



# Alexander Apartments Newsletter

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*Body Corporate Newsletter, No 15, 6 July, 2018*

**WELCOME** to the Alexander Apartment Newsletter.

## **STAGE 2 LIFT UPGRADE**

The scheduled completion date of both lifts is 16 July. Photos for viewing the interior of the lifts will be posted on [www.alexanderowners.com.au](http://www.alexanderowners.com.au) for those owners not residing at Alexander. The cost for Stage 2 was approx. \$170,000 paid by all owners.

The Committee asks that permanent owners, and those with rental units managed by the Building Manager and outside real estate agents, take care when using the lifts during renovations to their units and bringing in large furniture and white goods.

The Building Manager has blankets that can be attached to the walls and we ask that they are used in the above cases.

Please remember that each lift has a security camera fitted and any damage caused by not adhering to above will be charged to the unit owner. (not the tenant as we would assume that you would let your tenants know, especially those owners with outside real estate agents.)

## **ADDITIONAL SECURITY**

It was necessary to add an additional CCTV camera in the garage. Two bikes chained to the bike rack were cut loose and stolen on May 27 and 29. Photos were posted of the suspect in reception and at the bike rack. Police were notified.

## **SMOKE ALARM LEGISLATION.**

By 1 January, 2022, smoke alarms must be updated before any sale or lease of your unit. As well as being Photo electric, alarms will have to be interconnected.

They must

- be hardwired or wirelessly interconnected
- be hardwired to an electrical supply and have a 10-year battery, which must
- be replaced every 10 years

If the alarms are not updated, all properties must update them by 1 January, 2026.

The Committee will be putting a motion to the AGM in December regarding installation next year. There will be no conduits or wires running across ceilings. Our Contractor, Dayshelf, will use the existing thermal detectors in each unit which are already hardwired.

## **ELECTRICITY CONTRACT AND COSTS**

Our current contract with Origin Energy will expire on 1/01/2019. An invoice charge summary clearly shows that while we try to save money on electricity, the bulk of the charges are other than electricity. Energy charges equalled 43.5% and Network charges 40.3%. Balance is metering charges, retail service charges, 12.7% environmental charges and registered charges.

**ANY QUESTIONS?**

Just a reminder that if you have any concerns or questions, please contact the committee through the Chairman, Wayne Wright. For contact details just go to [www.alexanderowners.com.au](http://www.alexanderowners.com.au) and click on Body Corporate Committee.

**Kind Regards**

**Alexander Apartments Body Corporate Committee**

**CHAIRPERSON** – Wayne Wright (Lot 40)

**TREASURER** – Raylene Kerslake (Lot 1)

**SECRETARY** – Andrew Hogarth (Lot 53)

**COMMITTEE MEMBERS**

- Chris Ayers (Lot 20)
- David Isbister (Lot 9)
- Ray Stephenson (Lot 45)
- Steve North (Lot 7)