



REGATTA WHARF

Regatta Wharf February Newsletter

Seeking members - Sustainability Group

The Sustainability Sub Committee is seeking new members to reflect a diversity of perspectives. No specific experience is needed only an interest in any aspect of sustainable energy and water usage as it could apply to your home or our strata (e.g. energy and water efficiency, EV vehicle charging, recycling, solar, energy prices etc).

For more information, please contact **Trevor Daley on 0438363855**

Commitment is as much as you are prepared to offer. Meetings are designed to fit in with members' availability.

Flood alert! And who pays?

Each apartment has grey, flexi hoses under the various sinks - in the kitchen, bathrooms and laundry. These hoses have a limited lifespan (as little as 5 years) and should be checked regularly and possibly changed. For further information see

<https://plumbingconnection.com.au/bursting-the-flexi-hose-bubble/>

Recently, a major leak occurred in an apartment while the owner was away for a prolonged period. The leak impacted significantly on the apartment and two below. Our Building manager, Jozef Seremet will provide more information on a possible strata wide programme to replace worn hoses with the aim to help reduce costs for those who are interested. Note: - this would be a cost to the individual owner and would not be borne by the strata

Jozef has suggested that if you are going away for any period, it is advisable to turn the water off in your apartment. He can explain how this is done if you are unsure where the central tap is located.

As with the recent case, residents should note that water leakage can cause damage not only to their own apartment but also to others. Residents are responsible for personal property (including carpets) in their apartments. The Strata is responsible for damage to common property only e.g. the carpet in the hallway leading to the lifts, the concrete floors or ceilings. The cost of remediation for damage to the personal property in other apartments (such as carpets, parquet, furniture) could be deemed the responsibility of the person who was responsible for the leakage.

When moving into an apartment, people consider whether or not to have contents insurance cover. Accidents as the one described should be considered in making this decision.

How do we get in! @#?

How many of us have locked ourselves out of our apartments? Sometimes there is an emergency (such as a ringing alarm or a flood) and the Building Manager may need to access your property when you are away. In such situations it would be helpful to either leave a key with a neighbour or to have a key safe installed in the garbage room on your level. Naturally, every effort will be made to contact owners/ residents.

Residents may also find it useful to notify Jozef of where these spare keys are located in case of emergencies. Residents are also encouraged to provide Jozef with their contact details.

Of course, disclosure of this information is completely voluntary.

(Note: An application needs to be made through Acumen to get permission to instal a key safe and for information on the types that are permitted and location for safe).

Extraordinary General Meeting

An EGM was held on Thursday 21st January at which four important motions were put to owners. It was very pleasing to see the level of interest in the meeting with a good attendance by Zoom or via proxy.

All motions were carried unanimously

- **Lift Contract**

Owners approved entering into a contract with Kone Pty Ltd to upgrade the 8 residential lifts and one goods lift at a cost of \$2,059,212. It is expected the lift upgrade will commence in September 2021.

- **Building Manager's Contract renewal**

Owners approved the renewal of the Proactfm contract for another two years with the only change being that the Building Manager's hours will increase to 37.5 per week with a proportional increase in cost. Owners expressed appreciation of the Proactfm model of having an on-site BM and were especially appreciative of Jozef's work.

- **Legal Costs**

By law, owners must approve expenditures for any legal fees over \$3000 (or \$15000 in the case of urgent matters). At the meeting, owners approved the payment of legal fees to lawyers, Bartier Perry for legal work carried out in preparation of the contract for the lift upgrade. Owners also approved a provisional expense of \$10000 in this financial year in anticipation of future legal fees for further major works such as the pool upgrade.

- **Short-term letting by-law**

In 2020, the law was changed to permit short-term letting (e.g., Airbnb) under certain conditions. Previously Regatta Wharf had a by-law prohibiting this under any circumstances. This by-law was now invalid and had to be rescinded. In its place, owners adopted a new by-law that was consistent with current legislation. Short-term letting is permitted ONLY if it is an owner's principal place of residence. This precludes anyone renting an investment property for a period of less than 3 months. Note the legislation does not distinguish between the rights of an owner occupier or a tenant however the latter would need to ensure it is consistent with their lease arrangements.

A reminder:

People are asked to be considerate of Jozef's time and not contact him after hours except in case of a real emergency. Security should be the first contact.