



THE ELIZABETH

Strata Committee

The Elizabeth Owners' Corporation SP No 62661

2-4 Mount Street Walk, Pyrmont NSW 2009

2020 End-of-Year Newsletter

Dear Neighbours

What a year it has been. While the COVID-19 pandemic has no doubt had an impact on all of our lives, a number of things have been happening at The Elizabeth.

The **upgrade of the lifts** is well on track and the committee recognises the tireless work of, in particular, strata committee members Robert Boucher and Steve Verrier in making this happen. As a result we have secured a competitive price for the upgrade and ongoing maintenance contract and Kone can be held accountable for the ongoing performance of the lifts.

Thank you also to residents for their patience and for those residents who have assisted with access to their apartments for the lift upgrade. As you will have seen, Robert has been preparing regular updates for residents about the progress of the upgrade. We are now at halfway point and will also have the benefit of having use of all 4 lifts over the Christmas/New Year period.

The committee recognises that the **special levy** to finance the lift upgrade (the last instalment of which is due in January) was a significant impost on owners. The committee will be working hard to avoid any increase in regular administration and capital works levies for the foreseeable future. To assist with this, the committee will be looking to arrange a renewal of our capital works forecast next year.

Steve Verrier, Robert Boucher and Alan Hunt have also been working closely with our building manager, Lester Biggs, to identify and address ongoing **maintenance** issues. Steve is also our representative on the building management committee, which deals with facilities shared with the Rum Store and the commercial tenancies at the waterfront. As residents may be aware, the building has experienced a number of significant water ingress issues in recent years and the committee is working with our building manager to develop a more proactive and sustainable response to these and other identified maintenance issues. Members of the committee will continue to meet with the building manager on a regular basis to make sure there is an ongoing and proactive focus on maintenance.

Behind the scenes there have been a number of upgrades to the **security** system which the building uses and which are managed by Jacksons Landing security. The lighting in the garden area has also been upgraded with energy efficient LED to increase visibility and enhance security. Next year the committee will be considering other potential improvements on the security front, including an upgrade to our ageing intercom system and the possible enclosure of the entrance/mailbox area.

Following a survey of residents about potential improvements to the **architectural standards** which apply to the building, the committee will be looking to implement one of the recommendations in relation to enabling residents to install **solar window film**. In-principle agreement to this was provided at the AGM and the next step is to seek the endorsement of the Community Association (which is a requirement for all changes to architectural standards). Once that is obtained, a draft by-law will be developed and will be put to the owners corporation for approval at the next AGM. The committee will give consideration to other potential improvements to architectural standards and by-laws which were covered in the survey, including clarification around installation of window blinds and making changes to wintergardens.

The **gardening committee** (whose members are Robert Boucher and Grace Basaglia from the Elizabeth and Gemma Rygate from Rum Store) have been working closely with our gardening contractor to make sure the gardens continue to look fantastic as well as putting in some new plants to introduce some colour into the garden.

The **Community Association** has been focused at managing community facilities in line with COVID-safe requirements. This has included protocols around the use of the Glasshouse gym and pool and the Station. Residents are encouraged to stay up-to-date on developments in the community by visiting the Jacksons Landing website (<https://jacksonslanding.net.au/>).

The committee also wanted to take the opportunity to remind residents to **be familiar with the by-laws and community management statement** that apply to The Elizabeth. To note just a few examples, you generally require approval to undertake any construction work in your apartment (eg. from installing flooring or renovating a kitchen or bathroom) and at least 24 hours' notice should be given to residents of any program of noisy works (by putting a notice in the lifts). In addition, to maintain the external amenity of the buildings, you cannot hang your washing on open balconies or other places (including in a part of a wintergarden or enclosed balcony) where it can be seen from the outside.

The by-laws and community management statement can be downloaded from the Jacksons Landing website (<https://jacksonslanding.net.au/strata/elizabeth/>). If you have any specific questions, please contact our **strata manager**, Helen Wells of Acumen Strata Management Pty Ltd (ph: 02 8586 7822; email: info@acumenstrata.com.au). For maintenance issues, please contact our **building manager**, Lester Biggs (lester.biggs@skybm.com.au). For security-related issues contact **security** at the Gatehouse (ph: 02 8565 9494 or 0497 169 959; email: security@jacksonslanding.org.au).

Due to COVID-safe requirements we will unfortunately not be holding our usual gathering in the foyer for Christmas drinks this year. All things going well, we will revive this next year. We would like to wish all residents and their families and friends the best for a safe and happy festive season and we look forward to what will hopefully be a brighter and less socially restrictive 2021.

Your strata committee

Robert Boucher, Grace Busaglia, Tony Greene, Alan Hunt, Robert McIntosh, Marcus Ryan and Steve Verrier