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10 March 2017

**CIRCULAR TO OWNERS AND OCCUPIERS RE BALCONY DOOR SEALS
WATER INUNDATION TO LOTS**

Dear Owner,

**RE: ALEXANDER APARTMENTS CTS 10782
2943 SURFERS PARADISE BLVD SURFERS PARADISE QLD 4217**

We are the Strata Managers for ALEXANDER APARTMENTS CTS 10782 and have been instructed to write to you in this capacity.

Investigations into recent water inundation events by SRB Consulting, on behalf of the Body Corporate, have identified an issue which is an owner's responsibility.

It has been discovered that some water inundation has been caused by a failure of the balcony door seals on either the unit, or the unit above. Balcony doors, which are contained within the lot, are an owners' responsibility to repair and maintain as required by the Body Corporate and Community Management Act 1997 (Accommodation Module) Regulation 2008.

The first step in the process of protecting all lots and common property from further inundation from this cause is to request all owners to urgently attend to any required works to ensure the balcony doors and seals to their lot are in an appropriate state of repair and are fit for purpose.

Should you not effect any necessary repairs and this cause in your unit is identified as the cause of a future water inundation event, you may be held liable for any loss or damage which occurs as a result of not carrying out these works.

Once owners have effected these works as required, the Body Corporate shall conduct further investigations into any other causes which may be a contributing factor in any future water inundation event with a view to resolving on a step-by-step basis.

We thank you in advance for your prompt attention to this matter and if required, you are welcome to contact the writer on the number above.

Yours faithfully
for and on behalf of the plan
ALEXANDER APARTMENTS CTS 10782

David Gordon
Strata Manager

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