pricing is returned from Industry in 2026.

We are investigating funding options that will offer owners the flexibility to choose to completely self-fund, making their own borrowing arrangements, or availing themselves of a strata loan. The strata loan means that no owner will be required to provide security for the loan. This will be provided by the Owners Corporation.

Presentations from 2 such funders were delivered to owners at the start of the AGM.

Greening Committee Report (Russell Jessop)

Progress Report #5 October 2025:

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

- **Meetings:** Meeting together occasionally in 2024/25. 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 caddy 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 205 and is now well established. 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 has been trending downwards and there was a slight increase of 6.8% indicating increased occupancy numbers. 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) usage and carbon emissions have continued to track downward. Based on 0.96 emission factor for 23-24 electricity generated emissions of Approx. 69.7 Tonnes carbon dioxide equivalent, and is 2.6 Tonne reduction from 2022-23 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:** Is well supported. Made from left-over remnants of profiled Edgewater timber by past-resident artist Richard Manning. The aim is to recycle books, magazines and CDs in an organised and managed way.
- **Future Nature Strip Prototype:** New City Port Philip Nature Strip Guidelines are in place.

Still planned for 2025, 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 the 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 propagated 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.

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.