



Alexander Apartments Newsletter

Body Corporate Newsletter, No 16, 29 October 2018

COMMITTEE ELECTIONS

The Body Corporate Committee remains unchanged for next year. There were no other owner nominations for the committee.

FINANCIALS 2018 -19

Good news. The Administrative Budget was under by \$13 325 and the Sinking Fund was over only \$21 000 and included the Stage 2 lift upgrade that cost \$154 940.

BE SURE TO READ MOTIONS PUT FORWARD BY THE COMMITTEE AND VOTE AT THE AGM ON 7 DECEMBER AND RETURN YOUR VOTING PAPERS BY THE DUE DATE!

MOTION: SUPPLY OF ELECTRICITY

Our current electricity provider, Community Utilities will close on 30 December 2018. The closure is due to legislation changes that required it to hold a Retailer authorisation and be registered with the Australian Energy Power Network.

Body Corporate Services selected Savant Energy as an alternative supplier to replace Community Utilities. The proposal from Savant includes all meter reading and billing, the Body Corporate has no responsibility for unpaid accounts, allows an owner the right to choose their own electricity supplier should they believe they can find a better offer and no charge next year to the Body Corporate for negotiation of a new common area electricity contract with a supplier.

Savant Energy offer the following rates: Owners/Occupiers/Short Term Letting Pool a flat rate of 20.4 cents per kilowatt hour and a daily supply charge of 60 cents per day. Tenants (Under a Lease) will pay a flat rate of 22.95 cents per kilowatt hour, and a daily supply charge of 99 cents per day.

The committee has approved the offer from Savant Energy and encourage owners to approve this agreement.

MOTION: PROPOSED SOLAR PANEL SYSTEM

Proposal - rooftop solar energy system at no cost to the owners.

Savant Energy to install system to reduce common area electricity costs. A 10-year contract requires body corporate approval. After 10 year's ownership, the system reverts to the Body Corporate. Power savings will be to the Body Corporate common areas only. Savings are yet to be determined once system is in place.

MOTION: NEW COMMUNITY MANAGEMENT STATEMENT

The Alexander Apartments By-Laws were last reviewed 20 years ago. The committee has engaged OMB Solicitors to review and amend the By-Laws for the Body Corporate.

MOTION: NEW FIRE SAFETY SYSTEM

In the next financial year, the Body Corporate will spend \$58 521 + tax, on the upgrade of our fire detection system to a new analogue addressable system. Queensland legislation in the future will require photo-electric smoke detectors hardwired instead of battery-operated detectors which are currently being used. All units will be upgraded to meet the forthcoming legislation.

MOTION: ADDITIONAL 5 YEARS TO BUILDING MANAGERS CONTRACT

This motion will extend the Building Managers agreement with the body corporate to 2039. There is no cost to the owners for this request as all costs are met by the Building Manager.

We ask that you vote to support all the above motions at the AGM.

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