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## 1 Update from June

- The **AGM** was held on the 3<sup>rd</sup> August. Unfortunately there were not enough owners or proxies received to vote on matters. A further AGM meeting was held on the 10<sup>th</sup> August and items were then voted upon, details in section 2.
- The **Council of Owners** was re-elected and all the current members have remained plus an additional member who represents the commercial tenants.
- The basements have all been cleaned as part of our yearly maintenance programme.
- Honey Beanz have bought Unit 2 commercial tenancy on the East building and are currently undertaking a fit out. This will be a licenced café / restaurant.
- Ongoing maintenance is being done in Basement 1 by the builder to try and solve the leaks that are occurring with heavy rain.
- Ongoing maintenance with the West ground floor to garden area door leaking. This has been a constant problem but the builder continues to try various solutions and will continue to do so until resolved.
- The Subi Strand website is under development and is expected to 'go live' on the 12<sup>th</sup> September. [www.subistrand.com.au](http://www.subistrand.com.au) – check it out
- Ping Pong Table – we are in the process of purchasing a table for the games room. This was a great suggestion by a resident.
- Roydhouse Bins – a resident complained at the AGM that bins were being left out on the road,

sometimes all day, and couldn't we change the cleaners schedule to take them in. A great idea, acted upon straight away and we now have a cleaner starting later with this specific job in mind.

## 2 AGM Update

The original date set for the AGM was on the 3<sup>rd</sup> August. In order that various matters regarding the AGM could be discussed and acted upon a certain number of owners (or their proxy) had to be present on the night. If the numbers were insufficient a further meeting had to be planned a week later where the meeting would take place regardless of numbers.

The voting part of the AGM was thus conducted on the 10<sup>th</sup> August with good attendance overall. A few points should be noted that are relevant for all owners / residents;

- a) Wheel Clamping will be actioned for B1 commercial visitor parking only, dates tbc and the process has our new commercial COO member liaising with the Building Manager / Contractor.
- b) It was put to the vote to leave the gates to B2 from B1 open during certain periods during the day to elongate the life of the motors. This was rejected.

The Council of Owners was voted in;

- John Bolto
- Belinda Smith
- Julie Attwood
- Doug Johnson
- Mark Geary
- Michael Hanssen
- David Shaw (new)

### **3 – Building Manager**

Sam Arabi has worked for Colliers, and for Subi Strand for over 5 months. As part of our **'get to know your building manager'** segment we put a number of questions to Sam.

***Tell us a bit of background about yourself. What jobs have you done previously ?***

'I worked in construction for 12 years and then set up a rendering business. I also worked for Rio Tinto on the mines and various other companies. My priorities then changed and I wanted a role that was more structured in working hours. My friend introduced me to building management and I started working in that area. After agreeing to join Colliers I was then given Subi Strand to run.'

***What do you consider your strengths and weaknesses are for this job ?***

'I would say that my strengths are that I am a good communicator, helpful, organized and very tidy. In terms of weaknesses I can be taken advantage of by being too nice and I would say that my computer skills could do with a bit of polishing.'

***What are the best parts about working for Subi Strand ?***

'There is a very good vibe about the place. I have worked at other buildings where it seems 'dead' but Subi has a good feel about it and also the facilities are excellent.'

***Honestly, what do you dislike about the job ?***

'That's an easy one. Non urgent after hours calls.'

***What would you change if you could ?***

'Everyone should have to go through the BM before moving in/out. This allows a briefing and also the lifts to be booked and I can then discuss, and give them a copy, of the house rules so that things like putting your washing out on the balcony is not done.'

I would also get rental residents to respect the common areas much better.'

***What has been your best moment so far at Subi ?***

'Sorting out the BM role and feeling under control. The area was in a bit of a mess when I took over and it's taken about 10 weeks to start feeling on top of things here.'

***What do you think are the best parts of Subi Strand for an Owner or Resident ?***

'Number 1 would have to simply be the facilities. I haven't seen another complex that has a theatre as good as this one, it's excellent.'

***If you could suggest something to make residents and owners feel more 'community based' what would it be ?***

'Every couple of months have a 'residents night'. A night where people could bring down some drinks and snacks and get to know one another in a social setting. For such a big complex it's amazing how many people still feel they hardly know anyone.'

***How do you feel residents could get more out of you as a building manager ?***

Laughs....'I feel like the residents get a lot out of me already. On an average day I am dealing with 15-20 enquiries and issues regarding residents. They could definitely get more out of the complex by being more involved and doing things with other residents.'





## **6 – Summer is Coming**

Summer will be upon us and, with it, long days of hot weather where the residents can fully utilize the facilities that Subi Strand has to offer.

### **Rooftop Gardens**

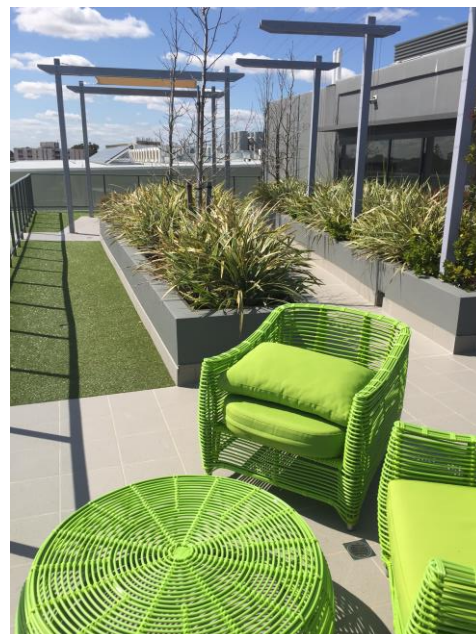
Both the East and West buildings have rooftop gardens for all residents use on level 6. These are under-utilised and are a vital part of the common areas for general use.

### **Ground Floor Gardens**

The West tower has a well stocked garden area, often shaded and good for seclusion and contemplation.

### **BBQ**

Please ensure that you clean up ready for the next user



### **Pool and Deck Area**

Probably the most sought after and well used area during the summer months. Remember there are only 6 guests per resident and you must clean up after yourselves and respect other users and residents above.

***No glass on the pool deck or in the pool.***

Any glass dropped in the pool results in the pool having to be emptied and re-filled, at a staggering cost of \$20,000 that **you** would be liable for.

***Please do NOT wedge the door open to the lobby / games room or gym. These doors are self closing for security reasons.***



## **7 – Contacts**

### **Building Manager Information**

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

## **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](mailto:defects@hanssen.com.au)

### **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)