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O'Neill Strata Management Pty Ltd
PO Box 887
Bondi Junction NSW 1355

RE: Kepple Gate : Unit 36, 37 Paul St, Bondi Junction NSW 2022

The Estate of my late mother sold the above property to my son Jonathon who has filled me in on your dealings to date and I wish to comment as follows:

- In general, leaking shower areas come from two sources:
 - i. Leaking pipes
 - ii. Broken membranes

In reference to point (i), it is unlikely this is the cause because I understand the plumber has pressure tested the water pipes for leaks (please confirm). However because the leaking occurs during shower time, that does not rule out a leaking pipe because it could be above the level where the taps are turned off (ie the general area above or just below or including the shower head).

As previously suggested, a confirmation that it is not a split pipe by the plumber would be the first step.

(ii) The leaking into the shower base (hence through the wall out to the slab in the bedroom) could be coming from the walls or the base through the tiles.

However, this suggests the membrane was broken or had been penetrated, allowing water through the shower wall. This building was built by Mirvac in the early '70's and at that time, paint on the membranes was only new (and therefore there may not be paint on the membrane). Prior to that time, leaking bathrooms were a continuous problem.

RECOGNISED FIXING METHOD

- Remove wall tiles up past shower head height (jack hammered off)
- Also remove cement render upon which tiles were affixed
- Remove shower screens etc
- Remove taps
- Replaster rendered walls
- Apply continuous industry-recognized membrane in shower recess
- Fill shower base with water, leave to stand for 2 hours to make sure there are no leaks
- Re-tile, re-grout, replace screens and return taps.

Above is the recognised building industry method – any other attempt/method is likely to be problematic, temporary and a short term waste of money.

I believe the Body Corp should do the job once only, but properly. In this case there should be no short cuts.

My son has not been able to use the bathroom over the last several weeks which is unrealistic. If he chooses to have another person living in this apartment, he will have no alternative but use the shower. There is no point delaying and deferring what you will eventually have to do in the future. If the shower leaks down into the units below, the repairs will be far more expensive in the long run.

I feel it is important to be realistic about this – if I can be of any further assistance, please don't hesitate to call me on 9335 5666.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Laurie', with a stylized, sweeping initial 'L'.

L. J. Kresner (Laurie)