



Alexander Apartments Newsletter

Body Corporate Newsletter, No 20, 7 March, 2020

WIRED IN SMOKE DETECTORS

A reminder that the committee arranged for the above before the required date and it also upgraded our fire alarm station. This was approved by owners at our 2018 AGM. {From 1 January 2022 for dwellings being leased, re-leased or sold. From 1 January 2027 for all other dwellings.}

An owner recently wanted to put smoke bombs in each bedroom of a two bedroom apartment. After talking to our fire service providers it was agreed to stop the alarms going off, that our Building Manager isolate the unit. He did this and no problems occurred. If the alarm had gone off, the owner would have been liable to pay for the fire brigade attending (approx \$1500).

Remember, if it is your or your tenants fault for a false alarm (you/they) are liable to pay for the fire brigade attending.

AIR CONDITIONER INSTALLATIONS

I want to install an air conditioner Do I need approval?

Yes. Applications are required in writing addressed to the committee and posted to Body Corporate Services. You must submit all plans and specifications with your applications.

It has come to the Committees attention recently, that some installations have not sought Body Corporate approval. The main problem is that the air conditioner compressor waste pipe is not joined to the sink waste pipe. This is one of our By Laws and the Committee takes a dim view if it is not done properly.

Every owner at Alexander Apartments must abide by the by-laws which are set by the Committee and approved by all unit owners at an AGM (last done AGM 2018). By Laws can be found on our web site www.alexanderowners.com.au. Under Body Corporate Committee (Tab) {The By-Laws }

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.

LEVIES

Levies are charged quarterly 1st January, 1st April, 1st July and 1st October.

CONTRIBUTION FUNDS

What is the difference between the administration fund and sinking fund?

Administrative Fund

The Administrative Fund covers expenditure required for the daily running and general maintenance of the Body Corporate. This includes all repairs and maintenance that would occur to buildings, plant and equipment, electrical, gardens and grounds, lifts etc. It would also include caretaking fees which are for the Building Manager to clean and maintain parts of the common property as per our Management

Agreement. It also includes community power for the running of pumps, lights, lifts, pool/spa heaters etc.

Sinking Fund

This is a separate fund to the Administrative Fund. The amount owners contribute is based on a sinking fund forecast. Our Sinking Fund Analysis is prepared by Solutions IE. It is a 10 year forecast of major expenditure which covers such items as – painting the common property (including the exterior of the building), major repairs and refurbishment to lift cars, and upgrading common property. These items are considered as capital, or non-recurring major expenditure, and therefore need to be contributed to by all owners over a period of time. The purpose of this fund is that if you owned your Lot for 5 years and the re-painting of the exterior of the building is due in year 10, your Lot has contributed for 5 years towards the painting of the building.

Your individual contribution to the Administrative Fund and Sinking fund is based on your lot's "contribution entitlement". There are 331 lot entitlements at Alexander Apartments. One bedroom units have 5 lot entitlements and two bedroom units have 7 lot entitlements

SIGN IN PROCEDURE FOR CONTRACTORS, BODY CORP AND PRIVATE.

For all permanent owners, owners renting out their units and owners employing outside agents, please let them know that when you arrange a contractor to call, they are required to sign in and out. The register is held by the Building Manager at the Reception.

This is mainly to cover Workplace Health and Safety Requirements. All Contractors employed by the Body Corporate do this now. (Although it is not in the by-laws, it is Body Corporate policy that has been instructed to the building managers due to past incidents of unauthorised works and damage to common property and WHS legal requirements).

ANY QUESTIONS

Just a reminder that if you have any concerns or questions, please contact the committee through the Chairman/Treasurer Andrew Hogarth. 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: Andrew Hogarth

Secretary: Wayne Wright

Committee Members: Chris Ayers, Ray Stephenson, David Isbister, Stephen Pemberton