

Owners Corporation

Newsletter

May 2025

Our New Building Manager – Vince Wendelin

We take great pleasure in introducing our new Pacific Building Management Group Building Manager, Vince Wendelin. Vince has a number of years' experience in building management and we look forward to working with him.

Vince has taken over from Alexander Phillip ('Alex'), who has left to take up a position in law. We all wish Alex success in the future.

Automated External Defibrillators (AED's)

At the Extraordinary General Meeting on March 31, 2025, motions were raised to:

- authorise works to common property to install Automated External Defibrillators,
- create a by-law to regulate the use of the Automated External Defibrillators.

These motions were resolved in the positive. These AED's have been installed on the 8th May. Further information, including training session times, will be sent out soon.

Fixtures, Fittings and Appliances

Special By-Law 29 – Absolution of Maintenance states that the maintenance of the fixtures and fittings within a lot and any appliances that only service a single lot within the strata scheme are the responsibility of the lot owner.

Each owner must properly maintain and keep in a state of good and serviceable repair their lot's fixtures, and make good any damage to the common property or any other lot in the strata scheme caused by or arising out of their lot's fittings.

In this by-law fixtures means any of the following:

- (a) all locking devices or mechanisms or door furniture fitted to any front, back or balcony door, window or other opening (including the mailbox lock) or garage door or any closing mechanism attached to a door on the boundary of any part of a lot within the strata scheme;
- (b) all lights, light fittings, light switches, down lights and transformers that may be recessed in the ceiling, exhaust fans (including those recessed into the ceiling), ceiling fans, electrical sockets and wall plates;

(c) all flyscreens and security screens/doors fitted to the windows, doors and balcony doors of the lot, whether installed originally or subsequently by the lot owner.

Please note that the fire doors are the responsibility of strata but any fittings are the responsibility of the owner. However, only approved door locks can be attached to fire doors.

In summary, strata will not be paying for any repairs or replacement of fixtures, fittings or appliances within a lot – this is the responsibility of the owner.

Other Works/Expenses

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

- A replacement water feature pump has been installed.
- A cold water booster pump has been replaced.
- Level 7 Valencia works have been completed.
- The Valencia lift lobby “orange square” will be replaced in May.
- A work order has been forwarded for AFSS Fire Safety asset defect repairs.
- A work order has been forwarded for AFSS HVAC asset defect repairs.
- A large frangipani tree that collapsed under its own weight in the pool area has been removed and replaced by a sapling.
- A service was completed on the Amalfi Drive garage doors.

Check your tradie's licence and insurance before they start

Courtesy of Service NSW:

Most people find out their builder or tradie isn't licensed or insured just after something's gone wrong. To protect yourself, check the status of your contractor's licence and insurance at [Verify NSW](#) before you sign a contract and work begins at your place.

Building Commission NSW has resources and guides to help you make informed decisions about your construction or renovation project.