



## Strata Committee Message

### Annual General Meeting

The 2019 Annual General Meeting will be held on **Monday 24th June** at **6.30pm** in the Main Foyer.

### SC Meetings

Your Strata Committee met on the 6th of May, and resolved that the next formal Meeting will be on Monday 3rd June at 7pm in the Main Foyer.

All are welcome to attend.

Your Committee holds weekly meetings with Ranelagh's Project and Building Management Teams and Principal Contractors to ensure solid progress is maintained with all remedial and capital works projects both in motion and before us.

### Fire Order

Significant progress has been made on this vital safety upgrade.

Ranelagh's Capital Works Project Manager Marco Dardano (see separate text box) has advised that we have now passed the halfway mark in regards to Fire Order Works with final completion expected in late August / early September this year.



### *Milestones - Fire Order*

Excavations adjacent to our Main Entrance have been performed to allow new external sprinkler mains to rise from the Middle Level Carpark into the fire stairs above (see photo). This forms part of the new 'ring main' that replaces our 50 year old existing main sprinkler pipes. These will be concealed as the project progresses.

Lift Lobbies have had their ceilings dismantled to permit inspection of existing infrastructure and the fitting of new sprinkler pipes. The Committee is considering concept designs for the Lift Lobbies with completion of the first 'pilot' or 'demonstration' Lift Lobby by the end of June for Owners to inspect and vote upon at the upcoming AGM.

The pump-room is in it's final design stage, and the slab for the new water tank will have been poured by mid May.



# Major Project Timeline

<b>Fire Order Status - as at 3rd May 2019 as per our Fire Order Project Manager - Mr Tim Bean</b>		<b>Target Date</b>
1.01	Remedial work to exit stair balustrades –	Completed.
1.02	Non-slip finish to stair treads –	Completed.
1.03	Emergency lighting –	Completed.
1.04	Exit signage within a class 2 residential building –	Completed.
1.05	Notice Outlining offences within the fire stairs –	Completed.
1.06	Stair Pressurisation to existing fire isolated stairways –	Completed.
1.07	Re-entry from fire isolated exits –	Completed.
1.08	Fire Safety Audit/Final fire safety certificate –	Ongoing.
2.01	Certification of electrical installation –	Ongoing.
3.01	Fire Detection System –	Completed.
3.02	Building Occupant Warning System –	Completed.
3.03	Installation of sound system and intercom system for emergency purposes –	Completed.
4.01	Fire and smoke doors to units and stairways/other areas –	Await Architect confirmation.
4.02	Removal of security screens –	Completed.
4.03	Installation of residential sprinkler system within sole occupancy units – as per the AED FEUS this is to be completed when apartments are refurbished.	Ongoing.
5.01	Installation of fire blankets –	Completed.
5.02	Installation of portable fire extinguishers –	Completed.
5.03	Installation of fire hydrants –	Underway.
<b>Lift Lobbies</b>		
	Lift Lobby design finalised (by Geyer Architects)	Near completion.
	'Demonstration' Lift Lobby completed	Underway.
	All remaining Lift Lobbies completed	Underway.
<b>Facade Remediation</b>		
	Under review by new Project Manager	Underway.
<b>Level Access</b>		
	Under review by new Project Manager	Underway.

## Ranelagh Contacts

### Strata Manager

McCormack's Strata Management  
Suite 5.01  
151 Castlereagh Street  
Sydney NSW 2000  
Telephone: (02) 9299 6722  
[info@mccormacks.com.au](mailto:info@mccormacks.com.au)

### Building Manager

Steve Townsend  
Telephone: (02) 9328 1312  
[manager@ranelagh.org.au](mailto:manager@ranelagh.org.au)

### Office Hours:

Mon-Fri - 8am to 4pm

### Concierges

Brian  
Katy  
Telephone: (02) 9328 1312  
[office@ranelagh.org.au](mailto:office@ranelagh.org.au)

### Office Hours:

Mon-Fri - 9am to 6pm,  
Sat 9am - 1pm

## Appointment of Capital Works Project Manager

The SC has appointed Marco Dardano of Mille Projects to oversee all significant capital works at Ranelagh including the Fire Order, Facade Remediation, and the provision of Level Access.

Marco has 13 years of experience as a PM having personally overseen major projects in civil & infrastructure maintenance, as well as new builds in retail, property development, aviation, healthcare, hotels and hospitality, as well as both fitout, and refurbishment projects.

He is responsible for taking concepts from the SC and turning them into reality by breaking them down into logical steps, proposing necessary professionals, running Tenders, negotiation of and compliance with Contracts, as well as adherence to project timelines up to and including practical completion at or below budget.

## Owner's Survey - Concierge Hours

Owners are soon to be surveyed on their views on Concierge Hours. Should they increase, decrease, or stay the same?

The Survey will include the cost per annum of each option to an Owner with an average number of Unit Entitlements.

*Published on behalf of the Strata Committee of SP4680  
'Ranelagh' by John Donnellan*