

**Owners Corporation**

**Newsletter**

**February 2026**

**Open Meeting and Extraordinary General Meeting (EGM)**

Our next open meeting and extraordinary general meeting (EGM) will be held in Pulse Room 2 on Monday 30 March, 2026.

**Strata By-laws**

A summary from Service NSW:

“By-laws are rules that all residents living in your strata scheme (your building or complex) must follow. Strata by-laws make sure that everyone is safe and no one is treated unfairly.

All strata schemes have their own unique by-laws. By-laws are created by the owners corporation.”

How do you find your building’s by-laws? There are a number of ways but an easy method is by accessing the Residents Building Information package which is accessible via a QR code. This can be found on one of the posters which have been placed around the building (front doors, lifts). The information in the package includes:

- Strata News
- AED - Defibrillators
- Blogix
- Welcome Kit
- By-laws
- StrataMax

**Blogix**

Blogix is the Pacific Building Manager Group (our building manager) online portal, available to owners, which provides:

- Announcements and news of issues effecting the building
- A means of making enquiries to the building manager
- A means of reporting any issues that the building manager might need to investigate

**StrataMax**

StrataMax is the Bright & Duggan (our strata manager) online portal, available to owners, which provides the following features:

- Access Documents: View meeting minutes, reports, and other important records
- Manage Financials: Check your levy account and make payments

- Update Contact Details: Keep your information current to receive important communications
- 24/7 Availability: Access the portal anytime, anywhere.

## **Building Security**

For the security of all tenants in our building, we ask that you:

- Do not allow anyone that you don't know into the building,
- Ensure that all deliveries are made to the front entrance/foyer of the building,
- Do not allow any deliveries to be made direct to your apartment,
- Check all required licences of any tradespeople that you allow into your apartment.
  - It is advisable to use tradespeople that Pacific Building Management Group have on their books as they have all required licences and their work can be guaranteed.

## **Garbage**

We are facing a number of issues with our garbage and recycling collection:

- Parramatta Council does not accept recycle bins which contain plastic bags.
  - *Please remove items from plastic bags and dispose of those bags in the red garbage bins.*
- The recycling bins are also constantly overflowing.
  - *Please collapse cartons/boxes before placing them in the recycle bins.*
- Garbage bags are falling apart and leaving a mess in lifts and in common areas.
  - *Please double bag your garbage. If garbage is left in the lifts or common areas, the person responsible will be liable for the payment for cleaning the mess. Note that there are security cameras in common areas.*

## **Other Works/Expenses**

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

- Water feature – the failed cartridge filter element has been replaced.
- Garden irrigation – the failed irrigation controller has been replaced.
- The hot water filter replacement has been completed on Hot Water Heater #4.
- The annual lightning protection certification has been completed, with no adverse issues reported nor repairs required.
- Issues with the feed from the Rimini lobby camera to the security office have been rectified.
- The issue with the disconnected remote-control receiver on the entry roller door has been rectified.
- The annual palm clean and prune from our arborists has been completed.
- Miscellaneous works such as unblocking floor wastes and repairing intercoms have been completed.