



ACACIA GARDENS NEWSLETTER

Brought to you by your Strata Committee
January – February 2021

Dear Owners and Residents,

Happy New Year and Happy Lunar New Year! Welcome to 2021!

We hope you all had a great Christmas and New Year and had the chance to take a summer break after a difficult year in 2020. Let's all hope that 2021 is a far better year for our community. Welcome to the January/February edition of the Acacia Gardens strata committee newsletter. We have lots of information to share with you.

亲爱的业主和邻居们：

新年快乐！新春快乐！欢迎来到 2021！



我们希望大家度过了一个愉快的圣诞节和新年假期。我们由衷地希望在度过了一个艰难的 2020 年之后，2021 年将为我们的社区带来一个更好的开始。欢迎来到 Acacia Gardens 业委会新闻简讯的 1 月/2 月版。我们将在本期简讯里与您分享我们社区的近期动态。

LATEST NEWS 信息更新

We continue to hold regular informal meetings to keep things moving. There is a lot going on and we expect that we will start to see the results of the planning very soon.

Raising the building management standards is a key focus of the committee. We have had meetings with Meriton, and they are working to improve their level of service. There are more meetings and improvements to come.

We continue to identify shortcoming in the CSR level of service, and we have issued 2 default notices to CSR to which they have not responded. There are serious issues with the quality of service from CSR and this will continue to be addressed in 2021.

业主委员会继续定期举行非正式会议，促进一切事物顺利进行。关于正在进行的很多事情，希望我们很快能看到结果。提高小区管理水平是业委会关注的重点。我们已经与 Meriton 举行了会议，他们正在努力提高服务水平。还会举行更多的会议和改进。我们依旧发现 CSR 服务质量存在不足，并向 CSR 发布了 2 条违约通知，但它们均未对此做出回应。CSR 的服务质量存在严重问题，这些问题会在 2021 年继续得到关注。

Request for assistance from Residents/Owners 居民/业主请求协助

Whilst it is the job of the building managers for both Stage 1 and Stage 2 to ensure that our building is maintained to a high standard, there are obvious gaps in the level of service being provided.

We, as a committee, are trying to keep track of all maintenance/building issues but we need your help. We encourage you as owners and residents to report any issues/areas of improvement that you know about in the building. Nothing is too small or unimportant. For example, if you see cracked tiles in a common area - please report them. If you see plants growing out of the side of the building (where no plant life should be), please report it. You can report the issues by emailing your relevant building manager and copying us into the email (stratacommittee@acaciagardens.com.au). By copying us in, we will be able to keep

track of the work and make sure that it gets done. With your help, we believe that we can vastly improve the quality of our building and our home.

保证大楼的高质量管理是一期和二期物业经理的责任，但是我们注意到两期的物业经理在实际服务水平上仍然与我们的期待存在明显差距。

作为大楼业主委员会，我们正在努力跟踪所有维护/建筑问题。但同时我们也需要您的帮助。我们鼓励您作为业主和居民告知我们您所知的任何大楼问题或改进领域。事无大小，亦无轻重。例如，如果您看到公共区域的瓷砖有所破损-也可以随时告知。如果看到建筑上不该生长植物的地方有植物生长，也请告知。您可以通过向您的大楼经理发送电子邮件并抄送到我们的电子邮件（stratacommittee@acaciagardens.com.au）中来报告问题。通过抄送到我们的邮箱，我们将能够跟踪事件的发展并确保其完成。在您的帮助下，我们相信我们可以大大改善大楼建筑物和房屋的质量。

Electronic Communications 电子形式联络

If you have not already done so, please assist us with reducing the cost of notice mail outs by downloading **THIS FORM** and registering your email with our strata manager, BCS. You can complete the form in PDF and sign it electronically. Please return it by email to BCS at: stratamanager@acaciagardens.com.au

如果您尚未这样做，请下载此表格 [THIS FORM](#) 并向我们的 strata 经理 BCS 注册您的电子邮件，以帮助我们减少通知邮件的发送费用。您可以用 PDF 填写表格并进行电子签名。请通过电子邮件将其发送至 BCS：
stratamanager@acaciagardens.com.au

Carpark Clean 停车场清洁

The carpark was cleaned on 3 February. Thank you to all residents who moved their cars, bikes and stored items out of all parking spaces for the clean. We used a new contractor who uses a drive around machine to clean the carpark and saved almost \$3,000 on last year's costs. This method is far more efficient and much better on water usage and the environment.

2月3日对停车场进行了清洁。感谢所有将汽车，自行车和存储物品从所有停车位移出以进行清洁的居民。我们使用了一个新承包商，该承包商使用机器驱动器来清洁停车场，较去年节省了近 3,000 澳币的费用。这种方法效率更高，节约用水也更环保。

Car Wash Bay Hose 停车场洗车处

We have installed a new hose in the car wash bay for the convenience of all residents to be able to wash cars, bikes etc. If you use the hose, please ensure that you turn the tap off when you are finished, and also that the hose is retracted. Unfortunately the nozzle has been broken already so we will arrange for a replacement.

我们在洗车场中安装了新的软管，以方便所有居民清洗汽车，骑自行车等。如果使用软管清洁车辆，请务必在使用后关闭水龙头，并且收起软管。但是很不幸，最近喷嘴发生损坏，我们将于近期安排更换。

Legal Proceedings commenced by SunAust Properties (Central Sydney Realty) 法律诉讼

Since our last update on the legal action taken by CSR against the Owners Corporation there has been little progress. A counterclaim has been made against CSR for the shortcomings in their performance. We are now waiting for evidence to be provided by CSR and then a date for a hearing will be set in the coming months.

自从上次更新以后，CSR 对 Owners Corporation 提起诉讼一事尚无新的进展。Owners Corporation 已针对 CSR 的失职提出了反诉。现在，我们正在等待 CSR 提供证据，在此后几个月中将确定庭审日期。

NCAT Application to terminate SunAust Properties (Central Sydney Realty) NCAT 申请终止 SunAust 物业(中央地产 CSR)

The Owners Corporation has applied to NCAT to terminate the CSR building manager contract. The motion to commence the process to terminate the CSR contract was passed at the AGM last year. This is set for a directions hearing at NCAT this month.

Owners Corporation 已向 NCAT 申请终止 CSR 大楼管理合同。在去年的年度业主大会上通过了启动终止 CSR 合同程序的动议。本月 NCAT 将对本案进行聆讯。

Building Works 大楼工程

The building works tendering is now progressing well. Tenders were released last year for all the stage 1 façade works. A site meeting was held with potential contractors in mid-January. We expect to receive all the tender responses and recommendations by our consultant early February. We hope to be able to make a thorough review of the responses, negotiate with the best contractor and then commence works as soon as possible.

建筑工程招标目前进展顺利。去年发布了一期大楼外墙工程的标书。一月中旬与潜在承包商举行了现场会议。希望 2 月初能收到所有招标答复和建议。我们希望能够对答复进行彻底的审查，与最佳承包商进行谈判，然后尽快开始工作。

Elevators – Stage 1 and Stage 2 电梯

We understand that there has been an ongoing problem with one of the lifts in 310 Wattle Street. This has been a very difficult issue to get resolved and is still on-going. The motor has been removed for service. Part of the difficulty is that our maintenance contract is with Otis but they are not experts in the lifts in stage 2 as they are not Otis lifts. We know this is an inconvenience for owners, please be confident that we are doing what we can to push Otis to fix this issue as fast as possible. It has been quite difficult over the Christmas period.

We are commencing discussions in early February with Otis to see what can be done about getting far better service. What we have been getting recently is far below acceptable standards.

我们知道 Wattle Street 310 号的一部电梯一直存在问题。这个问题不易解决并且依然在困扰着大楼业主。该电梯的电机目前已卸下以进行维修。进展缓慢的部分原因是，大楼此前与 Otis 公司签订了电梯养护合同，但是二期使用的并非 Otis 电梯。我们知道这给业主带来了不便，我们正在尽力推动 Otis 公司尽快解决此问题。特别是在圣诞节假期期间，尤为困难。

由于其近期的服务远低于可接受的标准，我们将在 2 月初开始与 Otis 公司讨论如何提升其服务质量。

Lighting upgrade 照明工程

Phase 1 of the lighting upgrade project has now been completed. The contractor has replaced over 80 light fittings as well as over 40 emergency ones on level P1 & P2. You might have noticed the increased brightness where these lights have already been changed, especially at the entrance of the car park.

Phase 2 of the project should start early March. Phase 2 had to be delayed due to a lack of light fittings from the provider.

A reminder that this project has been undertaken to allow significant savings in electricity costs for the OC and that the payout period is around 2 years... after these 2 years, this will represent a significant saving in electricity costs.

The NSW government is also contributing to a large part in financing this project.

照明升级项目的第一阶段现已完成。承包商已在 P1 和 P2 层更换了 80 多个灯具以及 40 多个应急灯具。您可能已经注意到这些灯已被更改的地方亮度增加，尤其是在停车场入口处。

该项目的第二阶段应于 3 月初开始。但由于提供商缺少照明设备，第二阶段工程不得不推迟。

值得注意的是，该项目的实施是为了大大节省 OC 的电费，并且支付期约为 2 年.....2 年之后，这将意味着大量的电费节省。

该项目的实施得到了新南威尔士州政府的资金支持。

Intercom for Stage 1 一期公寓对讲机安装

The Stage 1 intercom is coming!

We expect that it will take less than 2 weeks to complete the installation and commissioning.

The timeline of the installation is as follows:

- Monday the 22nd February – Tower 1 - Apartments 1 – 25b
- Tuesday the 23rd February - Tower 1 - Apartments 26 – 109
- Wednesday the 24th February – Tower 2 – ALL Apartments 46– 61
- Thursday the 25th February – Tower 3 – ALL Apartments 62 - 107
- Friday the 26th February – Tower 4 – ALL Apartments 82 – 108

More communications will be provided to all the residents/owners/tenants of stage 1.

Please make sure someone is home on the day of installation or provide access to your apartment via your building manager.

If you have any issue with providing access, please let us know.

Unfortunately, if the contractor has to return at another date, you will have to pay a callout fee of \$195.

一期大楼对讲机即将安装！

我们预计将花费不到 2 周的时间来完成安装和调试。

安装的时间表如下：

2 月 22 日星期一 1 号楼-公寓 1 – 25b

2 月 23 日星期二 1 号楼-公寓 26--109

2 月 24 日星期三 2 号楼-公寓 46--61

2 月 25 日星期四 3 号楼-公寓 62--107

2 月 26 日星期五 4 号楼-公寓 82--108

一期居民/业主/房客将会收到进一步信息。

请确保安装当天有人在家，或通过您对大楼管理经理的授权得以入户安装。如果不幸您当日不在家中，并需要另择他日，您个人将需要支付 195 澳元的上门费。

如果您对入户安装遇到任何问题，请告诉我们。

Insurance

We have been provided with quotes for insurance and the premiums have increased significantly. This is partly due to the building works that have not been completed for many years, although we are progressing these as fast as possible now. The increase has also been caused by the very small amount of flammable cladding on the building. While it seems there is less than 1% flammable cladding on the outside of the building, the insurers still see this as a high commercial risk.

We are investigating how we can get this cladding removed and replaced in a cost effective and efficient way so that hopefully our premiums can come down as soon as this is done.

This has been a big hit to our budget. We have taken out a 6-month insurance policy with the most cost-effective insurer we could find. We will try to get the high risk works done in the 6 months so our premiums can come back down.

我们近期得到的了保险报价，但是保费较先前有大幅增加。这部分是由于多年未完成的建筑工程，尽管我们现在正在尽快对这些工程进行修缮。另一原因是建筑物上极少的可燃覆层。尽管建筑外部似乎不到 1% 的可燃覆盖层，但保险公司仍将其视为高商业风险。

我们正在研究如何以经济有效的方式拆除和更换这种覆层，以便能降低保费。

这将增加我们的预算。我们已与我们能找到的价格最经济的保险公司签订了为期 6 个月的保险单。我们将尽力在 6 个月内完成高风险工程修缮，以便我们的保费能够下降。

Pets in the building 宠物

Everyone loves the furry friends we have living in the building and now it is even easier to apply to have a pet. There is a new Pet Application form you can get from your building manager or by [clicking HERE](#).

住在大楼里的毛茸茸的朋友们，我们每个人都喜欢他们，现在申请养宠物甚至更容易。您可以从大楼管理经理那里获得新的“宠物申请表”，[也可以单击此处](#)。

Stage 1 Gardens 一期花园维护

You may have noticed that the Stage 1 gardens have not been attended to for several weeks. The Owners Corporation has recently been able to identify in the CSR contract that the maintenance of the gardens is the responsibility of CSR and is meant to be at their cost. This again means that we have been paying an additional and unnecessary cost for gardening for some years.

We have instructed CSR that they are to maintain the stage one gardens but they are refusing to do so.

We will resolve this in the coming few days and the gardens will again be maintained however we believe it is likely that CSR will continue not to pay for the gardening as per their contract and this will end up being a continued unnecessary cost to the owners corporation because of CSR refusing to meet their contractual obligations.

In the meantime, Matthew has been working to make a difference to the smaller spaces we see every day – check out the footpath flower bed at the entrance to 71 Jones Street! Matthew is also starting to plant new flowers in the garden bed in the courtyard.

Thanks Matthew

您可能已经注意到,公寓花园已经好几个星期没有打理了。业委会得知在 CSR 合同中确定,花园的维护是 CSR 的责任,费用由其支付。这再次表明,几年来我们一直在为园艺支付额外和不必要的费用。

我们已指明 CSR,一期花园维护是他们的责任,但他们拒绝为花园做维护。

我们将在未来几天内解决此问题,并重新维护花园。但我们相信 CSR 不会按照其合同约定支付园艺费用,这最终导致业委会将支付不必要费用,因为 CSR 拒绝履行合同义务。

同时,马修(Matthew)一直在我们的花园中耕耘,从每天能看到的较小空间开始-- 去看看 Jones St 71 号入口处的小花坛! 马修还开始在院子里的花园床上种新花。谢谢马修。



BUILDING REMINDERS

The committee has been asked by a number of owners recently about their obligations when renting out an apartment. You are free to rent your apartment through any real estate agent you would like to use. You are not required to use a local agent if you don't want to. Please make sure you read and understand your obligations, rights and responsibilities on the [Fair Trading website HERE](#).

最近，许多业主向业委会询问了出租公寓时的义务。请注意，您可以通过**任何**您想使用的房地产经纪人自由租用公寓。您没有义务一定要使用大楼内部或周边的房产租赁中介进行房屋租赁。请确保您在此处阅读并了解您在公平交易网站上的义务，[权利和责任](#)。

TOPIC OF THE TIMES

Given that we have a hearing at NCAT soon, you may be interested in understanding more about how NCAT works.

The NSW Civil and Administrative Tribunal (NCAT) decides a range of civil and administrative cases in New South Wales.

NCAT provides a simple, quick, and effective process for resolving disputes and reviewing administrative action, including:

- services and processes to support self-representation by parties in most matters
- plain language forms and documents
- simplified processes
- a range of alternative dispute resolution methods.

The types of cases dealt with by NCAT are broad and diverse. These range from tenancy issues and building works, to decisions on guardianship and administrative review of government decisions.

If you want to read more, click on this link: [HOW NCAT WORKS](#)

鉴于我们即将在 NCAT 举行听证会，您可能会有兴趣进一步了解 NCAT 的工作方式。

新南威尔士州民事和行政仲裁庭（NCAT）可以审理新南威尔士州的多种民事和行政案件。

NCAT 提供了一个简单，快速且有效的过程来解决争端和审查行政行为，包括：

- 在大多数情况下支持各方自我代表的服务和流程
- 简明的表格和文件
- 简化流程
- 多种非诉讼争议解决机制。

NCAT 处理的案件类型广泛而多样。这些范围从租赁纠纷，建筑工程纠纷到监护权及政府决定的行政复议。

如果您想了解更多信息，请单击此链接：[HOW NCAT WORKS](#)

SOCIAL & RECOMMENDATIONS

社交建议

We all know that Sydney (especially in summer) has a lot to offer in terms of things to do and see. Luckily for us, some of the best of them are free.

- The Australian Museum has recently reopened after an extensive renovation and is free for the family to visit. Check out the exhibits at: [AUSTRALIAN MUSEUM](#).
- We also have one of the best cities for walking and many of the top walks in Sydney are right on our doorstep. Check out where your feet can take you [HERE](#).
- If you haven't already done so this summer, spend a Saturday morning at the Glebe markets. Read all about what's on offer [HERE](#).

我们都知道悉尼（特别是在夏天）可看可参与的活动特别多。幸运的是，其中很多都是免费的。

---经过大规模的翻新后，澳大利亚博物馆最近重新开放，全家免费参观。在以下网址查看展品：[AUSTRALIAN MUSEUM](#)

---悉尼也是徒步的最佳城市之一，悉尼许多顶级徒步线路就在家门口。点击[这里](#)看看您的脚可以将您带到哪里。

---在这个夏天过去之前，您也可以选择一个周六的早晨前往 Glebe Market。 [这里](#)有您可能在那里发现的惊喜。

COOK UP A STORM 美味食谱

The Perfect Summer Quinoa salad



Ingredients:

- 1 cup of quinoa
- 1 carrot
- ½ cucumber
- A handful of dried cranberries or raisins
- ½ can of chickpeas
- ½ packet of feta cheese
- 1 small avocado
- 50g of roasted pine nuts
- ½ bunch of parsley or mint

Dressing:

- 1 lime
- Salt & pepper
- Honey
- Olive oil

Method:

- Rinse the quinoa well, place in a pot with 1 & ½ cup of water, cover and simmer for 15 minutes or until the water is completely absorbed, then rest for 10 minutes, still covered.
- Once cooked, spread on a plate to cool down.
- Roast the pine nuts until golden, then place on a plate to cool down (Pine nuts can be replaced with any other nuts of your liking).

- While the quinoa is cooking, chop all the ingredients and place in a salad bowl.
- Prepare the dressing by juicing the lime, adding salt, pepper and a big dollop of honey. Stir and leave to sit until the honey has dissolved in the lime juice, then add twice the amount of olive oil as there is lime juice and stir.
- Once the quinoa has cool down, place into the salad bowl, add the dressing then toss until all ingredients are well combined.
- Serve immediately and accompany with a glass of rose wine.
- It sounds like summer is still with us...!

完美夏日藜麦沙拉

原料：

- 1 杯藜麦
- 1 个胡萝卜
- ½根黄瓜
- 少许干小红莓或葡萄干
- ½罐鹰嘴豆
- ½包羊乳酪
- 1 个鳄梨
- 50 克烤松子
- ½束香菜或薄荷

酱汁：

- 1 个青柠
- 盐和黑胡椒
- 蜜糖
- 橄榄油

做法：

- 充分冲洗藜麦，放入锅中加入 1½杯水，加盖小火煮 15 分钟或直到水被完全吸收为止，然后静置 10 分钟，仍然盖好。
- 煮熟后，铺在盘子上冷却。
- 将松子烤至金黄色，然后放在盘子上冷却（松子可以用您喜欢的其他坚果替换）。
- 藜麦烹饪时，将所有原料切碎，放入沙拉碗中。
- 挤出青柠榨汁加入盐，胡椒粉和一大块蜂蜜来准备调味料。搅拌并静置，直到蜂蜜溶解在柠檬汁中，然后加入两倍于柠檬汁的橄榄油量并搅拌。
- 藜麦冷却后，放入色拉碗中，加入调味料，然后拌匀，直至所有成分充分混合。
- 立即食用，并伴以一杯玫瑰红酒。

让我们抓住夏天的尾巴！！

CONTACT INFORMATION 交流方式

The following are the best ways to contact the people you need:

Stage 1 Building manager (CSR) Email: buildingmanager1@acaciagardens.com.au

Stage 2 Building manager (Meriton) Mobile: 0409 095 297 Email: buildingmanager2@acaciagardens.com.au

Security (Stage 1 & 2) – Mobile: 0410 408 873

BCS – Kara Seymour (Strata Manager) Phone: 02 8216 0398 Email: stratamanager@acaciagardens.com.au

Strata Committee (all members) Email: stratacommittee@acaciagardens.com.au

Strata Committee Chairperson (Luming) Email: chair@acaciagardens.com.au

Strata Committee Secretary (Nick) Email: secretary@acaciagardens.com.au

Strata Committee Treasurer (Matthew) Email: treasurer@acaciagardens.com.au

Any other enquiries, Email: newsletter@acaciagardens.com.au

If you haven't done so already, download the [Building Management App for Stage 2 – MYBOS](#). Once you are registered as a user it is a great way to make maintenance requests, report issues, and it has other great resources. If you have any issues joining or using the App, please check in with Ali on level 6 at 71 Jones Street.

If you want to join the Acacia Gardens Owners groups on either WhatsApp or WeChat, or both, please email us with your phone number to be added. Email: newsletter@acaciagardens.com.au

You can find the Facebook page at: <https://www.facebook.com/groups/261530967880147>

The Acacia Gardens website is now up and running and has a lot of useful resources including new forms for renovations and pet applications.

以下是联系所需人员的最佳方法：

一期大楼管理经理（CSR）电子邮件：buildingmanager1@acaciagardens.com.au

二期大楼管理经理（Meriton）

手机：0409 095 297

电子邮件：buildingmanager2@acaciagardens.com.au

物业保安（1 和 2 期）–移动电话：0410 408 873

BCS – Kara Seymour（物业管理）

电话：02 8216 0398

电子邮件：stratamanager@acaciagardens.com.au

物业委员会（所有成员）电子邮件：stratacommittee@acaciagardens.com.au

业委员会主席（Luming）电子邮件：chair@acaciagardens.com.au

业委员会秘书（Nick）电子邮件：秘书@acaciagardens.com.au

也委员会司库（马修）电子邮件：宝藏@acaciagardens.com.au

任何其他查询，电子邮件：newsletter@acaciagardens.com.au

如果尚未下载，请下载二期的大楼管理应用程序– MYBOS。注册为用户后，这是发出维护请求，报告问题的好方法，并且它还有其他许多资源。如果您在加入或使用该应用程序时遇到任何问题，请在 Jones st 71 号 6 楼的 Ali 处办理。

如果您想加入 WhatsApp 或微信（或两者）上的 Acacia Gardens Owners 组，请给我们发送电子邮件，并附上您的电话号码。电子邮件：newsletter@acaciagardens.com.au

您可以在以下位置找到 Facebook 页面：<https://www.facebook.com/groups/261530967880147>

Acacia Gardens 网站现已启动并正在运行，并且拥有许多有用的资源，包括用于装修和宠物的申请表。在以下位置查看：www.acaciagardens.com.au

Check it out at: www.acaciagardens.com.au

QUESTIONS, FEEDBACK & SUGGESTIONS 提问 反馈和建议

If you would not like to receive the newsletter in the future, please email us on the same email address and we will remove you from the distribution list.

If you have any questions, feedback, requests or would like to make any suggestions, please get in touch!

Thanks for reading!

Acacia Gardens Strata Committee

如果您以后不想再接收新闻简讯，请通过相同的电子邮件地址给我们发送电子邮件，我们会将您从通讯组列表中删除。

如果您有任何疑问，反馈，要求或想提出任何建议，请联系！

谢谢阅读！

Acacia Gardens 业主委员会