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'COTE D' AZUR'

1-3 MACDONALD STREET, CRONULLA

STRATA PLAN 50785



BUILDING MANAGEMENT REPORT

8TH OCTOBER 2026

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BUILDING MANAGEMENT REPORT

Building: 'Cote D' Azur' 1-3 MacDonald Street, Cronulla.

Strata Number: Strata Plan Number: 50785

Date of Inspection: October 2026

Items:	**Assessment:**				
	Great	***Satisfied***	***Dissatisfied***	***N/A***	***If Dissatisfied, Reason.***
Main Foyers		X			
Entries/Exits		X			
Lift Landings		X			
Lifts		X			
Corridors		X			
Fire Stairs	X				
Basement Car Parks	X				
Garbage Rooms		X			
Refuse/ Recycling Rooms		X			
Surrounding Streetscape	X				
Rooftops		X			
Pool	X				
Gym	X				
Communication Cupboards		X			
Storage Rooms		X			
Others:				X	

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Recommendations/Remarks: Overall the building was in excellent condition. Loading dock was clean & tidy with bins neatly organised. Front entrance and surrounding streetscape was clean and tidy. Common area internal walkways, garbage/ recycling rooms, fire safety cupboards and fire stairs were all in great condition. The basement 1 & 2 areas were clear of rubbish and no issues found. Pool area, Gym, Sauna, BBQ area were in great condition with no visible issue found. Rooftop and plant room had machinery running as intended with no major issues found. New kitchen area next to gym looked to be progressing well.

Follow-up Action(IfAny): Building Management to continue to monitor.

Taken By: Building Management. Date: 8/10/26

Other Relevant Information:

Inspected By: Building Management

Signature:

Date: October 2026

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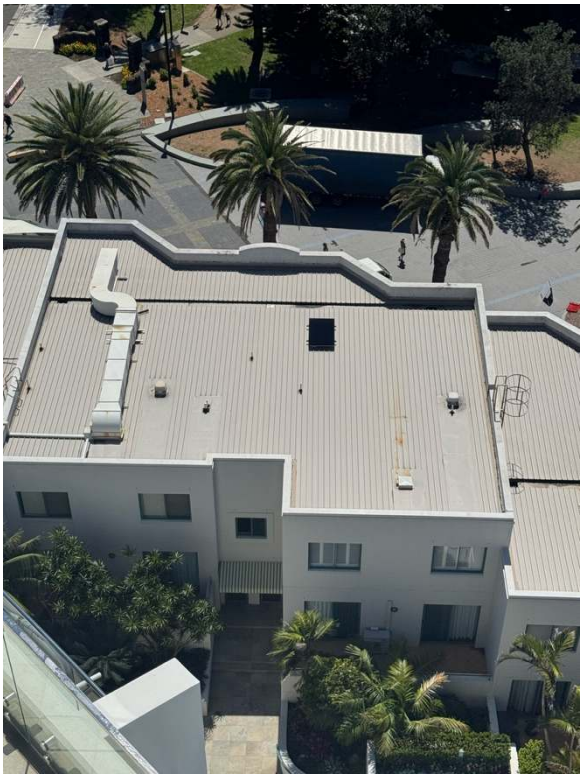
ENTRANCE FOYER

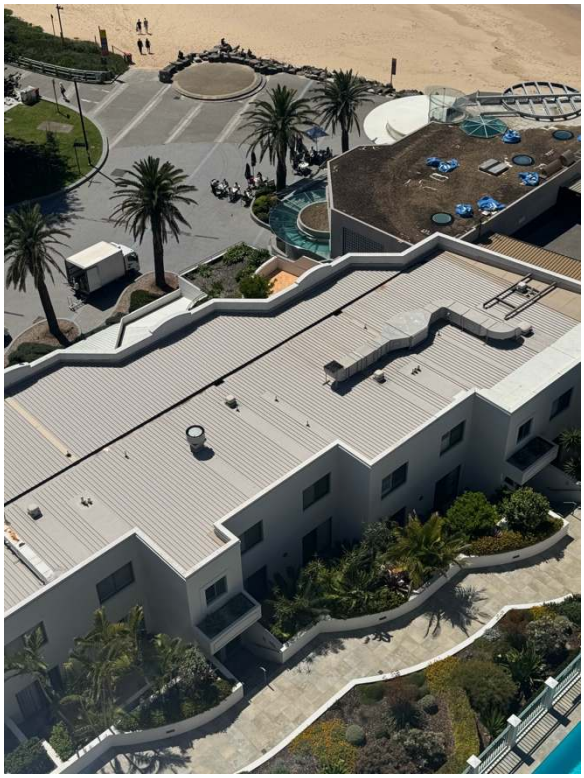
- Entrance Foyer in great condition, clear of rubbish & debris or any significant cleaning issue.
- Foyer intercom was in perfect working condition with the furniture and doors working as intended.
- Water fountain was in perfect working order with no visible sign of damage or deterioration.

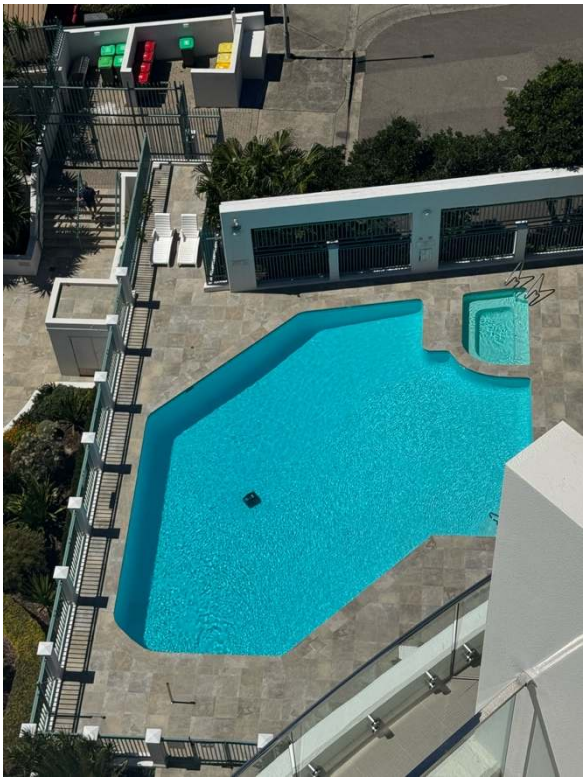
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ROOFTOPS A,B,C

- Rooftops of buildings A/B are in good condition with no major visible issues.
- Walkway and pool area from above show that there are no major issues in these areas.
- Courtyard areas look great.

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PLANT ROOM + B2

- Plant room machinery in good working condition with no major issues visible.
- No active alarms or faults present.
- Basement 2 machinery in good working condition with no leaks or alarms active.

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TOWER C LEVELS

- Lifts were in good working order.
- Floors and rubbish/recycling rooms were clean and tidy.
- Fire safety cupboards were neat and tidy and have the relevant fire safety items found within which were easily accessible.

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FIRE STAIRS

- Fire stairs located in Tower C are very clean and tidy.
- Fire stairs located in basement carparks are also clean and tidy without major issues.
- Overall the internal and external fire stairs are in great condition.

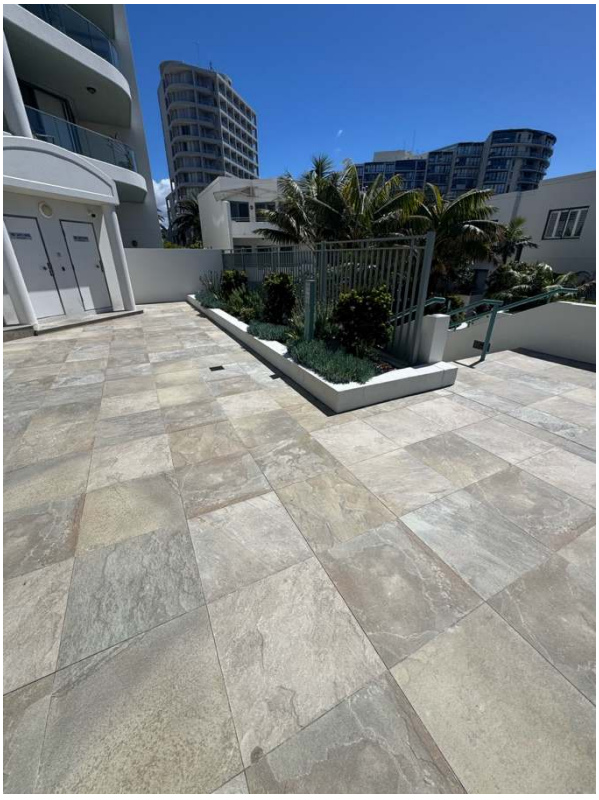
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COURTYARD STAIRS & WALKWAYS

- Courtyard stairs were in great condition with no visible damage, rubbish or debris visible.
- Courtyard pathways were clean and tidy and garden beds looked very well maintained.

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BUILDINGS A/B

- Entrances for buildings A/B were very clean and tidy with no issues with the stairs.
- Intercoms were very clean and working great.
- Tiles, floors, walls and lights were in great condition with no issues outstanding.

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SIDE ENTRANCES

- Side entrances were looking really good, no outstanding dirt, rubbish or damage.
- All swipe scanners worked well and the doors operated as intended.
- Bin area at rear was neat and tidy.

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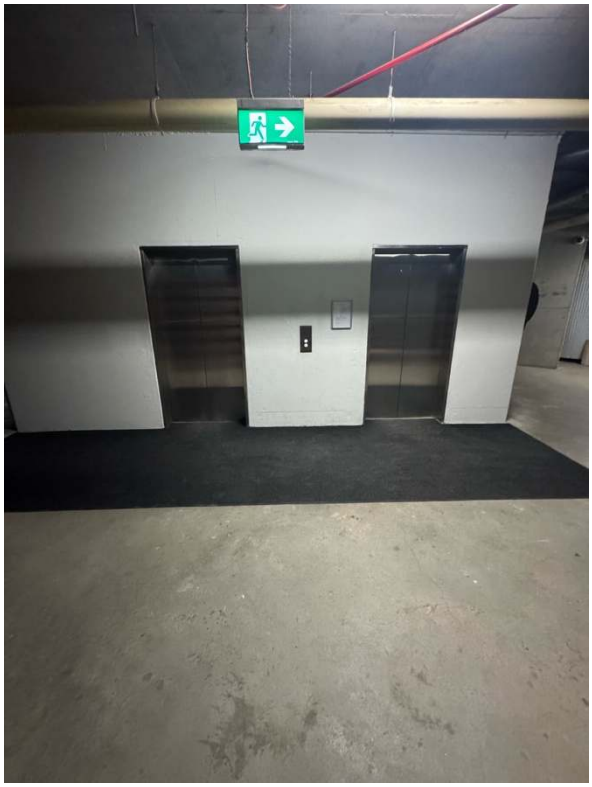
FIRE STAIR EXITS + DRIVEWAY

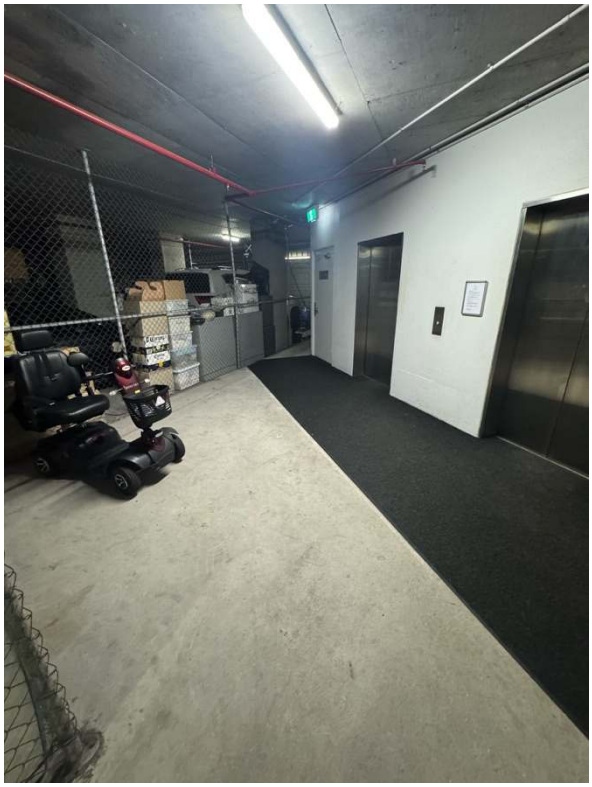
- External fire stair exits were clean and tidy inside and out, with no obstruction present.
- Driveway was in great condition with the roller shutter operating as intended.
- No rubbish or debris on driveway all the way down to basement 2.

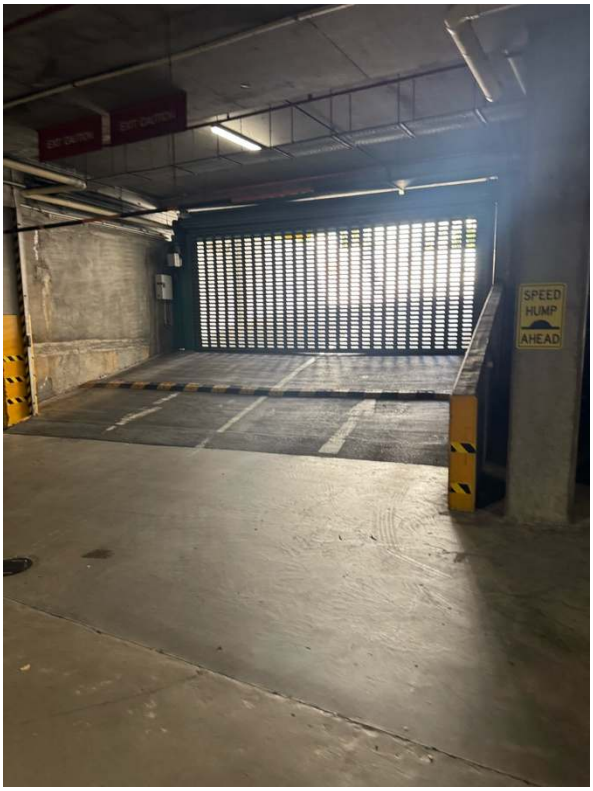
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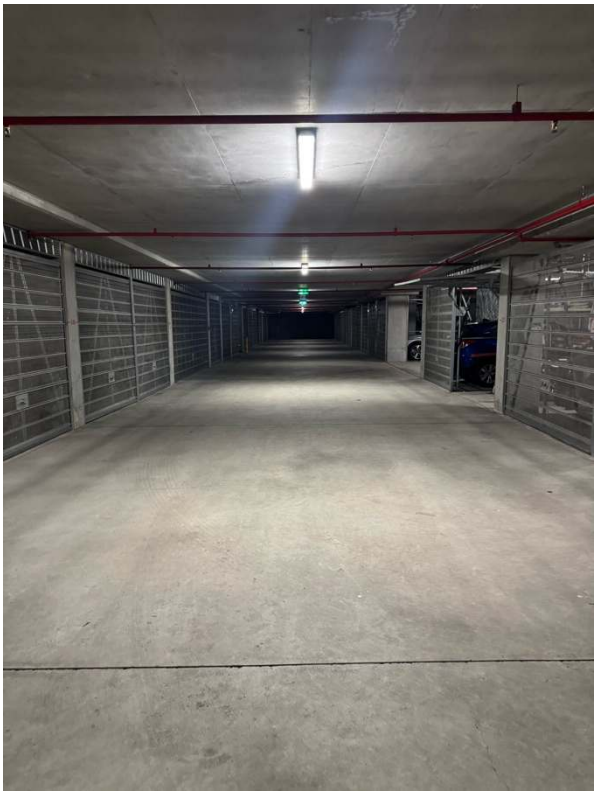
BASEMENT 1 & 2 LIFT LANDINGS

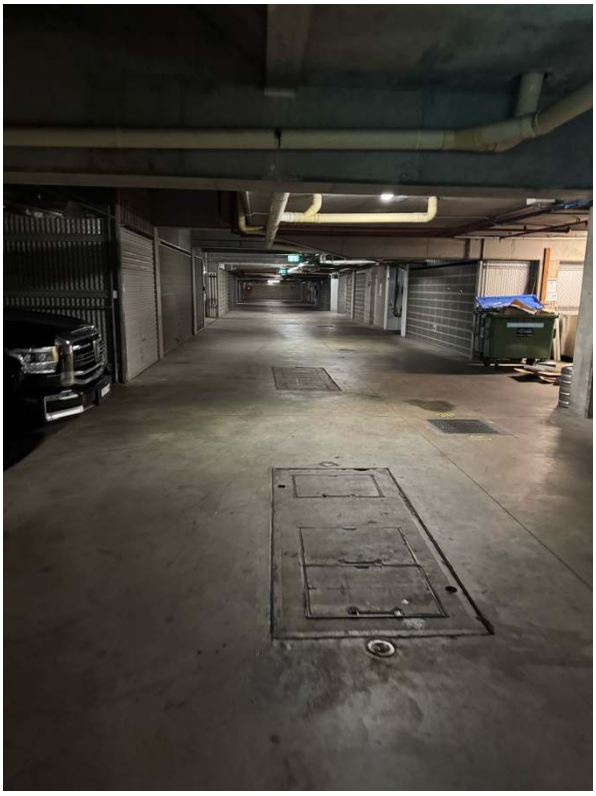
- Basement 1 lift landing was clean and tidy with carpet not having excess debris.
- Basement 2 lift landing was the same, very good condition.
- Garage entrance internal was clean and tidy with no active leaks or damage visible.

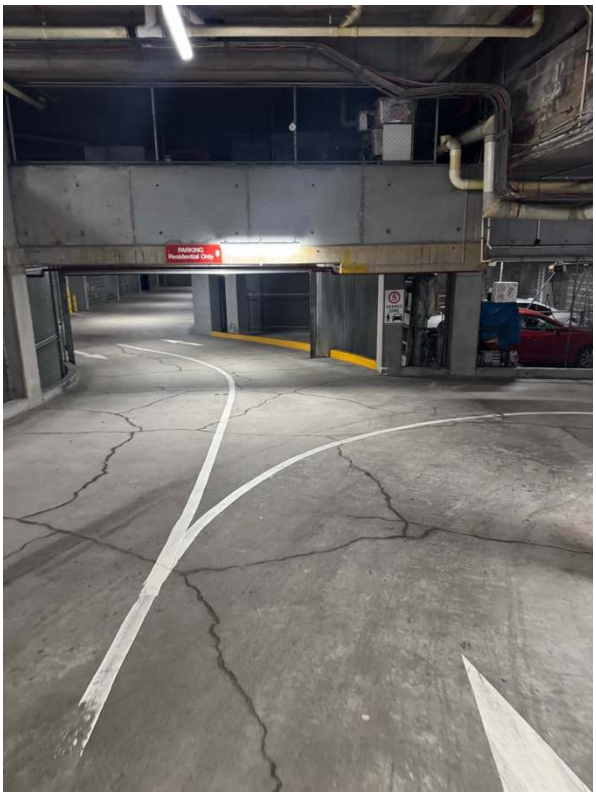
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BASEMENT 1 & 2 CORRIDORS

- Basement 1 corridors were clear of rubbish and debris and were in great condition with no major visible damage.
- Basement 2 was the same.

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ABP MAINTENANCE & CARPENTRY

Date: 7/9/26

Invoice No: 2653

Description of works:

- Remove excess dirt, supply and install metal mesh then filled hole with concrete.





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PLUMBING CENTRAL

Date: August – October 2026

Job Number	Unit Number	Issue	Status
14115	Garage Unit 18B	Attend to investigate white liquid dripping slowly from garage ceiling of Unit 18B.	Completed Investigation and provided quote for rectification. Approval was provided.
14148	Garage Unit 18B	Install custom make safe drip tray above car space 18B	Completed
14174	Unit A6	Emergency shut down, replacement of Hot & Cold water isolation valve	Completed
14206	Common Property Plant Room	Advised to check the tower plant room as building is having hot water problems	Completed

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14221	Noa Restaurant	Ceiling Leak	Completed
14228	Rooftop Plant Room Heater Issues	1x Hot Water Rennai Commercial CF Hd28 Internal Gas replacement	Completed (Recommended to replace heaters 1 & 3 but only received approval to replace one)
14236	Common Property Carwash Bay	Carwash Dual Tap Outlet Replacement	Completed
14268	External CP Water Ingress	Attend to stagnant water outside restaurants at Peryman Square.	Completed
14319	Unit 1c	Blocked Laundry Sink	Completed

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14416	Common Property All Units No Hot Water	Replacement of failed hot water heater #1 servicing low level units	Completed
14446	Garage	Garage Broken Grease Pit Connection Cracked	Completed

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MPK LOCKSMITHS

Date: October 2026

Description of works:

- Did adjust the main front door closer – Block C.
- Did lubricate courtyard fire door on left.
- Did lubricate back gate.

ADDITIONAL WORKS

- Mechanical Engineering inspection 14th October 2026.