



Waratah Whispers

Greetings All Residents and Owners

As we near the end of a tumultuous year, thank you again for the good spirited way residents have worked with us to manage the public health and related challenges arising from the Pandemic. The courtesy and co-operation shown to staff and others who work hard to keep Waratah ticking over and safe as well is much appreciated.

What a boon our concierge staff and the management of parcel deliveries has proved to be! Waratah residents are rarely sighted in the long queue for parcel pick up at the Post Office! The challenges and the need to adapt to change however are still with us.

Food deliveries to the front door, bookings for the gym and limitations on numbers there and in the pool remain necessary, as does practicable social distancing in the lifts.

Unfortunately given ongoing uncertainty about health risks, our annual end of year gathering with residents is on hold and we won't proceed at this time with the children's Christmas get together that had been a nice feature in recent years.

New Year's Eve

New Year's Eve, usually the busiest night of the year, will also be different. There will be no 9:00pm fireworks and only a short midnight display from the bridge. Nevertheless, we expect plenty of visitors to the building to enjoy the event. We will do a separate communication regarding arrangements for NYE closer to the day.

Building Manager

Kay Pirzad is on leave this week, back Monday. Thanks to Robert DeBono from our service provider, T&M Management Services for filling this role in Kay's absence.

Annual General Meeting

The Owners Corporation AGM on 12 November saw owners express strong support and satisfaction with the way the strata complex is managed, and endorsement of plans for the future that include important fire readiness improvements, maintenance works on the façade, and adoption of a by-law that will assist us to offer electric vehicle charging in the building.

All members of the committee standing were re-elected and are joined by Professor Peter Collignon AM who brings some years of strata committee experience and has held positions on expert committees of the World Health Organization and Dr Deborah Erickson whose prior appointments include Provost and Vice President of Academic Affairs at the University of Sydney.

Following the AGM the owner of Unit 141, Mr Grant Moore withdrew his application to the NCAT (NSW Civil and Administrative Tribunal) for the appointment of a compulsory strata manager who would assume full control of the strata complex. An EGM prior to 28th February 2021 will consider options for management support for the committee

By-Laws

The operation of the strata scheme is subject to NSW government laws, principally the Strata Schemes Management Act (2015) and Regulation, and by-laws adopted by owners in general meeting.

The act, regulation and by-laws establish rules and procedures for the long and short term management of the strata, set out rights and responsibilities of owners, residents and in some respects visitors, and the processes for dealing with disputes and enforcement of the rules.

You may have seen recent reports about the Horizon building and a court decision that declared a blanket ban on pets as invalid on grounds the by-law was "harsh unconscionable or oppressive."

Waratah does not have a blanket ban on pets but imposes reasonable conditions for keeping an animal (By-law 17). The conditions include registration of a dog or cat, that a permitted dog is not aggressive or difficult to control, does not constitute a nuisance or unreasonably interfere with the quiet enjoyment of other owners and occupiers. Owners and residents should familiarise themselves with the by-laws which cover a wide range of other rules. They are on our website found at <https://www.71victoriast.com.au/by-laws>

Recycling food scraps

Food waste typically makes up one third of our residents' rubbish.

Waratah participates in a trial by the City of Sydney Council that commenced in July 2019 and has recently expanded, now covering 1,037 houses and 99 apartment buildings across the city, comprising more than 8,700 households.

The scraps are converted into green electricity and fertiliser for use on gardens and farms, helps reduce greenhouse gas emissions and nourish our environment and is one of the actions the council is taking to help achieve a zero waste target by 2030.

Households participating in the trial are provided with a small kitchen caddy and a supply of compostable caddy liner bags, everything needed to make separating food scraps for recycling easy. Scraps are deposited in and collected from the maroon bin in the garbage room on level 2.

Join other residents already participating. Sign up at

<https://www.cognitoforms.com/CityOfSydney1/foodscrapsrecyclingtrialinyourbuilding>

Best wishes to you, your family and friends from members of the Strata Committee.

Looking forward to a better year ahead ... Your Strata Committee

