

# NEWSLETTER FOR 1 THE ESPLANADE

**30 MARCH  
2017**



*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), 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](http://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.

- Your Council and Higgins Coatings have at last reached a mutually-acceptable resolution of matters relating to render delamination on the north-east façade of our building. Higgins have agreed to arrange and pay for much of the remediation work, which is due to commence within the next few days, although repairs to the facades of adjacent balconies will be the responsibility of our Strata Company, with costs debited against our Reserve Fund. Should it be necessary to re-grout or otherwise seal the tiled surfaces of these balconies, thus preventing

ongoing water ingress between the tiles, associated costs will be the responsibility of individual lot owners. Care Strata recently circulated a letter providing additional information on this matter to all lot owners.

- Many owners will be aware of the intermittent occurrence over recent years of an unpleasant odour in parts of our building, especially on Level One. Concerted efforts have been made to identify the sources(s) of the smell, with storm water and sewerage connections repaired where necessary. The absence of complaints from commercial lot owners for at least the past month is an encouraging sign, and suggests that we may have at last solved the problem.