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## 1 Updates from September

### **Building Maintenance Basements**

The storeroom lighting has been reviewed with a lot of lights being replaced.

### **Carpet Clean**

Our Building Manager now has the use of an 'in-house' carpet cleaner to help spot clean areas. If you think an area needs spot cleaning please talk to the Building Manager, Sam. Main carpet clean has been scheduled for January

### **Colonnade Lighting Feature**

There has been extensive investigation into cost of new droppers / best actions to replace. Work will be done in the new year.

### **Fire Door Testing**

2018 will see a new procedure in place and ALL APARTMENT ENTRY DOORS will need to be tested annually. It will be the owners' responsibility to book their unit in, details to follow shortly.....

### **Signage**

The 'totem poles' at the ends of the colonnade have now been populated with the commercial owners details.

### **Couches in Common Area**

Due to faulty manufacture some of the legs were being damaged. All couches have now been assessed and repaired.

### **Christmas Lights**

It's the festive season and lights on balconies are welcomed. Please take them down before Australia Day to preserve the complex's clean architectural design.

## 2 Security within the Strand

Please be aware that, whilst the complex does have a fob access gate system, it will never be 100% secure. Residents and owners should take the necessary precautions when leaving / entering the complex, especially late at night.

All residents / owners should question any unseemly or suspicious behavior. If this is too confronting them please ring the police or during working hours the building manager.

A resident recently had a suspicious person try to enter their car in the basement carpark in the very early hours of the morning, the police have been notified .....

## 3 Items the COO are Working On

### **Long Term Financial Planning**

A full review of the complex to ensure that all building maintenance is covered by the sinking fund over the next 10 years.

### **Contractor Management**

Review of the current Strata Management and Building Management contracts is in progress.

### **Commercial Parking**

A trial has been initiated, due to overwhelming agreement, whereby all commercial B1 visitor bays are allocated out to owners for them to manage. This trial will be voted upon at the next AGM to make it a permanent arrangement.

## 4 Social Update

### Community Herb Garden

Officially launched, well done team !  
Location – East Rooftop, Level 6  
A small committee and many volunteers have worked hard to establish a herb garden for all residents.

Special Thanks To;

Kim, Rae, Sunny, David, Trish, Kristen, Tim, Ros, Kai and Joyce



### Big Aussie BBQ

PSZ accounting are inviting the Subi Strand Community to the 'Big Aussie BBQ' to help raise funds for The Prostate Cancer Foundation of Australia.

DATE – Saturday 16<sup>th</sup>

TIME – between 10am and 1pm



### Christmas

Each lobby now has it's own Christmas tree, kindly put together by some residents.

Now for some drinks....Little bit late notice but I'm sure you can still get in.....



### Theatre Nights

Keep a look on the **Subi Strand Residents** Facebook page for the next group showings. Stranger Things 2 was the latest series....

### 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.

Lots of buy/sell and residents helping each other for various odd jobs and loaning of car bays.

Keep It Up Residents 😊

## 5 Points to Note / Incidents from September

### Pets Within Subi Strand

It is a pre-requisite of having a pet within the complex that you apply for

approval from the Strata manager. Part of the approval hinges on the fact that the animal will not cause a nuisance to the other owners / occupiers.

Please ensure that your pet keeps within the guidelines, otherwise the Strata will take steps to ensure other residents are not unduly affected

### Swimming Pool

As has been noted a few times in the newsletter it would cost approx. \$10,000 to drain and replace the water in the swimming pool if a glass was broken in it.

An incident on the weekend of the 10<sup>th</sup> Dec caused just this to happen. Fortunately for the owner the option taken was to dive into the pool, vacuum thoroughly and replace all filters.

Glass was retrieved and the cost of around \$500 will be charged to the owner.

***It's up to all of us to ensure that no one has glass around the pool. If you see anyone, please ask them to drink elsewhere or use a plastic container.***

### Disposal of Personal Effects

An on-going issue.....

Mattress left outside the basement lift...., Fridge left inside the cardboard store...., Boxes left in cardboard room but not broken down...

### Residents Disrespecting Common Areas

We request all residents be respectful of the common areas, including corridors. There have been several incidents recently where this has not been the case and it has disrupted other resident unnecessarily.

### Short Term Rentals

It is part of the Strata By-Laws that short-term rentals are not permitted at Subi Strand.

## 6 – Contacts

### Building Manager Information -

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)

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

