

NEWSLETTER FOR 1 THE ESPLANADE

**12 DECEMBER
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 available at www.1theesplanade.com.au. This site provides useful general information. A list of emergency

contact information has also been posted here, and on the reverse side of the Fire Hose Reel Door on each floor of our building.

- A new intercom system has been installed in our building, but there seem to be some ongoing operational problems. Owners who experience difficulties should advise Care Strata and contact the suppliers (SAVI Tel. 9451 1730) directly.
- Direct negotiations 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 therefore been lodged with the Building Commission of WA. 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 is now complete, and has provided these areas with a significantly brighter and fresher appearance.
- Some problems have been experienced over recent months with respect to general tidiness and hygiene in the disabled persons' toilets and the mens' shower room. Following the installation of appropriate notices, there has been a significant improvement, but we feel obliged to notify users that any clothing left in these rooms for more than a day will be discarded.