



Alexander Apartments Newsletter

Body Corporate Newsletter, No 13, October, 2017

WELCOME to the Alexander Apartment Newsletter.

GOOD NEWS at our Budget Meeting on Friday, 27 October - the committee agreed to a 1.5% increase in the combined levies for the Sinking Fund and Administration Fund and will complete the \$160,000 Stage 2 upgrade of the lifts next year **without** a special levy, by using excess funds available from the Administration Fund achieved over the years from savings.

The committee will need owner's approval for this by voting yes at the upcoming AGM on 8 December. Please take the time to vote at our AGM. Remember, it is your unit complex after all.

ALEXANDER APARTMENTS is participating in a Government program called NABERS, that provides Energy and Water efficiency ratings for buildings all over Australia. They are now developing an Apartment Rating system.

WATER has been restored to our spear pump for the gardens. It was originally thought that we had lost access to this free underground water due to the Jewell development. Persistence by Ray Stephenson in finding water is the reason we again have spear water.

REPLACEMENT of the two Hydrant Fresh Water Pumps was necessary in September. The cost was \$13,928 + tax.

PABX - The committee replaced and installed the missing PABX software. The agreement with the previous and present building manager is that owners should only pay 1/3 the invoiced cost for outside telephone calls using the PABX. The Body Corporate will continue to pay the annual cost to upgrade this software.

SCHOOLIES this year will number about 60 students staying at Alexander the first week, 18 – 25 November.

FOYER CARPETS on Levels 6 & 7 will be replaced before Christmas. This is an ongoing annual project. Levels 2 to 5 will be done within 2 years' time, completing the project.

Being sent out with this newsletter are up to date guidelines for storeroom use by owners and renovations. Please take time to read them.

Kind Regards

Alexander Apartments Body Corporate Committee

CHAIRPERSON – Wayne Wright (Lot 40)

TREASURER – Glenda Crew (Lot 27)

SECRETARY – Andrew Hogarth (Lot 53)

COMMITTEE MEMBERS

- Chris Ayers (Lot 20)

- David Isbister (Lot 9)

- Ray Stephenson (Lot 45)

- Steve North (Lot 7)