

NEWSLETTER FOR 1 THE ESPLANADE

**30 SEPTEMBER
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).
- Your current Council of Owners comprises Brian Collins (203), David Oldland (502), Martin Roberts (403), Linda Veletta (503), Laura Emery (301), Terri Murphy (202) 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. 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 has been installed in our building, and should now be fully functional. If any owners are still experiencing problems, please advise Care Strata and contact the suppliers (SAVI Tel. 9451 1730) directly.
- As direct negotiation with Higgins Coatings have failed to arrive at a satisfactory solution in relation to financial liability for render delamination on the north-eastern

external wall of our complex, a formal claim has been lodged with the Building Commission of WA.

Council is currently seeking additional independent expert advice in support of this application. Should it be necessary for our Strata Company to cover some or all of the repair costs, approval will be sought from owners for these to be debited against our Reserve Fund.

- Painting of the commercial and gymnasium areas in our building by Cooper Ludlow has been scheduled to commence during the week commencing 10 October, and should be completed early in November. Every effort will be made to minimize inconvenience to occupants during this time.