



SALES



STRATA



LEASING



PROJECTS

To the Owner(s)/Resident(s),  
UP3309 'Glebe Park Residences'  
15 Coranderrk Street  
CITY, ACT, 2601

Dear Owner(s)/Resident(s),

## RE: BIKE AUDIT

We act on behalf of the above Owners Corporation and write to you regarding an upcoming bike audit that will be taking place throughout the complex.

As part of a broader review of access, safety and security at Glebe Park Residences (GPR), the storage of bicycles, both short and longer term, has been identified as an issue.

At GPR there are 3 places that are acceptable for the storage of bicycles. Bicycles can be stored inside a resident's unit, in individual storage lockers allocated to units (these are located in the car parks) or in the Bicycle Storage Room - located on the ground floor. Residents can unlock the Bicycle Storage Room with their unit door key.

For access and safety reasons, bicycles must not be stored in common areas and must not be chained or secured in any way to poles, pipes or other permanent fittings. Such activity can hinder access, damage property and may present a safety risk.

As a result, the Building Manager Pete Darcy, will be initiating a bicycle audit during APRIL to ensure all bicycles at GPR are owned by current residents and are stored appropriately.

Commencing soon, all bicycles stored on GPR common property will be tagged - this includes bicycles stored in the Bicycle Storage Room. Owners should remove the tag which will indicate that the bicycle owner is aware of this audit. Owners need to take no further action, except to continue to store the bicycle in an appropriate place.

Please note that bicycles currently stored in the back section of the Bicycle Storage Room will be relocated to the main storage area within 7 days of the date of this notice, as the back section is to be repurposed.

Bicycles that **do not** have the tag removed (and are left either in the Bicycle Storage Room or elsewhere around the complex) will be collected, stored for 1 month, and if not claimed, disposed of in accordance with the *Uncollected Goods Act (1966)*.

Further, in the future, if a bicycle is stored outside the acceptable storage areas, the owner will be issued with a warning - where the owner can be identified. The bicycle will be moved to the Bicycle Storage Room where it will be stored for 1 month, and if not claimed, disposed of in accordance with the *Uncollected Goods Act (1966)*.

The Building Manager, Pete Darcy, is available on site from 7.30 am to 4.00 pm Monday to Wednesday and 7.30 am to 10.30 am Thursday and Friday. Pete can be contacted either at [pete@pointfs.com.au](mailto:pete@pointfs.com.au) or on [0412 689 938](tel:0412689938).

We thank you for your understanding and cooperation regarding this matter.

Kind Regards

**Independent Strata Management Pty Limited**

*REIA 2016 Awards for Excellence Large Residential Agency of the Year*

Darren Bruno

Strata Manager for Independent Strata Management

On behalf of Units Plan 3309

Email: [teambravo@independent.com.au](mailto:teambravo@independent.com.au)

Phone: 02 6209 1430