

# Glebe Park Residences

Apartment living at its best

15 Coranderrk Street,  
Canberra City, ACT, 2601



## News From Your Executive Committee – November 2018

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

Since the AGM, 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.

The appointment of the new Building Manager has provided the EC with a fresh 'set of eyes' to judge the quality and requirements for GPR. This has already realised considerable benefits which are outlined in this Newsletter. As always I strongly encourage your involvement in and observations of the management of GPR. Your feedback is an important source which informs the EC of actions and your priorities.

**Glebe Park Website**      <https://www.glebeparkresidences.com>



The GPR webpage has now gone live under the management of the EC Secretary. This webpage is still being populated with useful information for Residents and Owners. If there is information specific to GPR that you would like to have included, please advise the Secretary through the Strata Manager at [Teambravo@independent.com.au](mailto:Teambravo@independent.com.au). The webpage includes a link under 'Members Only' to the 'Portal' where Owners' specific information is available. We trust this service will be well received and beneficial.

### Solar installation project

The Solar Project is now complete and has already realised considerable savings to Owners as shown in the graph to the right. This project complements the previous power reduction initiative undertaken by GPR transitioning to low wattage bulbs.



## ***Building Management***

The new Building Manager, Point Facilities Solutions (PFS), has injected some much needed attention into GPR. At the first EC Meeting PFS presented a comprehensive assessment of the building and made a range of recommendations to address some urgent works.

On a less positive note, the two key staff appointed by PFS have recently resigned. PFS have been quick to respond and have outsourced the facilities manager's role to a third party. These interim arrangements will continue while a recruitment process is completed. Your patience during this period is appreciated.

## ***GPR Garden Committee***

Common feedback from Owners has been their dissatisfaction with the state of the gardens. At the AGM many Owners expressed a desire to be involved in returning the gardens back to a high standard, and some have now joined a GPR Gardening Group to address the matters. The Group are developing a remediation plan which will be considered by the EC at its next meeting on 6 December. If anyone else is interested in contributing to the improvement of the gardens, please contact the Strata Manager.

## ***Minor and Future Works***

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

- Cleaning the curbs to remove moss
- Audit and remediation of stairway and common area lighting
- Removal of personal items stored outside of approved areas to reduce fire risk
- Waste disposal chutes have been cleaned and deodorised
- The pool cleaning system has been repaired
- Bollards have now been installed in front of Blocks A and B to prevent trucks damaging the footpath
- The irrigation tanks and pipes are being repaired so this water may be used on the gardens
- The BBQs have been repaired
- Speed bumps will be installed along Block C

## ***Closing Comments***

The EC, ISM and PFS 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 now received the report it commissioned into this matter and is considering the proposal and options contained within. We understand this is an important issue for all Owners and we hope to have firm way forward shortly.

## ***EC priorities***

From the AGM and EC meeting the focus of the EC is now on:

- Fixing the cracked rendering
- Repairing water damage to awnings, particular in vicinity of the commercial businesses
- Reviewing GPR security arrangements
- Remediating gardens
- Addressing efflorescence and facade
- Preparing a new Sinking Fund Forecast

## ***Executive Committee***

The EC welcomes three new members who have brought with them a range of skills and enthusiasm for projects which will only benefit all Owners. We have already seen initiatives in a range of areas and we will continue to keep you appraised of these developments in future newsletters.