



Alexander Apartments Newsletter

Body Corporate Newsletter, No 8, July, 2016

WELCOME to the new owners of Units 8, 26 and 33.

LIFT UPGRADE

ThyssenKrupp Elevator Australia have informed us “that due to a changeover in the factory ordering system” they “experienced factory supply delays on multiple projects.” In addition, the failure of their logistics company to fulfil their obligation had pushed our scheduled completion date back to December 2. The committee had a face to face with the TKE Queensland State Manager Dean Nelson at our July 15 committee meeting and were given assurances that everything will be done to meet their latest schedules.

ELECTRICITY CHARGES

It was finally necessary to increase the kWh tariff charges from 17 cents to 19.5 cents. We have all enjoyed the 17 cents per kWh since July 2012. Our current 3 year contract with Origin Energy will end on December 31, 2016.

NEW STAIRWELL PRESSURISATION SYSTEM

Due to changes in the legislation, a recent site inspection discovered that the two motors and baffles in our system needed replacing to receive a Certificate of Compliance. These motors, in case of fire, push air into the stairwell to make sure smoke in the foyers cannot enter the fire stairs when a door is opened. Tests are carried out to establish how much time it takes to re-establish the pressurisation after doors are opened and closed. Tests are carried out 4 times a year on the system. In April, we received our Certificate of Compliance.

UNIT RENOVATIONS

The committee felt it was necessary to publish guidelines for owners wishing to renovate. We have included a copy with this newsletter and posted a copy on www.alexanderowners.com.au

CCTV LIVE FEED TO SURFERS POLICE STATION

The committee has worked for several years to have the Gold Coast City Council install CCTV cameras at the corner of Thornton Street and Surfers Paradise Blvd. Guy Russell, the Coordinator Safety Camera Network for the City of Gold Coast, has confirmed that the Thornton St camera is connected to the Control Room with a continuous 24/7 live video feed to Surfers Paradise Police station.

9 -11 THORNTON STREET DEVELOPMENT

Peninsula Properties are seeking approval to develop a 31 storey high-rise with 81 units on a property that is only 1012 m2. This development is across Thornton Street from Acapulco and is 5 storeys taller than Acapulco. The Alexander committee working with Aristocrat and Acapulco committees, have submitted our objection to this development.

Alexander Apartments Body Corporate Committee

CHAIRPERSON – Wayne Wright (Lot 40)

TREASURER – Glenda Crew (Lot 27)

SECRETARY – Andrew Hogarth (Lot 53)

COMMITTEE MEMBERS

- Daphne Mole (Lot 17)

- David Isbister (Lot 9)

- Ray Stephenson (Lot 45)

- Steve North (Lot 7)