

Glebe Park Residences

Apartment living at its best

15 Coranderrk Street,
Canberra City, ACT, 2601

Newsletter December 2018

Notes from the Executive Committee Chair, Robert Henman

- The recently appointed Building Manger has commenced and he brings considerable knowledge and energy to managing our complex.
- We continue to be in a strong position financially with the budget and our expenditure on track.
- The Security Committee and the Gardening Committee have identified short and long term tasks to improve our safety and the amenity of the Glebe Park Residences.
- We have farewelled Dorte Ekelund who is retiring from the Executive Committee after many years of valuable input. We thank Dorte for her service.
- On behalf of the Committee I wish all owners and residents a safe festive season and hope the holiday period is a most enjoyable one.

Introducing Peter Darcy, the Glebe Park Residences' Building Manager

Canberra born and raised, Pete has been working in building and facilities management for 7 years. His experience is in apartment complexes and hotels. He's also been a small business owner running a handyman business. Outside work, Pete enjoys camping, four wheel driving and being outdoors. Aspects of facilities management that Pete enjoys include that each day is different, the many people he engages with daily and the challenges of maintaining our complex. He's looking forward to reducing the To Do list for our complex but acknowledges this will take time to achieve.

Pete is happy to be contacted if there is a building or facilities issue. His mobile number is 0412 689 938 and email is pete@pointfs.com.au. Pete is on-site and his core hours are from 7.30 to 11.30 am each business day. Additional hours have been agreed till the end of February 2019 due to the quantum of outstanding items.

Solar Project

The Solar Panel Project has now been live since 19 September 2018. About 35% of the energy we require is currently provided by the solar panels. We previously needed to purchase 811 kilowatt hours each day and it has reduced to 525 kilowatt hours daily. The daily figures will change based on the number of hours of sunlight and how much rain is present, but we are beginning to see a reduction in costs from \$5,200 a month to \$3,841 based on the last invoice paid (to 31 October 2018). We have also seen a 200 kg reduction in CO2 emissions per day on average since the installation of the solar panels. Since Go-Live, we have generated 26.90 megawatt hours of energy. The solar panels are the second energy saving measure we have introduced – the first being when the older lights in the common areas were replaced with energy efficient lights in 2017.

Overall, the quoted Return on Investment should take almost four years to realise, and with an expected lifetime for the panels of 25 years, it will stand the complex in good stead for significant savings. The Executive Committee is now reviewing other possible savings on the electricity front, which may include motion sensors on most floors (not the ground floor entrances), which will then trigger the lighting to turn on and stay on for a finite period of time after the last detected movement. The technical feasibility of this has not yet been undertaken; it will be scoped in the New Year with other suggestions for possible savings which are welcomed.

Connecting to the NBN?

If you're coordinating the connection of the NBN to your unit, check to see if the technician representing your provider (for example iiNet, Telstra, Optus) needs to access the building's Main Distribution Frame that is located in the Building Manager's Office on the Ground Floor. If access is needed, this installation must be done in consultation with our Building Manager, Pete, as he needs to be on-site to provide the technician access. The Building Manager is on-site during his core hours from 7.30 to 11.30 am each business day. Please ensure you book your installation between these times, and advise Pete, so your connection occurs smoothly. Contact details are 0412 689 938 or pete@pointfs.com.au.

Security within Glebe Park Residences

The Executive Committee has recently conducted a wide-ranging review of security within Glebe Park Residences (GPR). The review covered personal security, physical security arrangements, access control, camera surveillance, guarding services, and incident response and reporting. As a consequence, various actions will be implemented to improve security. These include:

- Creation of a Security Sub-Committee responsible for periodically reviewing security risks, and developing, implementing, reviewing and testing building security arrangements.
- Conduct of an audit of the access control system to ensure its continuing effectiveness.
- Conduct an audit of key cards and car park remotes.
- Expanding the current camera surveillance system.
- Review of the current security guarding service to meet residents' expectations.
- Establishment of an improved system for incident reporting and review.

Personal security awareness is probably the most important factor in security management. It is up to everyone, resident or owner, to keep the complex secure. In the interest of maintaining the security of GPR:

- All residents and their guests must ensure that security doors and gates are closed firmly after entering or leaving the building.
- 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 building.
- People acting suspiciously within or around the building complex should be reported to the Building Manager (BM), if in attendance, or to the Police.
- Any faults with the security system and/or individual residents' access cards should be reported to the BM.
- For more information visit the GPR website at <http://www.glebeParkresidences.com>

Did you know.....

House Rules are established for the mutual benefit of both owners and tenants, in order to maximise the convenience, comfort and privacy of all residents of the complex. They are guided by ACT Government legislation (the Schedule of the Unit Titles (Management) Act 2011) and are applicable at all times. The Rules for our complex can be found at <http://www.glebeParkresidences.com>

All residents and visitors are expected to follow the House Rules at all times.

With summer nearly here, the Rules in relation to the use of the Pool area are included so that all can enjoy the facility.

- Residents and their accompanied guests use the facilities at their own risk. The Owners Corporation does not accept any liability for bodily injury or loss of property arising from the use of these facilities.
- Guests must be accompanied by the unit resident at all times.
- Children under 16 years of age must be supervised by a parent or guardian at all times.
- No glass items or alcohol are permitted in these areas. Smoking is not permitted.
- Facilities must be left clean and tidy after use.
- Please ensure that the gates to the facilities are closed behind you.
- No pets are permitted within or surrounding the swimming pool at any time.
- Use of the facilities is shared and all residents have equal rights to use them. Residents and guests must not behave in such a way that controls the space and deters other residents from rightfully using these facilities.
- Shouting, playing games, loud and drunken or boisterous behaviours are not permitted. Consistent offenders may be suspended from using the facilities or cancellation of your tenancy agreement may result.

Best wishes for the festive season from the Executive Committee