



Alexander Apartments Newsletter

Body Corporate Newsletter, No 1, June, 2014

WELCOME to the first edition of the Body Corporate Newsletter. We have designed this newsletter to bring you the latest news from the Body Corporate as well as some reminders of the by-laws which govern ownership of our units at Alexander Apartments.

COMMITTEE MEMBERS

You may not all be aware but there have been some changes to our committee members this last month. Due to the sale of their units, our previous Chairman and Treasurer, David and Tracey Cohen, have had to resign their positions. The Committee and I am sure all owners, would like to thank David and Tracey for their hard work and commitment over the previous 12 years and wish them well for the future.

Accordingly, their positions have been filled by Wayne Wright as Chairman and Glenda Crew as Treasurer. Wayne has been a hard working committee member for many years and is looking forward to taking on the position of Chairman and the challenges of that position. Wayne was a bank manager for 30 years and is now the Queensland State Manager for Prime Super Pty Ltd.

Glenda Crew has been a committee member previously for several years and is the creator and designer of our owners' web site - <http://www.alexanderowners.com.au> which is updated regularly with notices, photos and relevant dates. Glenda, who lives in Brisbane, has owned Unit 27 for 10 years and loves spending weekends at Alexander. Glenda is a school teacher and web designer and has been involved with various committees in the past in roles ranging from Treasurer to Vice President and is well qualified to take on the role of Treasurer.

Our long serving and hardworking Secretary, Steve North, has been appointed the Body Corporate Committee liaison person and will liaise with both Managers and owners when required.

NEWS

Light Rail – The G:

The G: is a 13 kilometre integrated tram system that connects the Gold Coast University Hospital and Griffith University (Health and Knowledge precinct) to Surfers Paradise and Broadbeach. There are 16 stations along this corridor with high-quality bus interchanges at Southport and Broadbeach. The closest station to Alexander is just up the road outside Thornton Towers and service is due to commence from mid-2014. Watch the Alexander Owners website for photos. More information can be found at <http://ridetheg.com.au/>

BY LAWS

PARKING

Basement Parking

A reminder about parking according to the by-laws. The proprietor of each unit is entitled to the exclusive use for himself and his licensees of **one** car space as allocated on the plan contained in the by-laws which you should receive with this newsletter. Each owner is entitled to mark that space as being for their exclusive use but if a space is not marked as such, then it is able to be occupied by a vehicle belonging to another owner or tenant. Due to the restricted number of car spaces in our garage area, **EACH UNIT MAY ONLY HAVE ONE VEHICLE** however, arrangements may be made in writing with other owners if more parking space is required.

Visitor Parking

The limited number of visitor car parks are for the use of visitor's cars only. Owners are requested to use Basement Parking for their vehicles to leave space for visitors to the building. However, visitor parking is restricted to 2 hours

only but may be extended if the Managers are notified of this. Any cars illegally parked will receive a notice and may be towed away at the owner's expense. **Full information is in Section 34 of the by-laws.**

ELECTRICITY

The Body Corporate Committee is becoming increasingly worried about the large number of outstanding electricity accounts which affects all of us as owners. Under our by-laws, payment of electricity accounts is payable within 14 days of issue and if this is not made, the Body Corporate reserves the right to disconnect electricity to that unit. Any disconnection and reconnection fees as well as the debt owing must be paid on demand by the owner of the unit.

THE OWNER OF THE UNIT IS DEEMED RESPONSIBLE FOR THE AMOUNT OWING AND ANY BREACH BY AN

OCCUPIER. This means that if your unit has a tenant in it who is not paying the electricity account owing to you, you as the owner, are deemed responsible for the debt and must clear this debt or the electricity can be disconnected until such time the debt is cleared. So please ensure that when letting your unit through external agents, you cover yourself in the event of a non-paying tenant. **Full information is in Section 32 of the by-laws.**

WORK DONE ON UNITS

A reminder about the by-laws governing changes to your units and work done on units. Did you know that under our by-laws, owners shall not perform any works or erect any structure in or on his lot which will in any way alter the external appearance of the building without the consent in writing of the Body Corporate. This even applies to hanging washing, towels, bedding, clothing or any other articles on any part of your lot that is visible from the common property or other lot.

If you wish to change your curtains, blinds or any other window or door covering visible from outside these curtains must have a white backing and any other colour or design must once again be approved by the Body Corporate.

You must also have Body Corporate approval for air conditioners and screen doors and any structural alterations as these are deemed to affect the external appearance of the building. Under most circumstances, approval is given but if you don't seek approval first, you may be asked to remove or change any work done. **Full information is in Section 10 of the by-laws.**

Well that's it for the first issue, we hope you have found the topics covered interesting and informational. Please feel free to contact any committee member if you have a problem or need further information. Committee members' details are on the Body Corporate page of the Alexander owners' website mentioned earlier.

Kind Regards

Body Corporate Committee