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1 Updates for Q2 2017

• Building Maintenance

Painting

B1- B3 lift lobby walls complete
Games room, gym, dining room,
and gym complete
Ground floor east complete
Level 1 east complete
Level 6 east complete

Fire Equipment Testing -

required to be bi-annual, 6
monthly test completed in
March

Lighting – In April, light globes
replaced for all non-
working external ceiling/wall
lights

Bi annual emergency light test
completed in May

Anchor Point – testing
completed in May

Gates – ¼ly maintenance
completed in April

Complex Detail – completed in
April

Pest Management – completed
in March

Rubbish Chute – becoming
regularly blocked. Please be
mindful of item sizes disposed
in the chute. Unblocking and
cleaning chutes, sometimes to
level 6, is invoiced to the
building

Car Park sweep - the car park
sweep from B1 to B3 completed
in March

• COO

Energy Use – Reported in the
March newsletter were measures to
further decrease energy use within
the common areas without impact
on resident amenity. Electricity use
in common areas is now 20% of the
total complex electricity compared to
a “high” of 40%. Energy savings will
be returned to the budget for use in
alternative projects.

Power Supply – Commenced
investigating the requirements to
supply energy through battery
installation.

Waste Management – Investigating
options to decrease waste pick-up
costs.

CCTV – To improve security within
the complex the positioning of
existing cameras has been reviewed
and additional cameras have been
purchased.

Colonnade Lights – some lights are
functioning on a sporadic basis or
not at all. To preserve presentation
of the complex programming of
lights, light replacement and holding
spares within the complex is being
progressed

Ongoing – reported in the March
newsletter, work on the Subi –
Strand Web-site, installation of herb
gardens and by-law changes to
enable email in preference to
postage as the primary form of
communication are ongoing.

2 Social

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

In the March newsletter initiatives including the movie club and yoga / pilates classes were reported.

Further developing the community spirit, there is now a Subi-strand ping-pong tournament and plans are being finalized for a Wine Club.

The brainchild of Luke E Muscedere and Daniel Mirabella the Subi Strand Ping-Pong ladder is a boxing style ongoing tournament where anyone over 18 can sign up on the whiteboard besides the ping-pong table and join the ladder.

The concept is that participants can only challenge the person directly above them on the ladder and continue to do so until top spot is reached. The rules are simple and listed on the whiteboard. Daniel Mirabella currently occupies the top of the ladder. Come down and add your name to the ladder today and join the new ping-pong community!

Under development and coming soon is the Subi Strand Wine Club. The project is being co-ordinated by Rob Knott, Marcia Ball and Mario Zulj (Subiaco Liquor Barons - hint, hint). Feedback on Facebook suggests that this will be a very popular event and likely to attract around +50 residents.

Full details of the event, location and timing will be published on the Sub-Strand facebook page and on common area notice boards.

If successful, the event could be monthly.

Cheers and look forward to seeing you there.

3 Points of Note

Water Filter Cartridge

Facebook has contained a number of comments from residents in regard to water filter cartridges.

A cartridge that is reportedly "doing a good job" is available from:

Clarence Water Filters
Shop 2 / 7 Uni Street
Yamba NSW 2464
Tel : 02 6646 8565

The model is the Q5520 Omnipure which is available at a cost of approximately \$65 which includes shipping. The model number is important to match the fitting to the mount. Fitting is "screw out, screw in" and shouldn't require a plumber. Don't forget to turn off the water supply tap!

Pets

Strata communities in Western Australia are subject to the Strata Titles Act 1985 (WA). The act has default by-laws relating to pets. In addition to the Act there are by-laws relating to pets which can be found in the Subi Strand by-laws which is lodged at Landgate. For full details on pets and information relating to control and behavior of pets please contact the strata manager, details in the "contacts box" below.

4 Save the Dates

AGM – Tuesday 18th July at 17.30

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

5 – Contacts

Building Manager Information - Sam Arabi – 0428 964 986 or buildingmanager@subistrand.com.au

Website - www.subistrand.com.au

Facebook – 'Subi Strand Residents' Page

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

