

# Glebe Park Residences

Apartment living at its best

15 Coranderrk Street,  
Canberra City, ACT, 2601



## News From Your Executive Committee – August 2018

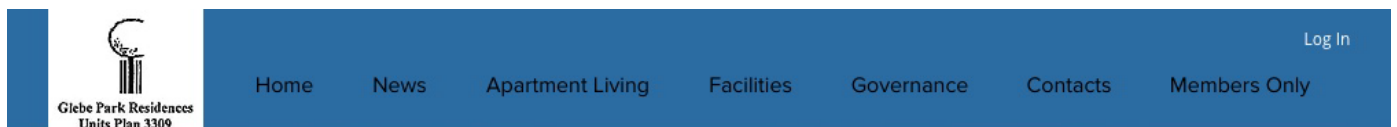
### Opening Comments from the Chair of the EC, Mr Robert Henman

Since the last Newsletter, the EC has been busy undertaking a range of important functions to support the owners and residents of Glebe Park Residence (GPR). This Newsletter will bring you up to date on a range of these matters, and includes information on issues which you have raised with us.

One of the significant matters we will discuss at the AGM on 30 August 2018 is the decision by CBMS, as the Building Manager, to move on after nine years of service to GPR. The service of CBMS has been synonymous with maintaining Glebe as one of the premier residences in Canberra, but as a consequence a decision will need to be made at the AGM to appoint a new Building Manager.

As always I strongly encourage your involvement in and observations of the management of GPR, and look forward to seeing you all at the AGM.

### Glebe Park Website



The EC continues to look for better ways to communicate with Owners and Residents of GPR, so to enhance the flow of information a user-friendly webpage has been developed through the initiative of Jon Pike, whose efforts are duly acknowledged. The webpage and its functionality are still being progressed as we finalise issues such as privacy settings. In the longer term we expect this webpage to complement the 'Portal' that is currently in use. In the meantime we would appreciate your views and comments as we refine this new communication tool.

### Solar installation project

There has been a slight delay in the installation of the solar panels as the EC works through a range of delivery and installation nuances. The most significant of these is the craning of the panels onto the roof without damaging the sub-structure. We expect the delivery of the panels and supporting frames to commence shortly. This innovative and forward-thinking project will generate considerable reductions in costs over the longer period, and we look forward to its commencement as soon as feasible.



## **Car Parking**

A number of residents have raised concerns about the abuse of the GPR carparks. Residents are reminded the House Rules specify the carparks are for visitors to the complex and parking should be limited to a period not exceeding two hours. The EC has explored a range of options to prevent the abuse of the carparks, but unfortunately available solutions are very limited. The EC requests all residents to comply with the House Rules and consider the impact that infringements have on others.

Concurrently the EC is aware of speeding cars in front of Block C and the risks this poses to pedestrians and other vehicles. To remediate this, the EC is investigating installing speed bumps in this area along with upgrading the signage.

## **Driveway rectification**

Repair to the damaged curbing at the entrance to Block A has been completed. The new 'Lay Back' style curbing should resolve the issue of damage caused by trucks mounting the curb while entering the complex.



## **Minor and Future Works**

The EC continues to progress a range of minor works to ensure the safety of Glebe residents and keep the building in good working order. Recent works include:

- CCTV has upgraded servers and additional cameras have been installed
- Swipe access to the pedestrian doors near the waste enclosure has been installed
- External pole lights are being assessed for replacement
- Pool cleaning and tile repairs have been completed. Next we need to rectify a hair-line crack in the pool
- SW Podium gate has been repaired but unfortunately needs additional work to ensure it latches correctly
- Two of the bikes in the gym have been replaced
- Planter Boxes adjacent to Block C are being remediated, including being repainted
- Bollards will be installed in front of Block A and B to prevent trucks damaging the footpath

## **Closing Comments**

The EC, ISM and CBMS continue to make progress in a range of areas and we strive to keep the OC up to date on these projects. Equally we encourage you all to provide observations of other areas which require attention through the Strata Manager at [Teambravo@independent.com.au](mailto:Teambravo@independent.com.au)

## **Efflorescence and Facade**

The EC has sought expert opinion to address the complexity of efflorescence. Advice has confirmed its rectification may impact the façade of Glebe, which also needs attention. The EC is awaiting our consultant's advice on how to rectify this matter and it is expected more information will be available for the AGM.

## **Fire Service Inspections**

GPR has recently received its annual fire inspection and a number of improvements were identified due to recent changes in Australian Standards. The actions to address these changes have been approved by the EC to ensure we maintain the highest levels of compliance while providing the safest possible building for our owners and residents. The significant works include:

- New pictorial signage
- Modifications to hydrants
- Maintenance for fire doors
- Maintenance to fire hose reels
- Replacement of emergency lighting

## **Executive Committee**

The EC is made up of a few dedicated Owners and we would always appreciate more help to manage the growing number of projects to keep GPR as one of the premier residence in Canberra. Please consider nominating for the EC at the AGM on 30 August 2018.