



Alexander Apartments Newsletter

Body Corporate Newsletter, No 23, 25 June 2021

WELCOME TO NEW OWNERS

A warm welcome to any new owners since our last newsletter in March 2021. It would be good if you familiarised yourselves with our website: www.alexanderowners.com.au where you will find information regarding renovations and our bylaws, House rules, Body Corporate Services Portfolio Manager, Notices, view the photos plus many other things including information on levies.

Renovations

Please note that any renovations require Committee approval. This also includes installation of air conditioning units. Please come to the Secretary in the first instance. All Committee members' contact details are on the website.

Please be mindful of the following with renovations:

"All rubbish must **not** go into the Bins located in the garage for 3 main reasons:

1. The Tow Motor carrying the bins up the ramp cannot pull the weight, further, the Council may reject the bin because of weight.
2. The Council will not allow renovation material to be mixed with Household vegetable matter Alexander has been fined in the past, such fines will be passed onto the Owner.
3. Old "hardware", such as Cookers, Wash Machines, Air Conditioners, Desks or large bulky items such as mattresses and so on, must not be left (dumped) in the Bin Area. It is your responsibility to dispose of unwanted goods.

If the "disposal" elements are too much for your vehicle to dispose of, you must hire a Skip Bin to dispose of same.

Please follow the flooring installation by law 17.8.4.2 (the acoustic amenity for any hard flooring in the building must have a LnT,w rating which is less than 62db, which represents a 3 to 4 star standard under the AAAC Guidelines for Apartment and Townhouse Acoustic Rating (reference: Australian Acoustical Consultant – www.aaac.org.au);

BIKE RACK

Several Bikes in the bike rack, will be donated to the Robina Rotary Club in the last week of 25 July. Notices were published prior, including on the notice boards, and only one was claimed. The bikes had not been used for some time and have flat tyres. It is thought that the bikes were dumped (stolen) or left from previous owners or tenants.

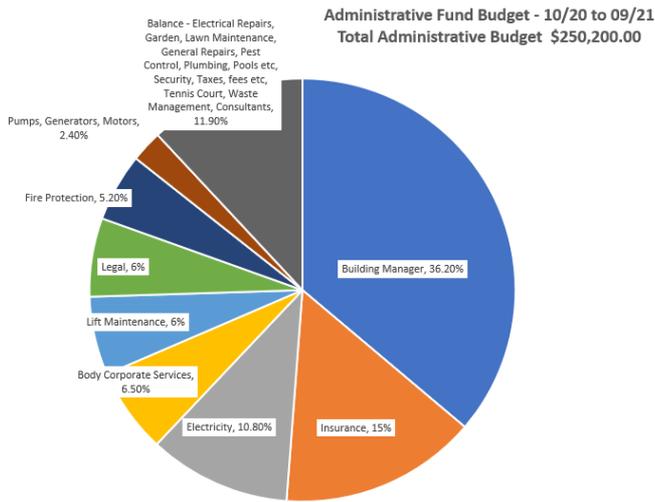
OWNERS STORE ROOM

There is no more room in the owners' store room until floor space can be made available. Procedures and Permission to store items were not sought from the Body Corporate Committee; Items such as mattresses, beds and lounges must be removed by 25 July. Owners in the past have sold their units and left items in the store room and these should now be claimed by the new owner or removed. Rental tenants CAN NOT remove the owners' furniture without the owners' permission who should then seek the permission of the Body Corporate Committee.

A Copy of Store Room Procedures is attached.

INSURANCE PREMIUM

The insurance premium has increased 25% from June 2018 to June 2020 and is now forms 15% of the Administrative expense after the cost of our building manager. Refer to the Pie Chart below.



When the Body Corporate sought a 2022 quote, 5 Insurers refused to quote because of prior year's claims of which claims for water damages were excessive.

The Body Corporate were able to contain the Insured Value for 2022 at the same value as 2021, rather than use the standard Insurance blanket rate of 5% pa.

PARKING SPACES

Parking spaces are exclusive use areas, not common property. Thus, the Body Corporate cannot resolve, approve, or become involved in disputes.

The By-Laws state "such space or spaces are for the purpose of car parking only and shall not litter the same." (Litter meaning storing anything except for your vehicle).

SECURITY SYSTEM

Next financial year starting 1 October, we will start to upgrade our security system. New software, monitors and 5 new CCTV cameras will be installed in the critical areas. The old security system will continue operate in parallel until the new system is finished. Then the following year we will finish the upgrade.

NEW INTERCOM

The intercom at the front entrance was damaged last December. A replacement was claimed on our insurance policy and will be installed next month.

SMOKE ALARM LEGISLATION

New laws come into effect from 1 January 2022 and 1 January 2027. Owners Voted at the AGM in 2018 to have Daysheff, our fire protection contractors, fit out all units for smoke and fire detectors. This was completed in 2019. This means as long as legislation does not change, all owners need not do anything on those dates. **(Copy attached)**

Just a reminder that if you have any concerns or questions, please contact the committee through the Chairman, Bob Dunks For contact details, just go to www.alexanderowners.com.au and click on Body Corporate Committee.

Kind Regards

Alexander Apartments Body Corporate Committee.

Chairperson: Bob Dunks

Treasurer: Gavin Meade

Secretary: Wayne Wright

Committee Members: David Isbister,