

Inside this Issue

- 1 Update from December
- 2 Subi Strand Security
- 3 Roof Garden Areas
- 4 Community Garden
- 5 Points to Note
- 6 Contacts

1. Updates from December

Colonnade Lighting Repairs

Recently a large boom lift was mobilized to access the LED lighting art work in the colonnade. Several of the lighting strings were not working correctly and needed to be repaired. The electricians removed three faulty strings, one was able to be repaired and reinstalled, the other two were replaced with the spare strings the complex had in storage.

The two faulty strings will now be repaired & will go into storage to allow future faulty strings to be repaired. This maintenance work will now be an annual event to ensure we maintain The Strand as a Subiaco landmark.



Fire Door Testing

The COO thanks all residents for their co-operation in regards to fire door testing. The COO will be now offering afternoon and morning appointments only for the next round of testing. Please can everyone continue to comply with this very important safety precaution. A new letter has been sent out outlining all the details.

Gym

The COO has had many requests for upgrading gym equipment. The COO is currently seeking quotes for various equipment and these will be a part of the next financial year's budget for approval at the AGM.

Commercial Parking

The commercial parking trial has been a resounding success. A

final review of the bay allocations is now being undertaken after the sale of the last commercial lots in the complex in April. In the future the commercial bays will need a professional clean and new markings and signage.

Mailbox Room Security

There has been some packages going missing from the mail room and the COO has looked into what measures could be taken to reduce the number of courier packages left in the mail room and also what could be done to minimize the possibility of non-residents gaining access to the mailroom. The decision was taken to install CCTV in these areas and to fully secure all mailroom doors with fob activated locks. This work is complete and the security situation appears to have improved. Please keep the Building Manager informed if you have any packages go missing so we can review the CCTV footage and notify police of the theft.

2. Subi Strand Security

There were several security incidents recently. The COO has had a few suggestions about how to improve security. The COO takes security of Subi Strand very seriously and we are currently seeking quotes to upgrade the CCTV coverage and several other options that could improve the security in the complex. These items will be taken to the AGM for review by the owners. The best way to improve security is for residents to keep alert and to ask questions of suspicious people around the complex. The Facebook page has been a great way to keep residents aware of security issues and we encourage all residents to use this forum. Ultimately the strength of the community will be its best security system.

3. Roof Garden Areas

The gardens on the roof tops are looking neglected. The COO reviewed the gardening contract to improve their performance so these areas get some much needed love. These gardens have now been cleaned out and options for their replacement are being considered.

4. Community Garden

The community garden on the east building roof has been going since early summer. The summer planting is coming to an end and the committee is now looking to replace some plants and plan for next spring. Any residents who want to join in should contact the committee through the BM.

5. Points to Note

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 approx. **\$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. We are now on 5 total.
- The last fire alarm, in February, has now be on-charged to the owner.... **So BEWARE you don't set it off**

Respect Your Neighbours

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

Disposal of Personal Effects

Leaving your belongings outside of the lifts on basement 3 is not acceptable, even if it does have a sign stating 'FREE TAKE'

You can either put things in the rubbish area with a sign OR you can try and dispose of it using the Facebook page.

Bike Racks

There was a shortage of bike racks, the COO conducted an audit of bikes to ensure that we don't have left over bikes from for commercial or residential occupants. This information has been gathered and some ghost bikes removed meaning no more bike racks are needed.

Facebook

There are now a lot of residents that are communicating and using the Facebook page. It is a very good tool and necessary to create the 'community spirit' that we are all looking for. Please use this site with a degree of decorum and remember that *these are your neighbours*. It is not the place for abuse, aggression or bullying.

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, South of Mandurah 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 using an area within area common areas, especially the 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

Can all residents please make sure that children who are not toilet trained are wearing a disposal water-proof nappy when in the pool. The building manager is not employed to clean up after your children, this has happened several times. The Pool had to be closed on the 13/4/2018 due to a hygiene incident that stopped all residents from using the pool on a particularly hot day. Please show some respect to your neighbors.

6. 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 - info@stratabd.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 : info@stratabd.com.au