



# Alexander Apartments Newsletter

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*Body Corporate Newsletter, No 17, 19 March 2019*

## **NEW STRATA MANAGER**

Our new Strata Manager at Body Corporate Services is David Gordon who replaced Roland Franz in February. David has looked after Alexander in the past and is a pleasure to work with.

## **EMBEDDED NETWORK MANAGER**

Community Utilities at Body Corporate Services closed on 31/12/2018 and Frank Boezeman retired. It was necessary for Alexander to appoint a new registered retailer of electricity. We appointed Savant Energy. Their proposal in sum includes the following:

1. Includes all meter reading and billing.
2. Removes the financial responsibility from the Body Corporate for any unpaid accounts.
3. Removes all regulatory responsibility from the Body Corporate such as the imposition of security deposits, disconnections and complaints from residents.
4. Additionally their proposal allows each apartment owner and tenant the flexibility to choose their own electricity supplier, should they believe that they can find a better offer.
5. Allows for the negotiation of common area electricity contracts at no charge to the Body Corporate.
5. Includes an optional offer to install a solar system on the roof of the building to reduce common area electricity costs.

They will be contacting all owners who will need to complete a connection form (owner or tenant) for them to supply power to your unit (owner or tenant) if you decide to use them. Please ensure you do this to allow seamless supply of electricity to your unit. Your next bill will come from Body Corporate Services as normal, but it will come from Savant in the June Billing period.

## **SOLAR PANELS**

Discussions are underway with Savant Energy and the Solar Installer to ensure a seamless process of implementation for the solar panels on the roof. The agreement is yet to be signed.

## **FIRE DETECTION SYSTEM UPGRADE**

Work will commence in May/June with the installation of the new Fire Detection System Upgrade. This will include the removal and replacement of approximately 412 detectors including the additions of the new optical smoke alarms required by legislation plus a new fully addressable fire panel. You will receive a letter from Body Corporate Services advising when access to your unit will be required.

## **NBN NETWORK**

NBN have inspected Alexander and created a plan for installing the NBN network. Work has started and plans submitted to the committee for installation of a cabinet in the garage. This was approved at our March meeting.

## **ROOF TOP EXTRACTION FAN**

There were problems last year with the air extraction fan on the northern side of the building over the 2-bedroom bathrooms. We first employed Safe Air Industrial Services to clean all the air vents to all the units. We then employed Cougar Air to install a new vertical centrifugal roof mount fan which solved the problem.

## **WATER SUPPLY TANKS**

Pristine Water Systems was employed in January to clean the two basement water tanks and the one rooftop tank. This is necessary every 4 to 6 years. This is to ensure we have clean drinking water.

## **OUTSIDE REAL ESTATE AGENTS**

The Body Corporate Committee is sending a letter to those owners who are currently using outside agents to rent their unit or renting it themselves. The name and contact details of the letting agent are required along with the tenant's names should problems arise or there is an emergency. We also need to know for parking in the basement carport.

The Body Corporate Building Manager and Leasing Agent is Jacky Lui. The committee recommend that owners with outside agents consider using Jacky. He has the letting rights at Alexander as part of his Management rights agreement.

He is here at Alexander Apartments 24/7 or contactable should problems arise.

## **NEW COMMUNITY MANAGEMENT STATEMENT**

As advised in our AGM minutes, the new CMS has now been registered. Every owner and especially all new owners need to read the bylaws and note the following sections noting that all are relevant.

- Sealing Balcony Doors
- Bike Rack
- Procedure for use of Storeroom
- Renovations - Standard Conditions of Approval
- Pets - Standard Conditions of Approval
- House Rules
- No Visitor Parking in Garage

The bylaws are set to allow all to enjoy Alexander in peace and as their home. They can be found on our website <https://www.alexanderowners.com.au> under BCC info.

## **ANY QUESTIONS?**

Just a reminder that if you have any concerns or questions please contact the committee through the Chairperson, Wayne Wright. For contact details just go to <https://www.alexanderowners.com.au> and click on Body Corporate Committee.

**Kind Regards**

**Alexander Apartments Body Corporate Committee.**

**Chairperson:** Wayne Wright

**Treasurer:** Raylene Kerslake

**Secretary:** Andrew Hogarth

**Committee Members:** Chris Ayers, Steve North, Ray Stephenson, David Isbister