

# NEWSLETTER FOR 1 THE ESPLANADE

**28 JUNE 2016**



*This newsletter has been prepared in an effort to inform all owners and lessees of developments relating to our complex. It is expected that further newsletters will be issued on a quarterly basis.*

- Should you have any questions regarding the operation of our complex, please direct these to Tony Gates or Belinda Brandt at Care Strata (9388 1888; [admin@carestrata.com.au](mailto:admin@carestrata.com.au)).
- Your current Council of Owners comprises Brian Collins (203), David Oldland (502), Martin Roberts (403), Alan Wolfe (305), David Coote (C8) and Graham Finch (C10). These people are your representatives, so feel free to contact them if you have any concerns.
- A dedicated website for our complex is now available at [www.1theesplanade.com.au](http://www.1theesplanade.com.au). The site provides useful general information such as emergency contact numbers, strata regulations

and house rules. If you wish to access details of your personal strata entitlements and levies, and overall information relating to income and expenditure for our complex, please contact Care Strata to register a specific user name and password.

- A new intercom system was installed in our building almost a month ago. Unfortunately, several commercial and residential owners have since experienced significant problems. A less than satisfactory development, although it is expected that the system will be fully-functional by the time you read this newsletter.
- Negotiations in relation to financial liability for render delamination that became evident on the north-

eastern external wall of our complex after work was carried out by Higgins Coatings and their sub-contractors in 2013/14 are ongoing. Expert advice has been sought from structural engineers (Duratec and Structerre), and estimated costs of repairs obtained. Should it be necessary for our Strata Company to cover some of the repair costs by drawing on our Reserve Fund, a recommendation will be brought to the 2016 AGM for your consideration.

- Structural engineers (Duratec) have been commissioned to repair cracks in the floor of the ground level car park, and work should be underway by the time you read this newsletter. Funds for the work were approved at a previous AGM.