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1. Updates from last issue

Outdoor furniture

The COO have replaced the outdoor furniture in time for summer. Thanks to Sam for his excellent taste when selecting it!



All residents are asked to take care of our common furniture, and ensure it is left clean after use. The new table tops are glass, and must not be sat on. Signage has been put up as a reminder.

Gym upgrade

The two exercise bikes in the gym have now been replaced. The next planned work is to install some protection for the mirrors following recent damage. Gym users are asked to treat the gym equipment with respect, and return things to their place after using them.

Theatre room upgrade

The theatre iPad controller now has a button for HDMI cable connection. Instructions in theatre will be upgraded before christmas. Please ensure you return the iPad to its cradle and plug it in correctly to ensure it

recharges for the next people using it.

Contacting the Building Manager

Please only contact the Building Manager after hours if it is an emergency. All other requests or reports can be made via email.

Reporting defects

Subi Strand is now halfway through its seven year warranty. If you spot any building defects, please ensure that they are reported to the Building Manager so that they may be rectified before the warranty expires.

2. Subi Pavillion development

The old Subi Paviion markets have been purchased by Blackburne Real Estate, with a significant project planned to build apartments and shopping. You can view the proposal at <https://subiaco.blackburne.com.au>

3. Library

The community library in the games room continues to get regular use from residents. Please bring your excess books to the library and take away what you would like to read.

4. Gardening Committee

The east roof garden has been planted out with herbs and vegetables again by the Gardening Committee. A busy bee was held in Sept to renew the beds with soil and mulch. Since then the irrigation to the beds has been upgraded and a hose installed for manual watering. Help yourself using scissors or a knife, taking care not to uproot the plants, regular updates on what is available go onto the Facebook page.

5. Points to Note

Meet your neighbours

There are meet ups for residents every 1st Tuesday and 3rd Sunday of the month at 10am, weather permitting. Locations will be posted on the Facebook page.

Social Functions

The social committee held a Christmas function on the 7th December. Approx 75 residents past and present came along. The food and drinks supplied by the committee were well received.

A further function is being planned during the summer. It is likely to be a late afternoon session, with DJ, on the east roof garden. More details to follow on the Facebook page.

Maintenance Update

In the last couple of months several major maintenance projects have been completed as follows:

- The main water tanks have been emptied and cleaned. This caused a minor disruption to residents when the refill valves jammed shut and we ran short of water.
- The garden at the north end of the Strand were repaired by the builder. This work was undertaken to reduce the water leaks occurring in the basement. Further work will continue in the basements to fix the remaining water leaks
- Painting has been completed on a number of floors. This work will continue throughout the year.

Fire Alarms

The newsletter has covered this every issue, however, there are still residents that set the fire alarm off. If YOU set it off then you are liable for the bill. That's around **\$700** for the fire brigade plus a re-set fee for the fire panel which could be from **\$180-\$300**.

- We are 'allowed' 3 Free of Charge call outs per calendar year.
- **Please take care not to set the corridor alarms off. If there is smoke in your kitchen from cooking, do not open your main apartment door, open a window or balcony door.**
- **The fire alarm inside your apartment will not set off the main alarm and the fire brigade will not be called.**

Short Term Rentals

It is part of the Strata By-Laws that short-term rental of apartments is not allowed within Subi Strand. The Strata and the COO monitor sites such as AirBNB to ensure that this by-law is being adhered to. A recent article in WA Today highlighted a case in Dawesville, where the COO took the case to the SAT (State Administrative Tribunal), costing the owners tens of thousands of dollars in legal fees.

Lights & TV

Please can all residents turn off lights and TV's once they have finished using an area within area common areas, especially the recreation room, gym and dining room.

Theatre

There are now complete instructions in the theatre to assist residents in using the equipment. The theatre now has facilities to allow the connection of a USB device, a HDMI device or a Foxtel box (complete with satellite connection), as well as normal free to air TV and a blue ray player. Please turn off the equipment when you leave as this extends the projector globe life.

Pool Hygiene

Would all residents please ensure that children who are not toilet trained are wearing a disposal water-proof nappy when in the pool. The pool had to be closed on a particularly hot day last summer due to a hygiene incident.

Bin chute blockages

The bin chutes continue to be blocked. Please don't force rubbish into the chute if it doesn't fit in easily. Oversized items are to be taken to the bins on B1. If they cannot be broken down to fit in the bins, you must arrange for disposal.

Respect Your Neighbours

Please remember that we all live in close proximity to each other. Now that we're in the summer months, please keep your noise and music low after 9pm, and keep noise to a minimum in corridors especially when you're coming home late.

Contacts

Building Manager Information - Sam Arabi – 0428 964 986 or buildingmanager@subistrand.com.au

Website - www.subistrand.com.au Facebook – 'Subi Strand Residents' Group Strata - admin@proactivestrata.com.au

Please remember, this is not a hotel. We do not have cover 24/7 and the Building Manager's job is to ensure that the building is well maintained, secure and is a contact (during working hours) for all residents / tenants.

Any OUT OF HOURS issues should be dealt with the following working day unless it's an emergency.

If there is an emergency out of the Building Manager's work hours then please dial 000 and ask the police / fire / ambulance for assistance.

Your Input is Appreciated

If you feel that you would like to input something to the newsletter, want to make the Council of Owners aware of an issue or have a suggestion please let us know;

Email Building Manager :

buildingmanager@subistrand.com.au

Email Strata Manager :

admin@proactivestrata.com.au