

## **WEB UPDATE**

### **TAKING OVER OF ALL COMMON ASSETS AND MAINTENANCE RESPONSIBILITY OF DINESH VIHAR CHENNAI COMPLEX BY RWA (DVAOA)**

1. Please refer AWHO Web Update dt 05 Jul 2021.
2. The responsibility of Facility Management Services at AWHO Chennai “Dinesh Vihar” Complex was handed over to RWA (Dinesh Vihar Apartment Owners Association) wef 01 Jun 2021. This has been intimated to allottees vide our web update in ref.
3. Accordingly, the Facility Management Services of the Complex is being managed by the RWA (DVAOA) since 01 Jun 2021. It is matter of grave concern that since the current Management Committee (MC) took charge of the Complex in Jan 2022, the quality of maintenance services, especially the operation and maintenance of machineries & equipment has deteriorated considerably. The importance of an efficient equipment management system in a large and high storied complex like DINESH VIHAR has been highlighted to RWA (DVAOA) through various means of communication. However, sincere efforts are not being made by the MC in this regard. Some of the issues that are neglected and require urgent attention and action by the MC, DVAOA are highlighted in succeeding paragraphs.

#### **Fire Fighting System**

4. Importance of maintaining the Fire Fighting System in high rise buildings in always fit & functional condition is known to all. Accordingly, AWHO has requested RWA (DVAOA) to put into effect an efficient Operation and Maintenance System through a professional agency, for Fire Fighting, since considerable time. However, this aspect has been neglected by the MC, DVAOA.
5. It is also brought to the notice of allottees that incidents of theft of accessories of Fire Fighting System have taken place in the Complex. Request was made to RWA (DVAOA) to have an efficient security system to prevent theft of brass nozzles, couplers, smoke detectors and other accessories of FF System. However, little or no action seems to have been taken by the MC in this regard.
6. Fire License for the Project has expired in Apr 2022 and the same has not got renewed yet by the MC, which is a serious issue. Maintenance aspects being looked after by the RWA (DVAOA), makes it imperative on them to renew the Fire License at the earliest without any further delay.

## **Sewage Treatment Plant (STP)**

7. AWHO has been emphasising with MC since Sep 2021 to arrange proper functioning of STP 1 for Towers 'A', 'B' & 'C'. Instead of hiring a professional agency, the MC disengaged the Vendor (who installed the STP) wef 01 Apr 2022 and entrusted STP maintenance to an agency which seems to be incapable of handling STPs, resulting in shortcomings.

8. As a result, STP 1 blower has become malfunctional. The collection chambers have got clogged causing backflow and evolution of harmful gases which has already led to bursting of Pipes. The Vendor who installed the STP 1 visited site on 18 May 2022. After inspection, the Vendor gave the observations, in presence of Secretary and few other members of MC. The observations from the Vendor are as under :-

- (a) Bar Screen Chamber is filled with debris up to ground level along with Sludge.
- (b) The Equalization Sump is also filled with Debris, carried over from Bar Screen. Raw Sewage Transfer Pump suction piping is disconnected due to frequent foot valve chock.
- (c) No Air Blower is running. Plant is not in operable mode due to non functioning of Air Blower. While inspecting the blowers, 4 belts found cut probably due to alignment issues.
- (d) UF Plant is not in operation due to some of hose nipples in Air delivery line got broken.
- (e) Water in Aeration Sump, Secondary Settler Sump and Filter feed Sump is having pungent smell which seems be due to Air Blower is not switched on for so many days as the sewage water is being pumped out directly from Equalization Sump. This practice needs to be stopped immediately. STP is required to be maintained by experienced and well versed team / Professionals. Raw & Treated sewage test reports are required to be sent once in a quarter to the government authorities and relevant log sheets are to be maintained at STP site for regular inspection by the maintenance agency.

9. STP 2 for Towers 'D', 'E' & 'F' is also due for periodic maintenance and overhaul. The same has been conveyed to the MC by the PD, however action is yet to be taken.

### **Swimming Pool**

10. The O & M Vendor for Swimming Pool has not been paid his due by the MC since Jan 2022 on the ground that NOC for Swimming Pool has not been obtained yet. However, swimming pool & its machinery has to be maintained regularly to keep it in fit condition. MC needs to do that regardless of NOC, as issue of NOC is not yet clear. As confirmed by the PD, the other Societies in vicinity of DINESH VIHAR do not have NOC for Swimming Pool being in Panchayat Area. The O & M Vendor has maintained the Swimming Pool in a commendable manner, so far. By not clearing his dues, if he abandons his services, the responsibility to restore the swimming pool to fit condition alongwith its machinery lies with MC, DVAOA.

### **Lifts**

11. The importance of Lifts in high rise buildings are well understood. AMC for Lifts should be renewed as and when applicable without any lapse; the MC has been requested accordingly. Insurance of some Lifts are yet to be renewed by the MC, which should be done earliest.

### **H / O of Common Assets and Documents**

12. Handing / Taking Over documents were fwd to RWA (DVAOA) by PD as per following details :-

|     |   |   |          |
|-----|---|---|----------|
| (a) | Towers 'D', 'E' & 'F'<br>(Common Areas, STP 2 and Pump House)             | - | Jun 2021 |
| (b) | Swimming Pool and Central Podium  | - | Jun 2021 |
| (c) | Common Areas of Tower 'A', STP 1<br>& Pump House of Towers 'A', 'B' & 'C' | - | Jan 2022 |
| (d) | Club House & DG Sets  | - | Jan 2022 |
| (e) | Common Areas of Towers 'B' & 'C'  | - | Feb 2022 |

13. In addition, original / copy of all relevant approvals / NOCs and Certificates have been fwd to RWA (DVAOA) by PD in Jan 2022. Further, relevant documents in respect of the following have also been forwarded to RWA (DVAOA) by PD:-

|     |                           |   |             |
|-----|---------------------------|---|-------------|
| (a) | AMC of Lifts              | - | 13 Aug 2021 |
| (b) | Lifts Insurance Documents | - | 01 Oct 2021 |

- (c) H / O Certificates of all Lifts - 14 Feb 2022
- (d) Commissioning Reports of both STPs - 25 Feb 2022
- (e) Manuals of all DG Sets - 02 Mar 2022
- (f) Manuals of all Pumps - 02 Mar 2022
- (g) As Built Architectural Drawings - 07 Mar 2022
- (h) Fire Fighting Documents - Fwd on 16 Nov 2021. However the same were returned back by the Estate Manager, DVAAOA on 18 Nov 2021. The same have been once again fwd to DVAAOA on 23 May 2022.
- (j) Keys of all Letter Boxes, Utility Rooms, Panel Rooms, Pump Rooms, ATM Room, Association Room, Terraces, Refuse Rooms, BMS Rooms and Vendors Rooms have already been handed over to RWA (DVAAOA) by PD.

14. All the equipment and machinery are running under RWA (DVAAOA) arrangement.

15. However, till date inventories of only Club House and Central Podium have been signed by RWA (DVAAOA). It is a matter of concern that inventories of all other common assets though being utilised by allottees / residents have not been signed by RWA (DVAAOA) inspite of repeated request to them to do so with defect list which could be given to Contractor for rectification before Defect Liability Period (DLP) is over.

16. Repeated requests were made to RWA (DVAAOA) to formally take over the assets with defect list, if any, since MD's visit at site on 11 Aug 2021. MD during the meeting had assured the MC that all defects notified during the DLP shall be rectified. However, same can only be done once RWA (DVAAOA) takes over assets and provides list of initial defects before lapse of DLP. Allottees may note that all assets are deemed to be taken over by RWA (DVAAOA) as these are already in use by allottees / residents since considerable time.

17. RWA (DVAAOA) has been intimated that all common assets and other Handing / Taking over be completed latest by 30 Jun 2022, as no PD will be available wef Aug 2022 and the office of PD, AWHO Chennai shall close down in end Oct 2022. All assets are ready for handing over. However, there has been reluctance on the part of RWA (DVAAOA) to take over common assets on some pretext or other to avoid taking responsibility.

18. RWA (DVAOA) / MC members are owners of the assets and are enjoying the benefits of their DUs, common areas / services / assets. Also, the responsibility of maintenance is being discharged by DVAOA. Thus any deficiency in maintenance of assets and wear & tear due to usage / lack of maintenance lies with DVAOA. AWHO shall rectify only initial defects through M/s TVH (I) Pvt Ltd, if notified within Defect Liability Period.

19. This is for information of all allottees.