

Inside this Issue

- 1 Welcome and who does what in a strata community
- 2 Top ten commandments for apartment living
- 3 Did you know – the swimming pool
- 4 Gym Times and Code of Conduct
- 5 COO Decisions / Progress
- 6 Still to Come
- 7 Name and Shame
- 8 Contacts
- 9 Room Bookings
- 10 Unit Issues

1 Welcome to the first edition of our new quarterly newsletter

The Strata Council at Subi Strand are pleased to present our first newsletter. This complimentary newsletter is provided to keep owners and tenants fully informed and up to date with important news and topics that affect the amenity and smooth running of the Subi Strand complex. In this edition we introduce who does what in Strata, provide tips on how to be a good neighbour and give updates on what has happened / what is to come.

Who does what in a Strata Community?

There is frequent confusion about roles and responsibilities in a strata community. Here is a breakdown of who is doing what

• Owners

An owner is the person who has purchased a strata lot (apartment) and is registered on the certificate of title. The owner is similar to a shareholder with certain rights and responsibilities relating to the ownership. The owner must pay levies and comply with the strata by-laws which can cover everything from renovations to pets.

• The Strata Company

AKA Body Corporate, Owners Corporation, Strata Corporation, Strata Scheme.

The Strata Company consists of all owners collectively, who together form a legal entity. All owners are automatically members of the corporation, tenants are not.

The Strata Company has a legal responsibility to:

1. Maintain all common property
2. Insure the whole property
3. Administer finances
4. Facilitate dispute resolution

• The Strata Council

AKA Owners Committee, Council of Owners (COO). The COO is a group of owners elected to represent all of the owners in the scheme. The Council provides governance and makes decisions on all matters that arise for the Strata Company, including the control, maintenance and repair of common property. The Council is also responsible for such things as:

- Enforcement of by-laws
- Ensuring the Strata Company is sufficiently funded
- Managing and maintaining the common property

The Subi Strand Council now has 6 representatives, of whom 5 live in the complex. The Council meets every month to review operations, process owners requests and develop strategies to improve amenities in the complex.

• The Strata Manager

Engaged to assist the Strata Council in management of day to day administrative affairs of the scheme.

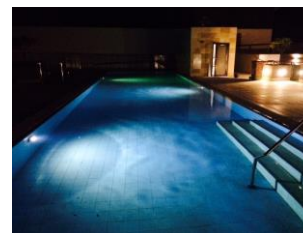
• The Building Manager

Manages the Subi-Strand buildings and co-ordinates all the maintenance / defects. Primary point of contact for all owners and tenants.

2 Top Ten Commandments for Apartment Living

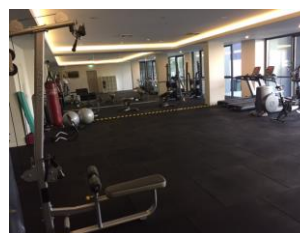
1. **Love Thy Neighbour** – Recognise that when you're apartment living that your neighbor is not across the street but is on the other side of your walls, floor and ceilings.
2. **Be soft spoken when entering or leaving** – Especially when leaving before sunrise or returning late at night. Be whisper quiet, not all tenants work 9–5 and may be trying to sleep during regular daylight hours.
3. **Be considerate of the noise level within the apartment** – This is one of the most common complaints to building managers. Use soft footwear, practice quiet time with children, turn the volume down on electronics.
4. **Respect all common areas** – there are by-laws that allow recovery of costs for damage to common areas and equipment.
5. **Have apartment “dumping” etiquette** – there are bins for general rubbish and re-cycle bins for glass, paper, plastics etc. Always fold up or smash boxes and other compact items. Do not put recyclable material in general rubbish.
6. **Choose pets for apartment living** – Always keep any four legged animal on a leash, with a muzzle if necessary, while walking around the complex.
7. **Offer positive assistance or convenience to neighbours** – if you see neighbours struggling with shopping ask if they need a hand carrying them to your floor or hold doors open.
8. **Know the rules about smoking** – Subi Strand is a non – smoking complex. If smoking is allowed inside of the apartment make sure the area is completely ventilated. Properly discard cigarette butts in your own general rubbish.
9. **Be cautious about the number of guests** – Bylaws limit the number of guests to 6 per resident. Avoid rowdy and reckless behavior. If holding a party, let those neighbours know who may be inconvenienced know of the occasion. Invite them if you think they might enjoy the party. Turn down the music by 10pm.
10. **Respect all parking spaces and speed limits** – Please make sure that you park within your own parking spaces. There is no visitor parking within the Subi Strand complex. Please do not park in commercial or washdown bays.

3 - POOL AREA



- The pool contains 150,000 litres of water
- Subi Strand bylaws prohibit glassware in the pool area
- Broken glass in the swimming pool requires the pool to be emptied, cleaned and refilled at a cost of \$20,000
- Costs for damage to the pool, or any common area, are charged to the owner or tenant

4 - GYM



Opening Times – 5am-10pm

- Ensure that you return all equipment to it's correct position.
- Ensure that you dress appropriately.
- Remember your key fob if you leave the gym

5 - Council of Owners Decisions / Actions;

A brief summary below of some of the areas:

1. Building Manager - we have been through three Building Managers. Sam Arabi is now in place and doing a great job addressing all the areas that have been a concern over the last year
2. Cleaning contractor replaced – due to poor performance
3. House rules confirmed
4. Gym – lockers, fit balls and step box purchased
5. Dining Room / Theatre – new online booking system in place, out of hours access now enabled
6. Signage Improved – intercom, basement speed limit, gym signage to come
7. Notice Boards – in all lifts (available for use by all)
8. Reporting – cleaning and room booking audits, breach reports, maintenance/defects, common area audits
9. Inaccessible windows cleaned
10. Roof anchor points tested and guard rails installed
11. Lift carpet replaced
12. Budgets and sinking fund assessment
13. Contractor tendering and approvals

6 - STILL TO COME**A) AGM – August 3rd Sinking Fund and Budgets**

A proposed new budget will be outlined at the AGM along with a sinking fund proposal. There are also some vacancies on the Council of Owners so if you are interested in joining then please ensure you lodge your interest when the AGM pack is distributed.

B) WEBSITE

Subi-Strand will soon have its own website, www.subistrand.com.au, where you can;

- Book the dining room and theatre online
- Obtain a copy of the House Rules
- Review the Strata By-Laws
- Council of Owners plans and activities
- Residents forum for their use

C) YOGA

If anyone is interested in running a yoga class please get in touch with the Building Manager.

D) BUILDING MANAGER LOCATION

The Building Manager will be re-located and will have a desk in the East lobby. This will make him more accessible and visible for all owners and tenants.

7 - BE AWARE – Name and Shame**Level 5 East Corridor**

An owner / resident set off two fire extinguishers. Not only did this create a mess, with extra cleaning costs, it has damaged the skirting and resulting in the Strata having to purchase two more extinguishers.

**Level 1 East Bin Chute**

If the bin chute is blocked then please take your rubbish down to the B1 Bin Store. Do not dump within the bin chute room, this is a health and safety hazard!



Where applicable, any costs for damage or services associated with a specific unit will be invoiced to that owner.

8 – Contacts**Building Manager Information**

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

Hours of Work (generally);

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

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 an emergency.

If there is an emergency out of the Building Manager's work hours then please dial 911 and ask the police / fire / ambulance for assistance.

9 - Room Bookings

The dining room and theatre can now be booked online, allowing residents / tenants the ability to see what hours are available. Please see details on the notice boards within the lifts.

10 - 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

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

