

**Owners Corporation**

**Newsletter**

**November 2025**

**Annual General Meeting (AGM)**

Our annual general meeting (AGM) for 2025 will be held in Pulse Room 2 on Monday 15 December. Registration begins at 6pm and the meeting will commence at 6.30pm.

**Annual Fire Testing – 12<sup>th</sup> to 17<sup>th</sup> November 2025**

Arrangements have been made for Valencia's Fire Safety contractor (Statewide Fire Solutions) to carry out annual inspections of fire equipment in all residential lots and common areas.

Full access to your unit will be required for inspections and testing of fire safety assets (smoke detectors, doors etc.). This should take a maximum of 5 minutes.

**Testing of all fire safety assets in the building is mandatory.**

Appointment dates for each building are listed below:

4 The Crescent (Valencia) - Wednesday, 12th November 2025

2 and 2A The Crescent (Lipari) - Thursday, 13th November 2025

8 Stromboli Strait, Amalfi Drive, The Promenade (Rimini and Cannes) - Monday 17th November 2025

**All booked appointments will be conducted between 8am and 12pm and 1pm to 3pm for the dates above. Lots that do not arrange a time for an appointment will receive a knock at their door between 1pm-3pm.**

If you are unable to be home during the specified time or date, then leaving keys with a neighbour might be an option.

To book an inspection time please call Kerry at Statewide Fire Solutions direct on 0493 402 751 business hours between 9am – 3pm, Tues - Thur. NO CALLS outside of these hours will be taken. You may also email anytime to [service@statewidefire.net.au](mailto:service@statewidefire.net.au)

Accessing all units during these visits will considerably reduce costs for the building.

NOTE - Should access not be given on the arranged date, then Owners/Occupants could be responsible for additional costs incurred for a second visit if Statewide Fire are not notified beforehand.

**New Car Park Entry Roller Door**

The car park entry roller door has been replaced on the 3<sup>rd</sup> November, 2025. The previous door had reached the end of its useful life and the new door is more efficient and quieter.

## **Swimming Pool**

Our swimming pool is open, and ready for summer. Facilities, including pool deck furniture and shower/toilet rooms, have been cleaned and toiletries have been restocked. The CPR signs were previously replaced with new, compliant signs. We have also been donated two banana chairs for the pool area.

The pool contractor will undertake servicing and maintenance of the pool twice per week from Nov until March.

Please take note of the following:

- The pool cannot be used between the hours of 10pm to 6am,
- Smoking, eating, drinking or consuming alcohol in the pool or its surrounds is not permitted. Pool users must ensure that glass containers or receptacles of any type are not taken to or allowed to remain in the swimming pool or its surrounds,
- It is essential to ensure that children are not in or around the swimming pool unless accompanied by an adult owner or occupier exercising effective control over them.

## **Visitor Parking**

Please be reminded that the designated “Visitor” car spaces located in the main car park (lower level) are strictly reserved for visitors only and must not be used by residents under any circumstances.

Unfortunately, we continue to see instances where residents are using these visitor spaces, despite previous reminders. The Strata Committee, together with the Building Manager, will now be enforcing strict compliance with this rule.

Breaching of this by-law can result in an administration fee of \$165.00 being charged to the owner of the unit which the vehicle belongs to each time the by-law is breached.

If a resident has special circumstances or a temporary need to park in the visitor area, they must submit a written request by email to the Building Manager for Strata Committee review and approval before doing so.

We appreciate everyone’s cooperation in ensuring fair use of visitor parking for genuine visitors.

## **Other Works/Expenses**

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

- The faulty car park CO sensor that had been providing false, elevated PPM readings (and subsequently activating the car park supply and exhaust fans into continuous operation) has been replaced.
- Water feature tile repair – this has been completed.
- CCTV camera installation - Cameras have been successfully installed into the internal lobby area of all buildings (Valencia, Rimini & Lipari) as extra security.
- Car park ceiling leak (adjacent Rimini Lift) has been repaired.
- A number of plumbing and tile repairs have been approved.