



Waratah Whispers

OCTOBER 2017

AGM

Shortly you will receive your formal notice for this year's AGM, to be held on Wednesday 25/10/17 at the Holiday Inn, Kings Cross. This is the time for all of our owners to get caught up with the work of the Strata Committee and works around our premises. We urge you to attend and contribute!

As part of our commitment to saving money and simplifying processes, we will now be supplying all formal notices and AGM papers electronically via your registered email address. If you wish to change your email address or require a written copy of notices, please advise the Secretary via the normal email address:

SP38936@71victoriast.com.au or via post to SP38936, 71 Victoria St Potts Point.

Smart Green Apartments

The City of Sydney has a program called Smart Green Communities that provides technical support, analysis and recommendations to large strata plans on how to make improvements around energy efficiency, waste and recycling, and water usage. Access to the program is via a competitive application process.

We are very happy to announce Waratah Apartments have been selected into this program, with the Council commenting "it was an excellent application and very worthy of entry into their program". Watch for updates on this through this newsletter.

Household Items Disposal –NEW policy

Street dumping of household items has been problematic so we have agreed with the Council that household items for disposal will now be stored and disposed of inside the Level 2 main garbage room. **Please note from now on no household items are to be left external of the building on Brougham Street.** To make room in the level 2 Garbage Room, all standalone general waste bins and recycle bins have been replaced by larger green bins. Please note which is which and respect our recycling bin rules – please no garbage/plastic bags and break down all boxes to allow room for others.

Swimming Pool Upgrade

You may have noticed a new, more pleasant swimming environment in our pool. We recently upgraded the pool by adding an Ozone system from Brauer industries. Laurie Lawrence uses and endorses the same system in his swim centres. This system reduces the need for chlorine by 80% and the pool area no longer smells of chloramines. Ozone is a naturally occurring oxidiser which kills cryptosporidium which is a chlorine resistant parasite. This helps to reduce skin and eye irritations. The net result is reduced chemical consumption and no dangerous goods storage, and crystal-clear water. You may notice slight bubbles at the return pipe in the shallow end of the pool -this is the oxygen it produces. This same process is used to make drinking water and air purification systems.

Next Social Day

Whip up your favourite nibble dish, grab a bottle of something to drink, and join us for our next social gathering - Sunday 26th Nov at 4.00pm on Level 9 outdoor patio area. Previous Social Days have been well attended and provide an opportunity to get to know each other a little better. We look forward to seeing you there!



NBN

We are getting a lot of inquiries about NBN and Internet speed. We should remind you that NBN is owned by the Government and they are responsible for internet speed. The Government 'policy' on NBN is "up to 20 Mbps for the masses". However the reality is that we frequently experience speeds of <10 Mbps in our building. Individual owners purchase Internet from your service provider, who then deal with NBN on your behalf. If the standard speed is insufficient for your needs, you should deal directly with your service provider to see if you can purchase a higher speed pack. Doing so can sometimes get speeds in the 60 to 100 Mbps range.

We have been exploring all options and NBN has a program to provide FTTP (Fibre to the Premises – Apartment in our case), which replaces the old copper infrastructure with fibre and the promise of greater reliability and greater speed. The Strata Committee have applied to NBN to be part of this program and they will provide a quote to upgrade the building from copper to fibre.

Reception Renovation

As you know we are well into the building enhancement project and the next big piece is the upgrade of the reception area. The work in the reception area is somewhat more complex than the rest of the building and it will necessitate closing the reception access area while the construction is occurring. This will require about a **3-week closure of the reception entry – anticipated start date Monday 16/10/17 (to be confirmed)**.

We apologise for the inconvenience this will cause and will make the temporary accesses as easy as possible, however the inconvenience will well be worth it for the far more modern and improved entry to our building.

Gym Renovation

We are planning some minor renovations in the Gym area as well. The work will require removal of some old and unused sprinkler pipes as well as a new timber panelled ceiling with improved lighting. This will require closing the gym down for short periods.

We will provide further advice when the work is scheduled to commence.

Security Door Opening

As you will have noticed, we have been working to find the right solution for the front entry to our building. We aim to achieve 2 things: 1) Easier entry and 2) ensure security for our residents. There have been a few issues with the sensors, timing etc, but this is all part of a new service-based culture change and will require on-going monitoring.

Our Website launched

We are pleased to advise our website is now up and running at the following address www.71victoriast.com.au
We will be increasingly using this site as a repository for information about our building for your use and information. Suggestions for content would be welcomed via our email.

Fred Tuckwell

Chair
on behalf of the Executive Committee

