

## **KATE SHEPPARD APARTMENTS BODY CORP 323230**

### **CHAIRMAN'S REPORT FOR ANNUAL GENERAL MEETING MONDAY 25TH MAY, 2020**

The major issue of concern to Owners continues to be repairs following the earthquake that occurred on 14th November 2016. During the past year most of the internal repairs have been completed with just some tiling required in a small number of Apartments where we continue to have difficulty finding Tilers prepared to do repairs. The painting of the painted areas in the car parks and associated minor repairs are still to be completed. By organising the repairs on behalf of Owners we have been able to create a surplus over the amount allowed by the EQC Assessors which will allow us to hold levies at the current level in spite of increased Insurance costs.

We are close to having approval from the Insurance company, who have taken over the responsibility for the repairs to the exterior of the building, for the amount over and above the maximum available from EQC with a contract for approximately \$13m about to be let. This involves replacement of the cladding, windows, doors, decks etc to be carried out in stages around the building over the next two years. Whilst this will be a substantial inconvenience we will end up with an up to date building for which repairs will not be required for some considerable time.

Owners will want to know more about how the exterior repairs are to be carried out so I have arranged for representatives of the Architects and Building Contractors to attend the Annual General Meeting to give explanations and answer any questions.

Whilst the building interior has been repaired and painted using EQC funds the next step will be replacement of carpets and this will be carried out in stages over the next two years.

Over the past year another five Apartments have had a change of Owners and there have been many changes in Tenants. Although some Owners are also residents we still have sixteen Apartments with tenants some of whom are long term residents.

Glynis Campbell who has been Apartments Manager from the outset resigned at the end of January and has been replaced by an external Building Manager. At the Annual General there will be an opportunity to discuss whether you are satisfied with this arrangement to continue or whether you would like to employ a new live in Manager. The difference has been more noticeable while the building has been in lock down in recent times.

At the last Annual General Meeting there was a lot of discussion about a leak causing damage in an Apartment which had proven difficult to locate and there was a suggestion that the whole of the roof be checked. This was carried out with no real problems found just some minor repairs required. However, the source of the leak was identified as being under the cupboard on the roof top and this was completely resealed and the leak rectified. There have been other minor leaks around windows which will be rectified when the re cladding and widow replacement takes place.

We have also had some water leaks from washing machines and water pipes which have caused damage to Apartments below and it is important that if there is a leak it be dealt with immediately so as to avoid further damage being caused in other Apartments. For leaks of pipes in walls it is a Body Corp responsibility, but Owners are expected to make sure that their hoses and internal fittings are kept maintained as any leak caused by them would be the Owners responsibility.

Over the past year the Committee have met regularly and have been involved with assisting residents on various issued particularly during the lock down period. I thank them for their contribution and assistance in enabling Kate Sheppard Apartments to continue to operate efficiently and successfully.

**ALAN G. STEWART**  
**BODY CORP CHAIRMAN**

