



Alexander Apartments Newsletter

Body Corporate Newsletter, No 18, 21 July 2019

ELECTRICITY

Savant Energy is our new imbedded 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 out.

HOT WATER SYSTEMS

Owners should get a plumber to check the age of their hot water systems. Recently several have burst and flooded the unit below due to the fact they were past their use by date. The Unit that causes the damage to the unit below is responsible to cover costs for the unit below. Your insurance company will request you use the body corporate insurance for damages and you will need to pay the excess charge for using the body corporate insurance to make a claim. The total cost will be \$580.00 + so it is worth checking your system now. Approximate cost of a new water heater is \$900. Our preferred suppliers are found on our website www.alexanderowners.com.au under links.

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.

NEW FIRE SAFETY SYSTEM

Work is finished on our new \$67,731 + tax fire system. Battery operated smoke alarms are not allowed in the future. This new system has interconnected photoelectric smoke alarms that all activate together and are hardwired to the main power supply and include a secondary battery backup. This system will be required in the future if you want to sell your unit or rent it and would have been at your own cost.

NBN OCTOBER 9 DEADLINE

You should have received a letter from NBN. If you have a landline phone or internet network in your unit you will need to contact a phone and internet provider and ask to connect to NBN.

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 organising additional garbage pick-ups each week. We already regularly clean the chutes top to bottom.

FACEBOOK - NEW

Have a look at the new Facebook page for Alexander Apartments. You can access it by going to www.alexanderowners.com.au and click on the Facebook logo on the Home page or go directly to <https://www.facebook.com/alexanderapartmentsowners/>

NEWLETTER SURVEY

Do you want the committee to continue publishing an Alexander Apartments Newsletter? **YES** or **NO**. Please send your vote to glen@powerup.com.au who is our website and newsletter provider.

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