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## 1 Updates for Q3 2017

The **AGM** was held on the 18 July 2017 where various matters were put to vote. Unfortunately, there were not enough owners present to vote on two important matters (due to a lack of quorum):

- Reduction of Quorum requirement for General Meetings (reducing the requirement from 50% to 25% of owners).
- Notification of General Meetings & Services of Notices to Owners (to distribute majority of notices via email to **save approx. \$10,000** in admin fees). Note: there is an option to opt out and receive snail mail instead.

For 'other business', a resident raised the issue of the wear and tear on the B1 access gates to B2 (discussed below).

**B1 Gates trial** - the B1 gates are being kept open at peak periods (when the main Hood St / Roydhouse gates are shut) to help reduce the maintenance costs due to wear and tear.

**Moving In / Moving Out** – there has been a high volume of move in/outs within the building over the past two months. This has resulted in a lot of extra rubbish plus unwanted items. Another 660Lt cardboard waste bin will be placed in B1 bin room to assist with controlling this waste issue.

**Fire Alarm** – the fire alarm was set off again this quarter. With a lot of new people to the building it is important to be aware that every time the fire alarm is set off accidentally, it **costs approx. \$1,000** to call out the fire brigade and re-set the fire inspection panel. The cost of these services will be charged against owners responsible. To avoid setting off the fire alarm follow these simple rules:

1. Use stove top fans when cooking.
2. If the steam / smoke becomes too much then open your balcony doors and windows.
3. **DO NOT** open your front door - if excessive smoke or steam fills the corridor it will set off the fire alarm.
4. **Dining Room** – be extra careful. The smoke detector contained in the Dining Room is linked to the central fire alarm system. Excessive steam / smoke from food cooking in the Dining Room will set off the alarm.

**Basement lighting** – You may have noticed it is a little lighter downstairs! An additional 13 emergency / non-emergency light fittings were approved and installed over the past month.

**Rubbish Chute** – The bin chutes are only intended for small rubbish bags. If you are trying to squeeze a bag through the chute panel, then it is too big and will block the chute. Please take larger items down to bins on B1. There are costs involved every time the bin chute needs to be cleared of blockage.

## 2 Social

It has been a busy quarter for the Subi Strand social scene this quarter. The highlights include:

- A very successful first wine night
- Game of Thrones – Season 7 screenings
- Launch of the new community library
- Ping Pong ladder (need help!)

### SS WINE NIGHT - A YUGE Success!

A very big thank you to Mario Zulj, Marcia Ball, and Robert Knott for hosting a very successful first ever Subi Strand Wine Night!



With **over 60 residents** in attendance, the night was declared, in the words of President Trump, a YUGE success!



The event allowed residents to meet and greet their fellow neighbours and build community spirit over some immaculately presented food platters (thanks Marcia!) and delicious wine tastings!



Lastly, a very big thanks to **Mario Zulj**, Manager of our local **Liquor barons**, who kindly donated many wines in support of this event! You may consider returning your support by getting your next case of wine/ carton from there! (Shop 3, Crossways Shopping Centre).

Thank you also to **Rosalba Santoro** for inspiring this event!

## Movie/TV Club

Many residents have also attended, for a number of Monday nights throughout July and August, the screenings of the very popular TV Series, **Game of Thrones**, in the Subi Strand Theatre. Residents have been able discuss plot twists and explore fan theories making the GoT experience all the more rewarding watching it together on the Big Screen!



A big thanks to the Chairman of the COO, **John Bolto**, for kindly donating his foxtel box every Monday night to screen the event.

### Residents Community Library – Launched!



Resident **Tim Villa** kindly donated his bookshelf, which has now formally been approved by the COO for use as a Resident Community Library.



The principle is simple – **take a book, leave a book**. All books have been kindly donated by residents. To prevent over-filling, the bookshelf will be reviewed monthly and books that are older / in bad condition will be posted on the facebook page and then removed.

## Ping Pong Ladder

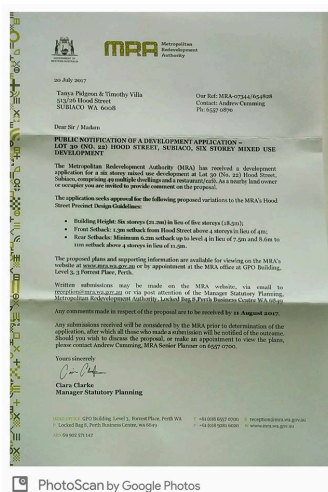
**Luke E Muscedere** remains on top ...for now. However, the white board system has, unfortunately, not been working as well as we hoped. We are therefore seeking any app developers who may be willing to design a easy to use ladder system built on a webpage or directed to one that already exists. If you have any suggestions please forward to: [buildingmanager@subistrand.com.au](mailto:buildingmanager@subistrand.com.au)



### 3 Points to Note

#### Proposed Development – Lot 30, 22 Hood Street Subiaco

Most of you would have received a letter like this in the mail late July.



PhotoScan by Google Photos

An Issue Group (separate from the COO) was setup to organise residents and develop a comprehensive submission to outline potential limitations of the current proposal for the development of a six-story apartment complex on the block of land (Lot 30, 22 Hood Street). If you would like to know the outcome you can email: [reception@mra.wa.gov.au](mailto:reception@mra.wa.gov.au)

### Drones

Drones have been reported flying too close for comfort with residents raising safety and privacy concerns.

All residents flying drones over Subi Strand must familiarize themselves with the Civil Aviation Safety Authority (CASA) rules. Most importantly a drone must be kept at least 30 metres from anyone who is not directly associated with its operation. Failure to comply with these rules may lead to a breach of trespass and privacy laws.



### Facebook Audit

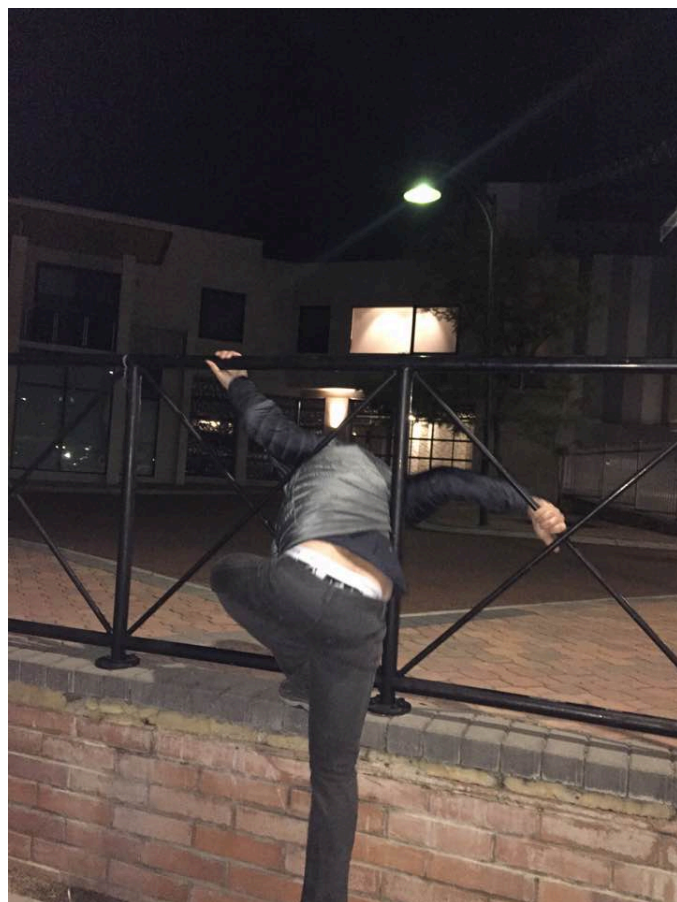
It became apparent that an increasing number of non-residents were trying to join the **Subi Strand Residents** facebook group. In order to address this issue a system was devised and implemented which involves the residents being requested to submit a code to the facebook administrators of the group.

To ensure the system would work properly, an audit of the entire facebook group was necessary to determine which members of the group were no longer residents. A total of 92 persons were removed from the facebook group as a result of the audit.

If you were removed from the fb group while on holiday or otherwise not residing in Subi strand at the time, you are welcome to rejoin the page and quote the facebook code, which can be found in all the lifts.

### Vicker's Lane – Access Path Gymnastics

Vicker's Lane was a much beloved access way, which provided a direct route from Subi Strand through Wilson car park to Subiaco Train Station. Sadly the unofficial access way was closed off mid-June 2017. On the bright side the MRA 'intends to release the [Wilson Parking] lot to the market to secure a developer'. This will provide an opportunity to develop the land in line with the original design guidelines for the area. In the meantime, this obstacle has presented an opportunity for many residents to improve on their gymnastic skills in the lead up to the 2020 Summer Olympics in Tokyo.



(An Olympian Gymnast in the making)

## 4 Save the Date – Subi Strand Wine Night Returns!

<b>Date</b>	Friday, 8 September 2017
<b>Time</b>	6 – 9pm
<b>Venue</b>	Dinning room and common area, East Block (26), Subi Strand
<b>What</b>	Tastings with 4 distributors: Pirate Life Beer, Casama Wines, Archie Rose Spirits and Blue Cow Cheese.
<b>Payment</b>	\$15 per person

Place payments in an envelope with your name and Mob number in letterbox: 513/26. We need payments ASAP to lock in food and beverages!



## 5 – Contacts

### **Building Manager Information -**

Sam Arabi – 0428 964 986 or [buildingmanager@subistrand.com.au](mailto:buildingmanager@subistrand.com.au)

Website - [www.subistrand.com.au](http://www.subistrand.com.au)

Facebook – 'Subi Strand Residents' Page

Strata - [info@stratacbd.com.au](mailto:info@stratacbd.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 outside business hours please dial 000 and ask the police / fire / ambulance for assistance.

### **Your Input is Appreciated**

If you would like to contribute something to the Newsletter please let us know!

- Email : [buildingmanager@subistrand.com.au](mailto:buildingmanager@subistrand.com.au)
- Email Strata Manager : [info@stratacbd.com.au](mailto:info@stratacbd.com.au)