

## **Air Conditioning Maintenance and Repair**

Each apartment in Erko has a split air conditioning system, with the evaporator component located inside the apartment in the roof cavity, and the condenser located on common property on the roof of the building. Both of these components are the property of each unit owner and accordingly, their ongoing service and maintenance is also the responsibility of each lot owner. In order to qualify for the manufacturer's five year warranty on the air conditioners, maintenance is required to be performed annually.

Accordingly, each unit owner has the right to choose a contractor to maintain or fix the air conditioning units associated with the unit, but the difficulty is that access to the roof requires roof ladder access, at a convenient time agreed to by the Building Manager, and the contractor needs to hold a special certification known as "working at heights safety certification".

In light of these issues, the owners corporation has negotiated a deal with a preferred air conditioning contractor for maintenance and repair services, on an "opt in" basis, to enable unit owners to use that service if they wish. The Owners Corporation believes that the service offered by the preferred contractor is both comprehensive and reasonably priced.

The details of the preferred contractor is:

### **Sydney Mechanical & Air Conditioning Services Pty Ltd (SMAC)**

7/24-26 Kiora Road Miranda NSW 2228

Email: [info@sydneyairconditioningservices.com.au](mailto:info@sydneyairconditioningservices.com.au)

Telephone: 1300 483 605

Fax: 02 9501 3250

### **Annual Maintenance**

The annual maintenance service offered by SMAC covers the following:

- A thorough check of controls, and operation of the heating, cooling, fan speeds and louvres;
- Temperature recordings on both heating and cooling;
- Check and clean return air filter (if accessible).
- Checking and cleaning of condensate drainage line (to avoid build up of dirt and leaks);
- Checking electrical connections in evaporator box;
- Checking temperature across coil;
- Checking system vibration;
- Checking refrigerant metering (i.e. capillary, TXV, accumulator);
- Ensuring all evaporators are running to ensure full load specifics are met at the condenser (i.e. running amps, compressor operation, inverter operation, refrigerant pressures).

Pricing offered by the preferred contractor for annual maintenance, at a mutually suitable time during the week (service on a Saturday will be additional) is set out in the following list:

<b>Apartment Type</b>	<b>Price (plus GST)</b>	<b>Detail</b>
Studios	40.00	1 evaporator/1 condenser
1 Bedroom Apartment	50.00	2 evaporators/1 condenser
2 Bedroom Apartment	50.00	2 evaporators/1 condensor (1 air conditioning unit in main bedroom only)
2 Bedroom Apartment	60.00	3 evaporators/1 condenser (upgraded/2 <sup>nd</sup> air conditioning unit in second bedroom)
3 Bedroom Apartment	70.00	4 evaporators/1 condenser

If you wish to opt in to the service, you need to contact SMAC direct, and register your details. The annual servicing would be arranged to be done for all registered unit owners in batches by SMAC at a time convenient to SMAC and the Building Manager, thereby reducing additional costs in call-out fees, travelling times etc.

On these occasions, SMAC will need to access your unit and will arrange this direct with you. Unfortunately, the Building Manager is unable to hold unit keys on your behalf on these occasions for you, as this is outside the terms of the building management contract.

Payment would be made by you direct to SMAC. You will receive a service docket and tax invoice direct from the contractor SMAC Services. You should keep the invoice in case of any warranty issues.

### **One Off Callouts**

Naturally, SMAC will also respond to a request by you for a "one-off" callout, to fix a defective air conditioner. The fee for this service will need to be negotiated by you with SMAC, who would then make an appointment with you for access to your unit, and arrange access to the roof direct with the Building Manager.