

6 September 2021

By Email
All Lot Owners/Agents
Owners Corporation PS627898Y

Dear Sir/Madam

RE: Saltriver Apartments OC PS627898Y No 1 & 2 ("OC") 11-31 Moreland St, 3-5 Saltriver Place & 1-13 Swallow Lane, Footscray
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We write to provide an update in relation to certain matters.

1. Cladding Rectification

Further to the information provided earlier this year at the AGM and as outlined in the AGM minutes, the OC Committee has now signed the relevant contracts with Cladding Safety Victoria (CSV) in relation to the funding of the works and for the appointment of an independent project manager (Donald Cant Watts Cook), private building surveyor (PLP Building Surveyors and Consultants Pty Ltd) and builder (Simbuilt Pty Ltd) who together will be responsible for arranging for the removal and replacement of the cladding.

According to the current timetable, the works are expected to commence onsite in late September 2021 and to be completed by early in 2022. Residents' access to the building will be maintained at all times. There will be a requirement for builders to access the balconies/courtyards of some apartments and individual notifications will be provided to the owners/agents of the relevant apartments. It is of the utmost importance that you make every effort to provide prompt and unfettered access upon request so as not to delay the completion of these important works. To facilitate the works, a scaffold will be erected along the northern aspect of the building (along Saltriver Place) and other sides of the building will be accessed with scissor lifts, cherry pickers and abseilers. Wherever possible access will be obtained and works will be conducted from the balconies without entering inside the apartments.

For any queries on the cladding rectification programme, please contact the builder's project manager Sam Hill on 0418 669 758 or sam@simbuilt.com.au

2. Replacement of Hot Water Service and Change of Hot Water Provider

We confirm that the bulk hot water plant replacement has been completed along with the upgrade of all remote hot water meters. If you have not already opened an account with Winconnect, please visit <https://www.winconnect.com.au/get-connected/>.

3. Fire Alarms and Evacuation Procedure

In the event of activation of the building's fire alarm and evacuation system, please arrange to promptly evacuate your apartment and meet in the evacuation assembly area being 20 metres away from the building on Moreland Street.

Please be aware that the sprinklers and emergency break glass call points (located on the fire indicator panels in the lobbies of 21 & 31 Moreland Street) are connected to the fire brigade. However, the smoke detectors generate a local alarm only. As such, OC Committee members who are fire wardens will review any alarm activation to determine whether it is a false alarm from a smoke detector in which case it will be reset. If you see smoke or fire please press a break glass call point or dial '000'. If you do not see any smoke or fire please do not unnecessarily dial '000' or press a break glass call point as charges apply for unnecessarily calling the fire brigade and those costs will be charged back to the person responsible.

4. Document Library and contacting the OC Manager

An online resident document library containing documents that are often requested (such as access device order forms, OC Rules, Move-In Fact Sheet and Insurance documents) has been setup for this building and is accessible at:
<http://re-kon.com.au/Saltriver.html>

Should you require any assistance with any owners corporation matter, please contact our offices on: +613 9999 1088 or
ocmanager@re-kon.com.au.

For any afterhours emergencies please leave a voicemail on our telephone answering service which will be forwarded to the OC Management Team or send an email to the above email address including the word 'urgent' in the subject line (it helps when emailing if you can include a clear photo of the issue you are reporting).

Yours sincerely



Chris Kontis
Director and Licensed Estate Agent
ReKon Real Estate Pty Ltd