

BM Report – 29 Jun 2021

Roof leaks

To date heritage building roof leaks (above lots 142, 149 and 76) have been attended by Doug from Welsh Roofing. Doug has been back several times but has still not been able to eliminate all the leaks, in particular above lot 76.

Roof access

Roof access is now controlled by ensuring all doors are locked and access to keys are only available by contacting the building manager. When Tim from MICM Essential service was here, I recommended that doors to the roof should have warning signs, e.g.

- No Entry, Authorized persons only
- No Smoking
- Low Clearance & Trip Hazard

**NO
SMOKING**



In case of emergencies, Simon Mills also has his own keys for Willsmere.

Speed signs

Several requests were lodged for more 10 km/h signs to warn drivers of the set speed limit. Some drivers were observed to travel at excessive speed. One at the entry into Willsmere would be a good start.

Security

To ensure that security is not compromised due to lost keys, key safe access procedures have been reviewed. The codes to main entry and gate 1 key safe have been changed. Persons that need access to keys (after hours) need to phone me and I will then give them the code. Code will be changed following each use. Ambulance Vic have been informed of the new code.

Work in progress

Relocation of gas meters – Multinet has undertaken works to relocate six gas meters which are located under grills, outside the building of lots 24-29. Work is scheduled to be completed by COB Wednesday, 30 Jun.

Leak in the fire services pipe – on Sat, 26th, it was discovered that there was a leak from fire service pipe near lot 208. By mid afternoon, working with Peter Shevlin from Express Plumbing, the services were isolated to prevent flooding into lots and/or damage to gardens.

I notified Ashleigh as insurance needed to be informed and regarding the cost for the works. I also contacted MFB Communications to inform them of service isolation and non-availability of water in the hydrants. They will notify the local stations.

Monday afternoon detection plumber, with Peter S, attended to pin point the leaking area. Leak identified to be in front of lot 208. Lot informed of continuation of work.

Outstanding work to complete the repairs.

Scope of work

- Digging a trench/hole to depth of the pipe to uncover the damage (some vegetation will need to be removed. Doris has been consulted and informed. She is happy for the plumber to remove vegetation as required)
- Possible destroy part of the path (if that happens a concrete contractor will need to be employed to reinstate)
- Repair the damage to the pipe and back fill the hole (Gardeners to work on reinstating the garden)

- Test and re-commission the fire service – AESM
- Notify MFB that the service is back to normal – BM

While the Willsmere sprinkler system is isolated, the smoke detectors and thermal sensors are still active and will detect any fires. MBF are aware that in the event of a fire they will need to use alternative water supplies than the main Willsmere fire services.

Working with MBM we have instituted a new procedure where residents will be notified of any fire sprinkler outages via the notice board and website. Owners will receive an email from MICM. This is merely a precaution to let residents know that the internal sprinkler systems are not active until repairs are completed.

The high pitched alert tone from the fire control room next to gate one also signifies that part of the system is in bypass mode.

Gates

Gate 6 damage (Friday 3.30pm).

Keith and I attended and found that the RH gate's (as one would look at it from inside) closing arm was broken from the motor and bottom pivot point was bent. I called Metro and asked for technicians to attend. They did but couldn't fix it as they did have required parts.

Upon further investigation I found out that the whole motor doesn't need to be replaced, but likely only the gearbox. This should result in considerable savings and less down time.

Common areas v MICM

I still need more clarification what areas are the responsibility of MCM and what are resident's responsibility; e.g. townhouses.

FOB audit and new remote rollout

On Thursday, 1 Jul 21 MBM will hold discussion working on a plan to commence the rollout of new remotes and during the rollout audit of FOBs will be done. It is planned to divide Willsmere into zones (for the purpose of the rollout) which should reduce the number of residents attending my office at any one time. It is envisaged that it will take about two months to complete.

Further details will be sent out when they are finalised.