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1. Council of Owners (COO) Activity

- The defects liability period expired mid-year which means that generally, Hanssen Pty Ltd (the builder) is no longer responsible for rectifying defects within your Lot and that you will have to repair any future defects at your cost. However, if you have had defects fixed since the building was completed, the defects period restarts from when that work was completed and Hanssen has a record of that. Any 'redo' work that you require should be emailed to defects@hanssen.com.au
- On a wider scale, the COO has negotiated an agreement with Hanssen that they will continue to be responsible for a list of ongoing major building-wide problems. Several existing common area defects are still under negotiation with Hanssen and these items have been reported to the Building Commission.
- The Building Manager and COO have been working with the security gate contractor to repair the B1/B2 gate which has remained open for some time. With no resolution in sight, other supplier/technology options are being considered to determine the best way to proceed. In the meantime, please continue to be vigilant re non-Strand traffic.
- A new WIFI camera has been installed over the B1/B2 ramp. This camera will differentiate between vehicles and people using the ramp and notify the Building Manager or his delegate 24/7 when people use the ramp. Once the B1/B2 gates are working effectively we intend to start using this camera to identify intruders in the secure basement area. We will issue more information on this initiative once the gates are operational.

2. Colonnade Artwork Lights

After lengthy negotiations with the artist/fabricator of the lights, we are now in a position to replace/repair the faulty droppers. The works are planned to be carried out over the next few months and will involve having a mobile lift in the colonnade for several days to complete the installation. Residents will be provided prior notice of the schedule and steps for safety.

3. Traffic Management

- The traffic calming initiatives of installing speed humps and B1/B2 bollards have been hugely successful in reducing speeding in the car park and street accesses – let's keep it up!
- The COO and Strata Manager have sought approval from Subiaco Council to reverse the external gate arrangement while the Halcyon construction is happening next door. The plan is to open the Hood Street gate and close the Roydhouse Street gate throughout the day due to expected congestion on Roydhouse Street. Keep an eye out for a lift notice once we have an outcome.

4. Rubbish & Recycling

- We are still experiencing regular blockages of the rubbish chutes which is very frustrating. These chutes are for small items/bags of rubbish only – i.e., no bigger than the bags for under-the-sink kitchen tidies. If a bag or larger item has to be forced into the chute it is too big and should be taken down to the General Waste bins on B1.
- Please follow the recycling instructions on the walls behind the recycling bins – we also now have a bin for polystyrene.
- The fob-access room is for large cardboard packaging (from furniture, TVs etc). Please flatten these large cardboard items so they don't take up space. More can be added to the bins that way – leading to less cost. Food and cereal boxes go into the general recycling bins.
- CDS Recycling is now being handled by a new contractor who is also responsible for the polystyrene recycling bag located next to the CDS bins on B1. Both are cleared weekly. Residents should put all polystyrene waste into this bag – please not into the green and yellow bins on B1.

5. Theatre Room

The iPad in the theatre room has stopped working. We are currently in the process of installing a new iPad which should alleviate issues users have been experiencing. Thanks for your patience.

6. Pet Rules

We love our pets, but there have been a number of incidents and complaints recently so please be aware of the House Rules and Bylaws for keeping pets once they have been approved by the Strata Manager. If renting, your real estate agent should supply you with all Subi Strand information including:

- Pets are only permitted on common areas for entering and leaving their apartment to/from outside the complex and must either be on a lead or carried. Pets must not enter any other internal or rooftop common areas.
- It's not always easy, but noise from pets must be kept to a minimum.
- Any excrement from pets within the complex (including the colonnade) must be cleaned up immediately.

7. Our Community

- Subi Strand is a large community (250 or so apartments) so please be mindful of how your activities and behaviour may impact your neighbours. An example that arises is noise created by slamming doors - closing doors by hand is much quieter. Please note that the 'closer' on your apartment door can be adjusted with a screwdriver.

- The **Subi Strand Social Committee** has organised a number of community events over the years. With the festive season coming up, if you'd like to contribute to Social Committee activities, please contact the COO via the Building Manager.
- The herbs and vegies in the beautiful rooftop garden (building 26) are for everyone! Have a look and (carefully) take some produce for your meals. If you'd like to join the Subi Strand **Garden Group**, please contact them via the Building Manager.
- There is a Subi Strand **Facebook / Messenger Group**. Notices detailing how to join and contribute to this aspect of our community are located in all lifts.
- Please remember the B1 visitor bays are strictly for the exclusive use of the commercial owners and tenants. Residents and their guests must park in their allocated car bays or find alternative parking outside the building.
- Leaving trolleys on the property is now a breachable offense. Anyone not returning trolleys to relevant retailers may receive a breach without prior notice.

8. Subi Council Projects

- Subi Council is preparing a streetscape concept design for both Hood and Station Streets, including improved pedestrian crossing facilities (particularly for prams and mobility devices). Also being considered is lowering the speed limit, additional tree planting and improving the car park entry into the Coles site.

The timetable is for the concept design to be presented to Council in November seeking approval to proceed with a community/public consultation stage. Stay tuned & share any updates with the Subi Strand community. These things do take time.

- All residents would have recently received a Verge Valet leaflet from Subi Council. This service is replacing the twice annual bulk household waste collections.

While the service is intended to be available to apartment residents, the Building Manager and COO Chairman are meeting with Subiaco Council representatives to understand how this will operate for a complex as large as Subi Strand.

Further advice will be provided once a practical solution is agreed.

Contacts:

Building Manager: Sam Arabi, 0428 964 986 or buildingmanager@subistrand.com.au

The Building Manager's job is to ensure that the building is well maintained and secure and is a contact during normal working hours, Monday to Friday, for all residents and tenants. Unless it is urgent, any out-of-hours issues should be raised on the following working day. In the event that there is an emergency out-of-hours, please call 000 and seek assistance from police, fire or ambulance services.

Strata Managers: Pro-active Strata Management sm1@proactivestrata.com.au

Facebook Group: 'Subi Strand Residents' – details are provided in notices located in every lift.

The Facebook Group provides up-to-date Subi Strand community news, information, alerts and other communication from residents and the Building Manager.

Website: www.subistrand.com.au

Your input is appreciated:

Please forward any suggestions, comments, newsletter articles, issues or concerns you may have via email to the Building Manager or Strata Managers.

