



Alexander Apartments Newsletter

Body Corporate Newsletter, No 19, 8 November 2019

ELECTRICITY

To reiterate from last Newsletter

Savant Energy is our new embedded network manager for electricity. Please make sure you pay your invoices on-time (POTD) to receive your 20% discount. If your tenant is paying the electricity and you are using an outside agent, please make sure the agent knows to phone Savant on 1300 117 376 prior to the tenant moving in and out.

SOLAR ROOF PANELS

At our budget meeting on Friday, 8 November the committee voted unanimously not to proceed with the solar roof panels. This decision was mainly due to the problems we would encounter with the roof membrane at installation and going forward. Our agreement with Savant will now be for five years.

CONSIDERING RENOVATING?

Read our By-laws regarding Renovations because written approval is required from the Body Corporate Committee 4 weeks prior to the proposed starting date. Contractors must hold the required license and appropriate insurance. Does the work require a Form 8 or Form 16 certification? Carefully read these By-Laws - Pages 11 to 13 for the conditions to renovate. The Committee will enforce this By-Law strictly.

WHAT IS THAT SMELL?

Warm weather proved to be a challenge managing the rotten garbage smell coming from the chute room. The committee has purchased and installed an exhaust fan, plus organized additional garbage pick-ups each week. We already regularly clean the chutes top to bottom.

We have employed CJKD Constructions Pty Ltd to replace the bottom of the chute to bring it back to its original condition. This, with the fan and the extra bin pickups, should prevent smells as we go into another hot summer.

NEXT YEARS LEVIES

At the Budget meeting last Friday the committee agreed to only increase levies by 1.51% which is less than CPI. This means as follows:

Levies Last Year Qtrly: 2 Bedroom Unit (after 20% Discount) \$1847.99. This year \$1874.99 (+\$27 or 1.51%)

Levies Last Year Qtrly: 1 Bedroom Unit (after 20% Discount) \$1319.35. This year \$1339.28 (+\$20 or 1.51%)

NOISE COMPLAINTS

All owners please note - we are having a lot of noise complaints mainly relating to parties. We have by-laws that cover this, so, if you are an owner who lives at Alexander or an owner that rents themselves or with outside agents, please ensure you and any tenants are aware of the following by-laws. The committee takes a dim view of regular breaches and will not hesitate to take action under the following by-laws if warranted. The by-laws regarding Noise Complaints can be found on our website, <https://www.alexanderowners.com.au>, under Body Corporate Committee Information, Alexander Apartments By-Laws.

They are:

2. Noise

6. Behaviour of Invitees

13. Causing a nuisance

ANY QUESTIONS

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

Kind Regards**Alexander Apartments Body Corporate Committee.****Chairperson/Treasurer:** Wayne Wright**Secretary:** Andrew Hogarth**Committee Members:** Chris Ayers, Steve North, Ray Stephenson, David Isbister, Stephen Pemberton