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1 Updates from September

- **Wheel Clamping** – has now been implemented in Basement 1 and the COO agreed to widen to all basements following repeated violation of parking parameters. See section 3 for a more detailed update on this.
- **Honey Beanz** – now open ! Our first Subi Strand café...
- **Maintenance** – defects are now down to a minimum amount and are due to be completed within the next couple of months. There are a number of areas where maintenance is being looked at in more detail;
 - **Lighting** – The COO and the Building Manager have had a number of meetings with the supplier of light fittings for the site. Many of the fixtures are failing and it has now been agreed that they will be replaced FOC and that the Strata will then fit them.
 - **Cleaning** – A price has now been agreed for carpet cleaning of all corridors and this is being actioned on a floor by floor basis.
 - **Painting** – with a large site such as Subi Strand a schedule of planned painting / patching is needed. The following is a rough guide for what levels / floors are being actioned;

Dec	L5 East and West
Jan	L4 East and West
Feb	L3 East and West
March	L2 East and West
April	L1 East and West
May	GF East and West
June	GF Common Areas

Whilst the painters are on site they will also address any 'major' issues on other floors.
 - **Dining Room Chairs** – steam cleaned
- **COO Decisions Made;**
 - **Cleaning Contract** – confirmed as Impex, the current cleaners.
 - **Gardens** – sub committee formed to review potential for herb garden or similar.
 - **Contractor Reviews** – ongoing performance monitoring. From September the COO have negotiated one month FOC from a major contractor due to performance issues.
 - **Theatre** – time slots reduced to 4hrs maximum for this area.
 - **Website Launched** – www.subistrand.com.au. A great place to get information...
 - **Facebook Page** – one of the residents has now set up a 'subi strand residents' page which is proving to be a great forum for people to discuss issues, raise awareness of things and generally just to keep in touch with each other.
 - **AGM 2017** – date agreed for Tuesday 18th July 2017 at 17.30.
 - **Sauna** – the heating element failed and had to be repaired. This was done through the building defects and the sauna is now back up and running.
 - **Roydhouse Gate Repair** – following an incident with a car the gate was taken off site, repaired and returned. This necessitated a night security guard for two nights
 - **Fire Alarm** – there was an incident in October. This was found to be in a bin chute room with the reason not being evident. This takes the yearly total to 3 which is the amount FOC. Any further false alarms will be charged out.

2 - Christmas Drinks



There will be a Christmas 'get together' in the residents lounge where you can meet and greet your fellow neighbours in Subi Strand.

So get in the 'Christmas Spirit' and come down and say 'hi'.....

Date	Friday 23 rd December
Time	6pm – 8pm
BYO	Drinks and Nibbles
Provided	Eskies & Ice, Plastic Cups and Music



3 – Wheel Clamping

As most people are aware it was voted at the 2016 AGM to install wheel clamping in Basement 1 only. The B1 area is for commercial visitor parking only and only **authorized** people are allowed to contact DTZ for wheel clamping.

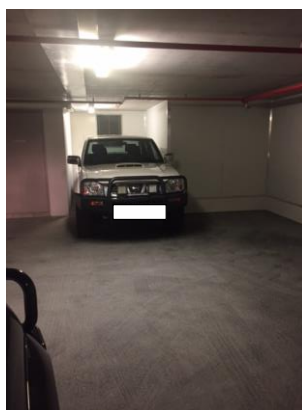
At the meeting it was discussed about putting clamping in all basements but this was deemed un-necessary at the time.

Basement 1 went 'live' with wheel clamping in November and it had an immediate effect within that area. Overnight the area was kept clear and it was deemed a success..... However..... All that this did was push the problem onto the residents and owners.

It was initially thought that the amount of 'illegal' parking in B1 was as a result of 'opportunistic' parking during the day and visitors at night. What has become apparent is that actual residents are illegally parking and are now affecting other residents in Basements 2 and 3.

Signs have been put up in the lifts requesting that people respect other residents parking, however, as the issue seems to be a daily occurrence the COO have now agreed to wheel clamping all basements.

Cars are being parked in areas that are not parking areas (i.e. in the driveway of basements and in 'nooks' as shown below. Some examples of residents ignoring the rules;



Common courtesy should prevent residents from parking in other residents car bays or in areas that are not official parking areas.

It should not take enforced wheel clamping to stop a few selfish residents abusing the system. All basements will soon have wheel clamping.

4 – Items the COO are Working On;

CCTV

The Council of Owners are currently undergoing a review of the CCTV coverage for the building. There have been a number of security incidents within the last 12 months and it is thought that we should extend the current coverage as there are some 'black spots'.

Over the course of the next couple of months you will see current cameras moved location and additional cameras installed.

Gardens

A small sub-committee has been set up to look at the possibility of a herb garden and/or other garden ideas. The COO are awaiting a proposal and will then review.

Communication

The COO continually look at how to communicate what is happening within the complex and how residents and tenants can feel part of a community and more involved. The following are the channels being used;

- Quarterly Newsletter
- Website
- Facebook Page (new)
- Lift Notice Boards
- Mailbox room Notice Boards (Dec/Jan)
- Emails to owners
- Monthly updates form COO meetings (new)

It is impossible to please everyone all of the time but the COO are very committed to ensuring everyone is informed and that the decisions made are right for the building and for the owners and residents.

Fire Doors

We are currently reviewing the procedure for testing fire doors in common areas.

Your apartment entry door (only) is a fire door and there is a simple test to ensure it still conforms. The building manager (early next year) will be able to review this for you or can explain how you check.

5 – Points to Note

Moving In / Out

Please be aware that if you, or your tenant, is moving in/out of the complex then there are guidelines that should be followed. These can be found on the Subi Strand website www.subi-strand.com.au or can be obtained by contacting the building manager (details on the last page of the newsletter)

Keys for Apartments

It is a common misperception that the Building Manager has keys for all apartments. This is **not the case**, so if you lock yourself out the only way to get back in is via a local locksmith. Details can be found on the website.

Balcony Cleaning

When cleaning your balcony please be aware of residents in floors below. It is not courteous to sweep your rubbish onto a resident that may be on a floor below. This includes any plant cuttings....

Bin Chutes

It may be obvious but the aim of the bin chute room is to allow residents to send their rubbish to the basement bin chute room where it is stored until collection.

It is **not** acceptable to just leave your rubbish in the room expecting someone else to deal with it !!!!



Electricity Rebate

If you are a pensioner then you may be eligible for some electricity rebates. Lot onto; www.finance.wa.gov.au/cms/state_revenue/ECES/Energy-Subsidy_Schemes

Fire Alarms

The newsletter has covered this every issue, however, please note the following;

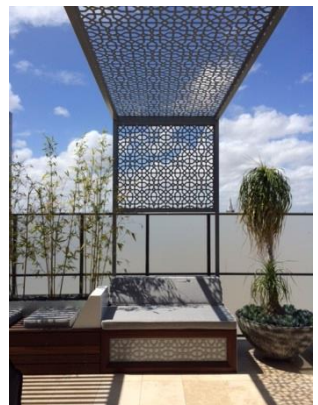
- If you have smoke (burnt food etc) in your unit **do not** open the door to the corridor. This will activate the fire alarms in the corridor which are connected throughout the building and will instigate the fire service to come out. Open your balcony door.
- Dust can also set off the fire alarms, therefore, please be careful when emptying vacuum bags etc, especially if in the bin chute room.
- Smoking – obvious – can set off the fire alarm. There is a NO SMOKING policy in all common areas at Subi Strand.

6 – Subi Strand Award

One of the Subi Strand apartments on the East building entered the City of Subiaco 2016 Sustainable Verge and Garden awards and WON !



Huge congratulations to John and Kim Bolto on the award and here are some examples of their winning balcony



7 – Contacts

Building Manager Information

Sam Arabi – 0428 964 986 or
buildingmanager@subistrand.com.au
www.subistrand.com.au

Hours of Work (generally);

Monday	6am–3pm	Thursday	10am-6pm
Tuesday	10am-6pm	Friday	8.30am-5pm
Wednesday	6am–3pm		

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
- Email Strata Manager : info@stratacbd.com.au

Social Media Links

Facebook SubiStrand Residents group (members only)
Instagram #subistrand

8 - Issues Within your Unit / Area

All non-structural defects should be reported to the builder if they are within the defect liability period. If the defect is structural then the defect liability period is up to 6yrs from completion. Structural defect should also be reported to the builder. (details for reporting defects can be found within your Finbar handover pack)

Contact : defects@hanssen.com.au