

## Inside this Issue

- 1 Updates for Q1, 2017  
Building Maintenance  
COO
- 2 EGM
- 3 COO projects
- 4 Save the Date
- 5 Points to Note
- 6 Contacts

### 1. Updates from December

- **Building Maintenance**

**Carpet Cleaning** – has now been completed on all floors.

**Lighting** – broken basement lighting has been repaired. External lighting replaced as required.

**Windows** – the inaccessible windows have been cleaned. Cleaning takes place every 6 months.

**Gates** – The gate from B1-B2 has been repaired.

**Rubbish Bins** – Subiaco Council have agreed to 3 pick-up per week.

**Gym** – Two mirror sections replaced, (please take care when using free weights in the vicinity of the mirrors) Faulty gym equipment and flooring has been replaced.

**Level 6 Leaks** – The recent heavy downfall exposed some leaks and the previous level 6 doors to the gardens have both now been resolved.

**Painting** – painting of the complex is on-going. To ensure Subi Strand is positively presented, heavily marked areas will be targeted for priority painting during the next few months.

- **Council of Owners**

**Website** – The Subi Strand website has been launched. During the next few months the COO will be populating the site to improve communication.

**EGM 2017** – This took place on Monday 20<sup>th</sup> Feb, see section 2 for more details.

**CCTV** – New camera locations have been agreed.

**Apple TV** – Has been purchased and will soon be operational in the theatre.

**Wheel Clamping** – Has been extended to include all basements.

**Honey Beanz** – The café has extended opening hours, 06.30 – 21.30 to include breakfast through dinner service.

## **2 Extraordinary General Meeting (EGM) Update**

An EGM was held on Monday 20<sup>th</sup> February. There was a very good attendance with good representation of proxy's for owners that could not attend. There were a two items raised and voted on at the EGM.

**Item 1** – related to the size of the quorum for general meetings and the COO's desire to reduce this. The aim was to prevent the need for a secondary meeting should the first meeting not have the correct number of people that are entitled to vote.

This item also addressed the COO's request to use email as the primary form of communication to owners.

**Motion Denied**

**Item 2** – Lot 120 installation of a sliding glass door on the East balcony.

**Motion Approved**

## **3 COO projects**

Some of the projects involving the COO are described below

### **Utility Costs**

A significant area of expenditure on the budget is utility costs. The COO are investigating options to decrease both gas and electricity usage. In the short term there will be trials which will:

- turn off the air conditioning in common areas between 11pm and 4am
- set the air conditioning in common areas to 24°C

### **By-Law Changes**

Item 1 of the EGM contained two motions which were:

- Use of email as the primary form of communication in preference to postage
- Decrease of quorum size for General Meetings

The cost of postage for strata bills, electricity bills and notifications of annual and extraordinary meetings is in excess of \$10,000 per year

The cost to co-ordinate and run each General Meeting is over \$2,000.

As the motion was denied at the EGM, the COO are reviewing opportunities which would enable these savings to be realized without inconvenience to owners.

Postage in preference to email would still be available at owners choice.

### **New Commercial Lots**

As each commercial lot in the complex is sold, new owners submit any modification and signage amendments for COO consideration.

There are two commercial propositions under consideration.

### **Community Herb Garden**

COO are reviewing the possibility to establish a herb garden as part of the complex. Types of herbs that could be easily established and maintained at minimal cost and the location of the garden are being considered.

### **Supplier and Contractor Engagement**

COO actively engages with suppliers and contractors to obtain the lowest possible costs for the best possible product or service.

### **Day to Day Building Manager Liaison**

COO representatives communicate with the Building Manager on a daily basis. Recent liaison which has required COO interaction has included

- Pool incidents
- Breaches
- Supplier issues
- Building maintenance queries
- Gate incidents
- Facebook

### **Developing a Closer Subi Strand Community**

Knowing your neighbours and developing friendships with other SS residents is an important part of developing a closer community.

Recent fantastic initiatives include the movie club and yoga / pilates classes. COO is looking to build on these by organizing a social calendar for the complex.

If residents have ideas for functions or wish to be a facilitator, let us know.

## **4 – Save the Dates**

**AGM** – Tuesday 18<sup>th</sup> July at 17.30

**Strata Community Australia (SCA) – Half Day Symposium** – The element concerning owners will be in the morning – 17<sup>th</sup> November

## 5 – Points to Note

### Fire Alarms

Activating a fire alarm with fire department response and reset of the alarm incurs a cost of around \$1,000.

The fire brigade allow 3 free of charge 'false' alarms which Subi-Strand is now over. Please take every precaution to ensure that alarms are not activated to avoid on-charge of the call out fees and inconvenience to all residents.

### Respect Your Neighbours

Please remember that we all live in close proximity to each other. Be respectful of others in common areas, keep noise to a minimum in corridors and keep noise and music lower after 9pm.

### Disposal of Personal Effects

To ensure the building has a positive visual impact for residents and guests please do not leave personal items in public or common areas. Unwanted items may be advertised "for sale" or free on Facebook or placed in the rubbish bins provided.



### Facebook

Residents are now regularly using the Subi-Strand Facebook page as an effective tool to build community spirit and communication.

Please continue to use the site to build positive relationships without abuse, aggression or bullying.

### Short Term Rentals

It is part of the Strata By-Laws that short-term rentals are 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 the WA Today highlighted a case in Dawesville, South of Mandurah where the Council of Owners took the case to the SAT (State Administrative Tribunal), costing the owners tens of thousands of dollars in legal fees.

### And now, seriously?

Anyone who is a member of the Subi-Strand Residents page will have seen the picture below.

On the weekend that this photograph was taken the level 6 garden areas were closed for maintenance.

Not only has the resident ignored the request not to use the area but has gone over the fence and sat on the edge of the building at 6 stories high. The accompanying comment was 'are there safety rules about using the rooftop garden ?'

Yes – it's called COMMON SENSE



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