

NATIONAL NEWS

NEWSLETTER OF OWNERS CORPORATION OF UNITS PLAN #2265

Winter 2014

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The 2013/14 Executive Committee Members

Richard Grant	Chair
John Payne	Treasurer
Liz Grant	Comms & Secretary
Oliver Winder	
Sterling Kitchings	

AGM

The AGM will be held at

6pm

Monday

25 August 2014

at the Brassey Hotel, Barton.

We encourage all owners to attend the AGM.

Please note that only fully financial members of the Body Corporate will be eligible to vote at the AGM. **Please make sure all outstanding levies and interest are fully paid by this date.**

If owners want any matters dealt with at the AGM please email Capital Strata: mail@capitalstrata.com.au

Request for Community Path widening - Brisbane Avenue verge

As reported in the last newsletter, the EC has been communicating regularly via phone and emails with the Territory and Municipal Services Directorate, in order to be considered as eligible to have the Brisbane Avenue footpath widened, as part of the ACT's Community Paths program. We have recently been informed that:

"Roads ACT have assessed your proposal to widen the community path outside the National Apartments on Brisbane Avenue in Barton using the above-mentioned warrant. The request has been currently ranked at 4, out of 193 community path requests at 1 July 2014. Please note that the ranking could change, subject to the priority of other requests for community paths and cycle lanes.

This Community Path has now been added to the Roads ACT Community Path Database, in accordance with the above process, and will be considered in future Capital Works programs subject to ranking, available funding and other competing priorities."

The EC has been told that no commencement date for these works has been set, but that the footpath widening has been programmed to happen sometime this financial year.

The footpath is likely to be widened by about 2 metres.

Railing and slat replacement program

Following an extensive evaluation process, the Executive Committee commissioned a trial of replacing a section of the weather damaged wooden slats with colourbond powder-coated aluminium product.

The new slats were specified to match the appearance of the existing wooden product. The trial was successfully completed with new materials to a more durable, maintenance-free result.

The awnings and slats over balconies are the private lot property of owners. In order for the Owners Corporation to take responsibility for replacing the slats, owners must vote by a two-thirds majority at a general meeting to approve the Owners Corporation taking responsibility for replacing the slats and to include the slat replacement in our Sinking Fund plan. There will be a motion on the upcoming AGM agenda for the Owners Corporation to do this.

Gutter and high window cleaning

With the commissioning of the roof anchor point system in May, we have the opportunity to safely and more economically conduct thorough roof gutter and high window cleaning. This work was recently completed in July.

The anchor point system is now key to our ongoing maintenance schedule and, to comply with workplace health and safety requirements, will be checked and certified annually.

Basement Cleaning: Saturday 16 August 8am - 5.30pm

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Cool monitoring and security

As an investment in the longevity of The National Apartments' closed circuit security system, an air-conditioning unit was installed in the monitoring room.

As a result of installing a much enhanced security system throughout the National Apartments complex, the incidence of people dumping rubbish and furniture in the basement and bin area has been reduced, and there has been only one report of stolen property.

Open and Shut

Recently, the basement roller door failed to open, due to a power outage in the area, which also impacted on 14 National Circuit's elevator. Owners were quick to advise CSMS of the issue, and they were able to expedite repair teams to come out to the National to repair the fault. We understand that this was a significant inconvenience to many people. The door to the basement is a sensitive mechanism, and it is best repaired and manipulated by authorised repairers only.

Next Basement Clean Date:

As part of our regular maintenance schedule, we advise that the next full basement clean by Empire Management Services will be on **Saturday 16th August**. Please mark this in your diary, and remove your car/s and any other property in your car space/s from 8 am that day. Cars can be returned to the carpark after 5.30 pm. Owners of units that are rented are strongly advised to let their tenants or property managers know of this requirement.



Sinking fund planning 2014-2024

Significant planning and modelling has been underway to prepare a comprehensive sinking fund plan for The National Apartments. The EC has retained the services of a highly experienced sinking fund consultant to assist us in developing this plan. A carefully considered sinking fund should anticipate the programming and cost required to maintain a building such as The National Apartments for the next ten years. This plan will be updated annually. Understanding the financial commitment to meet these maintenance goals is critical to maintaining the amenity and value of this apartment complex. The sinking fund plan will be included in the AGM papers mailed to owners this month.

Garden update

Recent garden maintenance has included replacement of newer plantings on Brisbane Avenue and Macquarie Street that struggled to survive our hot summer. Preparation for the winter months included general mulching of beds and tip pruning of hedges. Fine tuning of the watering system continues. Several trees and plants in the inner courtyard have survived against all odds despite the fierceness of some significantly blistering days last summer.

Basement works

The EC has been conducting a long-term investigation into causes of water ingress and pooling in some areas of the basement. We have sought engineering reports to assess these issues and works are now in progress to clear pipes and drains, service sump pumps, improve cross-ventilation systems and clear building cavities of construction rubble and refuse.



Street Parking Permits: we asked the question.

The EC has made enquiries regarding the availability of dedicated permits for residents of The National Apartments. We have been advised that the ACT Government has no policy for issuing residential parking permits and has no plans to alter this in light of the forthcoming changes to the paid parking roll out in the Parliamentary triangle.



The *fireys* have been kept busy this winter, with several callouts to The National Apartments, mostly for false alarms or the old 'burnt toast' excuse. Please remember to only open your balcony windows & doors to vent your apartment of cooking smoke. Opening your apartment 'front door' into the common hallways will set off your building's alarm if smoke is detected. Please don't forget to advise your tenants of this information if you are a landlord or property manager.

**Capital Strata
Management Services**

**Managers and
Principals**
Maria and Mark Mansfield

Phone: business hours, after hours
& emergency number: 02 6258 5979
Email: mail@capitalstrata.com.au