

Owners Corporation

Newsletter

August 2025

Next Open Committee Meeting / Defibrillator (AED) Training

The next open committee meeting will be at 7.00pm on Monday 25 August, 2025, in Pulse Room 2. You are all welcome to attend.

Prior to this meeting we will present the second and final defibrillator (AED) training session at 6.00pm, in Pulse Room 2. Once again you are all welcome to attend.

Residents Building Information

Your committee has compiled a Residents Building Information package which is accessible via a QR code. This can be accessed by scanning the QR code on one of the posters which have been placed around the building (front doors, lifts).

The information in the package includes:

- Strata News
- Welcome Kit
- AED – Defibrillators
- StrataMax
- Blogix
- By-Laws

We trust that this information will be beneficial to all residents.

Security

For the safety and security of everyone in the building, we kindly ask that you do not grant building access via the intercom system to unexpected couriers / delivery drivers, or unknown individuals.

While we understand the convenience this may offer, allowing entry to anyone not personally known to you may pose a significant security risk to other residents and the building as a whole. It is common for individuals to buzz multiple, random apartments to increase their chances of gaining access.

Please note:

- Couriers and delivery personnel should follow proper delivery procedures and are not to be granted entry to the building unless you are expecting them and they can verify their identity.
- If you are not expecting a delivery or visitor, please do not buzz anyone in.

We kindly request that residents also remind their guests or housemates of this policy as needed.

Feeding Birds

We would like to remind all residents of the importance of refraining from feeding birds—such as Rainbow Lorikeets—from private balconies.

While we understand that interacting with native wildlife can be enjoyable, feeding birds from your balcony can lead to several unintended issues that negatively affect your neighbours and the wider building environment.

These include:

- Accumulation of bird droppings on lower balconies and building surfaces,
- Increased noise levels and disruption due to large congregations of birds,
- Damage to the building finishes and common property,
- Long-term hygiene, pest control and maintenance concerns.

These impacts are particularly difficult for residents living directly below or adjacent to bird feeding areas and they compromise the peaceful enjoyment of lots as outlined in the building's by-laws.

We kindly ask for your cooperation in not feeding birds from your lot's balcony, to help maintain a clean, safe, and respectful living environment for everyone in the building.

Other Works/Expenses

Other works and expenses that the committee and building manager have approved include:

- External Lighting: Faulty globes and external bollards, and leaking wall lights have been replaced. The external light timers have also been adjusted to operate from 5.00pm to 7.00am during winter.
- The gate from the central garden to pool area: the failed mortice lock which had rusted out has been replaced with completed associated wiring, restoring the access control and resolving the security issue.
- The existing damaged CPR sign in the pool area has been removed and replaced with two new compliant CPR signs.
- Replacement parts have been installed in the sewer pump panel on The Crescent. This has resolved the issue, so that constant alarm activations and flashing red lights have ceased. The work was covered by warranty.
- 2 x faulty chains were replaced in Valencia subsoil pump station.
- General Maintenance
 - 2x intercom faults resolved (access control)
 - 2x blocked balcony floor waste works completed (plumber)
 - 3x faulty locks on doors to basement utility rooms repaired (locksmith)
- Annual mandatory Sydney Water testing of onsite backflow prevention devices is due in August; awaiting confirmation of date.
- Hot Water Plant: The pipework leak rectification and failed heater replacements have been approved.
- Annual Drain Maintenance has been approved.
- The completion of the rewiring and commissioning of the HVAC CO system following Fire Panel programming repairs has been approved.
- Steam cleaning of all onsite lifts has been completed.