

Glebe Park Residences

Apartment living at its best

15 Coranderrk Street,
Canberra City, ACT, 2601



February 2019 Newsletter

Notes from the Executive Committee Chair, Robert Henman

Our budget and expenditure remain on track and our financial position is strong. Strategic planning for capital building works continues. Our EC and Building Manager have been working hard to deliver identified priority projects. Much groundwork has been undertaken and residents will notice activity being undertaken over the next months. Recent activity includes:

- Repairs to the indoor air ventilation (HVAC) units in both car parks
- A Planned Preventative Maintenance program has now been implemented for stormwater devices, backflow pumps and boilers – our major hydraulics
- Scrubbing and pressure cleaning the rubbish rooms and chutes
- Our fire safety systems have been serviced and are now fully compliant
- Magnetic door locks in all entry foyers have been replaced and are fully functional
- Garden works, particularly near C and D blocks have commenced
- New rubbish hoppers are being provided.

Gardening Works Have Started.

It has been 10 years since GPR were established and during this time the gardens have remained largely unaltered. Consequently the EC has formed a sub-committee to conduct a comprehensive review of all the gardens, and developed a strategic plan to ensure all gardens complement the building in a sustainable long-term manner. Since this plan has been developed the EC has prioritised a range of works that have already commenced. The first tranche of work includes an overhaul of the garden outside Block D, removing and transplanting existing plants, and thirdly addressing gaps in front of Block C. We expect these works to be completed in the next 2-3 weeks.

Maximising the time between now and winter is our next challenge. In the ensuing months, we are aiming to update the garden at the corner of Blocks B and C, refresh the gardens in front of Blocks A and B, while developing a more pleasing façade in the garden between the driveway and Coranderrk Street. The gardens along the commercial businesses (Block A) will be held in abeyance until necessary building works have been completed. As always any Owners who wish to be part of the garden committee are most welcome, and we appreciate any feedback or ideas Owners may have.

Using BBQs and outdoor heaters on balconies

Residents are reminded that when using BBQs and outdoor heaters on your balcony, care must be taken to ensure:

- BBQs and outdoor heaters are not used in extreme heat or strong winds
- Open or naked flames should never be present
- BBQs and outdoor heaters must be located away from walls.

Security

Security at GPR is fundamental for the safety of residents and the protection of their property. The Security Sub Committee (SSC) has developed a security handout intended for all residents. Titled *Security At Glebe Park Residences* a copy has been included on pp 3 & 4 of this newsletter.

The SSC has undertaken a functional check of the physical security system, checking for the correct operation of all external entrances and gates as well as the car park and other roller doors. As a result, the magnetic door locks on each of the building foyer entrance doors were replaced in late January.

The security surveillance cameras have assisted in identifying some security breaches, and the EC has approved the acquisition and installation of additional cameras to provide a better coverage of the basement car park.

A procedure covering responding, reporting and the management of security incidents has been prepared and is located on the GPR website:

<https://www.glebeparkresidences.com>.

The SSC strongly recommends that all residents read and become familiar with this document.

Bike Room

It is apparent that many residents are unaware of the existence of a secure Bike Storage Room in the north-west corner of the Level 1 car park. Your apartment key opens the door. The acquisition of improved bicycle racks that provide greater storage capacity as well as offering better protection for bikes is being investigated.

Solar installation project

The Solar Project continues to show positive results for the Glebe Park Residences. Year-on-year monthly costs decreased for the 4 months of operation by about 20.5%. Our January 2018 bill was \$3325.79 compared with \$5,218.95 in January 2018.

Over the past 4 months, our electricity bill for the complex has been \$14,494.25 compared with \$18,853.28 (both figures include GST). This is despite considerable rainfall that has reduced the number of sunlight hours.

Another positive is the significant reduction in greenhouse gases we've emitted. Again, year-on-year monthly comparisons show that in the 4 months from October to January 2017/18 we had 84,899kg of CO2 emissions. For the same period in 2018/19 our emissions were 53,843kg – a reduction of 57.6%

Total cost of the project was \$85,561 after relevant rebates.

Know your House Rules

Animals/Pets

We aim to create a safe environment for all residents and pets without compromising the personal safety and enjoyment of all residents. In accordance with Section 32 of the Unit Titles (Management) Act 2011, animals are not permitted unless the Owners Corporation gives written approval. Documentation for obtaining approval is available at www.glebeparkresidences.com.

- The Committee will keep under review any permission that has been given, and approval to keep a pet can be withdrawn at any time if the pet causes a nuisance to another resident or other residents.
- No animals are permitted on the common property at any time unless being escorted either to or from a unit.
- Any damage or soiling of any common property is the responsibility of the pet owner.
- Permission to have a pet is not transferable to a new owner or tenant of an apartment or to current residents replacing an approved pet.
- The House Rules relating to pets are strictly enforced by the Executive Committee.
- All pets must be kept on a lead when moving around the Glebe Park Residences complex.
- Approvals will only be considered for a maximum of two (2) animals to be kept in any unit at any one time.

Security At Glebe Park Residences

This handout is intended to acquaint residents and new tenants with the security measures at Glebe Park Residences (GPR). Apartment buildings are typically safer than houses; however, the main security risk to GPR is unauthorised people accessing the building complex leading to theft, vandalism or a threat to occupant's safety.

While the Executive Committee (EC) does its best to make the building secure, it is important that everyone is security conscious and remains vigilant to ensure the security of the building complex. Security at GPR is safeguarded through various physical measures and personal security precautions.

Physical Security Measures

GPR has an advanced access control system that manages access through use of:

- Restricted keys that allow access to the resident's apartment, some external doors, and the bike storage area.
- Access key cards that allow residents to enter their building foyer and allows them to operate the lifts to their floor and the basement. The key cards also allow access to the gates to the courtyard and provide access to the gymnasium.
- Car park remotes that operate the roller shutter to the level 1 and basement car parks.
- Visitor access is controlled from each apartment's intercom system after a guest has called from the entrance to the building's foyer.

- A number of surveillance cameras cover entrances, car parking spaces, and other common areas, such as the gymnasium and BBQ area.

Personal Security Precautions

Personal security awareness and taking precautions are probably the most important factors in maintaining security at GPR. In the interest of maintaining security:

- Residents and their guests must ensure that security doors are closed firmly after entering or leaving the building.
- If a door or external gate is found not secured, this should be secured and reported to the Building Manager (BM) on 0412 689 938 to determine if this was an omission or a technical fault.
- All vehicles in the car parks should be locked and valuables not left inside them.
- Unknown or unauthorised persons must not be admitted to the complex.
- In instances of possible unauthorised entry, the people should be questioned over their reason for being on the premises. If not explained, then they should be asked to leave and directed to the nearest exit. If they are considered dangerous or prove uncooperative, then the Police should be called on 131 444.
- People acting suspiciously within or around the building complex should be reported to the BM on 0412 689 938, if in attendance, or to the ACT Police on 131 444.
- Any disturbance associated with excessive noise or unruly behaviour should be addressed with the originators. However, if they are belligerent or fail to respond to your request, then Police attendance should be requested by phoning 131 444 or in the case of an emergency, Triple Zero (000).
- If there is a serious threat to people or property, the Police should be called on the emergency call service number Triple Zero (000).
- In instances involving possible break-in, theft or damage to property, the Police should be contacted immediately on their assistance line 131 444.
- Any lost key, access card or remote as well as faults with the security system and/or individual residents' access cards should be reported immediately to the Building Manager.
- If there is any kind of security incident, such as theft, unauthorised entry and personal threat, these must be reported to the Strata Manager who maintains a record of such incidents. The EC will review all reported incidents to ensure that remedial action is implemented if required.