

**Please Note: The following is an amended copy of the original minutes.**

**CATHEDRAL PLACE  
MINUTES OF DEFECTS MEETING FOR  
HELD ON 16TH MARCH 2001 AT 12:00PM  
AT CATHEDRAL PLACE 41, GOTHA STREET FORTITUDE VALLEY.**

**PRESENT**

Geoff Zunker - Cathedral Place Management  
Geoff Adler - Cathedral Place Management  
Brett Gillan - MCD - Project Manager  
Neil Harris - Multiplex Contructions  
Will Fisher - CSF Consulting Engineers  
Peter Sheehan - Stewart Silver King & Burns

**CHAIRMAN**

Mr W Fisher chaired the meeting.

**BUILDING DEFECTS**

The meeting was called by Will Fisher and Cathedral Place Management to raise issues which have been identified in a recent Work Place Health & Safety inspection that do not comply with Workplace Health & Safety Regulations and are suspected of failing to comply with the SAA Wiring Regulations and Energex Safety Standards for Electrical installation.

Geoff Adler from Cathedral Place Management gave a tour of the building pointing out the following defects.

- 240 volt electrical connections exposed to water are taped together. Water from the underwater pool light is siphoning back up the conduit from the light with the 12 volt power running to the light into and onto the 240 volt feed wires. As this has the potential to feed 240 volts into the pool, the Cathedral Place Management have switched off this circuit to avoid a possible fatality in the pool.
- Water is siphoning back from the swimming pool down the electrical conduit taking power to an underwater light on the opposite side of the pool to the light mentioned in the paragraph above. This water is then running back through the conduit down to the soffit of the floor and out through the 250 volt transformer on the car park level 1 ceiling. The power to this circuit has been disconnected until it can be rectified.
- Rocks around pool have collapsed and fallen back into gardens which have sunk due to water siphoning back up the electrical conduits and running into garden soil causing erosion and subsidence. It was agreed by Neil Harris these rocks will be secured immediately before an accident occurs with a person stepping on a rock and it overbalancing and falling on them or into the pool.
- Two electrical pits adjacent to the swimming pool, when the lids were removed showed signs of water induction. Both contain transformer and junction boxes full of water. Electrical wires leading into transformer boxes are covered with electrical tape. 240 volt fed wires are joined by the ends being twisted together then bound in electrical tape.
- Spikes on the feature light fittings which provide light to the garden areas and

trees are eroding to the point where the spike is completely missing in some fittings. Wires leading to lights are joined by twisting wires together then covering with insulation tape. These connections are open to the weather and subject to water from the sprinkler system.

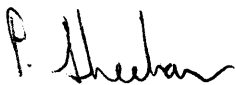
- Some light fittings in the pool area are full of water causing electrical failure.
- Walkway lights fill with water causing the transformers to short circuit and burn out, darkening whole sections of the walkway.
- There is no Hand Rail on the stairs to H Entrance.
- Throughout the complex the light fitting common to all bathrooms is failing when the glass simply detaches itself from the frame and falls to the floor, there have been several near accidents when this glass has fallen to the floor with people using the bathroom.. The glass goes brittle and removal without breakage to change a light bulb is difficult. Currently there are light fittings in the complex which do not have covers due to their failure.
- The explain range hoods in the kitchen throughout the complex blow air down onto the gas burners instead of sucking the steam & fumes up through the filter. This is dangerous as it blows the rear burners out causing natural gas to be discharged from the burners into the units.
- Unit F80 on the 9<sup>th</sup> Floor is currently uninhabitable. It has water ingress through the ceiling causing staining. The carpet has been lifted as it is saturated. Some light fittings are full of water.
- Unit F4 tiles are lifting causing a tripping hazard.
- Will Fisher is to send Brett Gillan a copy of the plan showing all the areas where water is leaking through the water proofed membrane slab to the floor below.

**RESOLUTIONS**

Brett Gillan & Neil Harris agreed that the issues raised above need quick resolution and have undertaken to fix all defects.

**CLOSURE**

The meeting was closed at 1:30pm



Peter Sheehan  
Stewart Silver King & Burns

**WILL FISHER  
CSF CONSULTING ENGINEERS  
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REDLAND BAY QLD 4165**

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21/3/01.  
Pete

Attached are amendments / recommendations  
the Minutes of the Cathedral Place meeting 16/3/01

Regards  
Will.

**CATHEDRAL PLACE  
MINUTES OF DEFECTS MEETING  
HELD ON 16<sup>TH</sup> MARCH 2001 AT 12 .00 PM  
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**PRESENT**                      Geoff Zunker – Cathedral Place Management  
                                     Geoff Adler - Cathedral Place Management  
                                     Brett Gillian - MCD Project Management  
                                     Neil Harris - Multiplex Construction  
                                     Peter Sheehan - Stewart Silver King & Burns  
                                     Will Fisher - CSF Consulting Engineers

**CHAIRMAN**                      Will Fisher chaired the meeting

**DEFECTS** Will Fisher and the Cathedral Place Management called The meeting

to raise issues which have been identified in a recent Workplace Health & Safety inspection that do not comply with the Workplace Health & Safety Regulations and are suspected of failing to comply with the SAA Wiring Regulations and Energex Safety Standards for Electrical installation.

Geoff Adler gave a tour of the building pointing out the following defects

- ◆ 240 volt electrical connections exposed to water are taped together. Water from the underwater pool light is siphoning back up the conduit from the light with the 12 volt power running to the light into and onto the 240 volt feed wires. As this has the potential to feed 240 volts into the pool the cathedral Place management have switched off this circuit to avoid a possible fatality in the pool.
- ◆ Water is siphoning back from the swimming pool down the electrical conduit taking power to an underwater light on the opposite side of the pool to the light mentioned in the paragraph above. This water is then running back through the conduit down to the soffit of the floor and out through the 240 volt transformer on the car park level 1 ceiling. The power to this circuit has also been disconnected until it can be rectified.
- ◆ Rocks around the pool have collapsed and fallen back into gardens which have sunk due to water siphoning back up electrical conduits and running into garden soil causing erosion and subsidence. It was agreed by Neil Harris these rocks will be secured immediately before an accident occurs with a person stepping on a rock and it overbalancing and falling on them or into the pool.
- ◆ Two electrical pits adjacent to the swimming pool when the lids were removed showed signs of water inundation. Both pits contain transformer and junction boxes full of water. Electrical wires leading into the transformer box are covered with electrical tape. 240 volt fed wires are joined by the ends being twisted together then bound in electrical tape.
- ◆ Spikes on the feature light fittings which provide light to the garden areas and trees are eroding to the point where the spike is completely missing in some fittings. Wires leading to lights are joined by twisting wires together then covering with insulation tape. These connections are open to the weather and subject to water from the sprinkler system.
- ◆ Some light fittings in the pool area are full of water causing shorting and electrical failure.
- ◆ Walkway lights fill with water causing the transformers to short circuit and burn out darkening whole sections of the walkway.
- ◆ There is no handrail on the stairs to H entrance.
- ◆ Throughout the complex the light fitting common to all bathrooms is failing when the glass simply detaches itself from the frame and falls to the floor. There have been several near accidents when this glass has fallen to the floor with people using the bathroom. The

- ◆ glass goes brittle and removal without breakage to change a light bulb is difficult. Currently there are light fittings in the complex which do not have covers due to their failure.
- ◆ The explain range hoods in the kitchens throughout the complex blow air down onto the gas burners instead of sucking the steam and fumes up through the filter. This is dangerous as it blows the rear burners out causing natural gas to be discharged from the burners into the units.
- ◆ Unit F80 on the 9<sup>th</sup> floor is currently uninhabitable. It has water ingress through the ceiling causing staining the carpet has been lifted as it is saturated and some light fittings are full of water.
- ◆ Unit F4 the tiles are lifting causing a tripping hazard.
- ◆ Will Fisher is to send Brett Gillian a copy of the plan showing all the areas where water is leaking through the water proofed membrane slab to the floor below.

**RESOLUTION:** Brett Gillian and Neil Harris agreed that the issues raised above need quick resolution and have undertaken to fix all defects.

**CLOSURE :** The meeting closed at 1.30pm

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Geoff Adler - Cathedral Place Management  
Geoff Zunker - Cathedral Place Management

**CHAIRMAN**

Mr W Fisher chaired the meeting.

**BUILDING DEFECTS**

The meeting was called by Will Fisher to discuss issues that do not comply with Work Place Health & Safety Standards.

Geoff Adler from Cathedral Place Management gave a tour of the building pointing out the following defects.

- 240 volt electrical wire connection next to pool lay exposed. It is continually wet from pool water and rain. Water runs down inside the wires.
- Water leaking from transformer in B1 carpark roof caused from water running down the exposed wires next to pool.
- Rocks around pool area are unstable and have been known to fall in the pool.
- Two electrical pits when uncovered both contain transformer boxes full of water. Electrical wires leading into transformers are covered with tape.
- Spikes on the lights in the garden areas are eroding. Wires leading to lights are covered with tape.
- Some of the light fixtures in the pool are full of water.
- Walkway lights fill with water causing the transformers to burn out, darkening some whole sections of the walkway.
- There is no Hand Rail on stairs to H Entrance.
- Common fault throughout units that bathroom light covers fall off. Also glass goes brittle which makes removing cover without breakage to change light bulb difficult. Currently there are light fittings in the complex which do not have covers due to their failure.
- The explain range hoods in the kitchen throughout the complex blow air down onto the gas burners instead of sucking the steam & fumes up through the filter. This is dangerous as it blows the rear burners out causing natural gas to be discharged from the burners into the units.
- Unit F80 on the 9<sup>th</sup> Floor is currently uninhabitable. It has water ingress through

the ceiling causing staining. The carpet has been lifted as it is saturated. Some light fittings are full of water.

- Unit F4 tiles are lifting causing a tripping hazard.
- Will Fisher is to send Brett Gillan a copy of the plan showing all the areas where water is leaking through the water proofed membrane slab to the floor below.

**RESOLUTIONS**

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