



ACACIA GARDENS NEWSLETTER

Welcome to our latest Newsletter!

We know there has been a long gap between newsletters but that means you can expect to get a comprehensive view of what has been happening in the building over the last 9 months here today! The committee has been working hard to resolve many issues to improve our home.

As always, if you have any feedback, please contact the committee at: stratacommittee@acaciagardens.com.au, or you can contact Building Management at bm@acaciagardens.com.au or on +61 431 084 001.



Fire order

The Sydney City Council has issued a fire order for Acacia Gardens. The order was anticipated, and we have been working with Council for almost a year to resolve the issues. The biggest piece of work involves replacing both Fire Indicating Panels (FIPs) which are located in Stage 1 & 2 by May 2024. We are working, with our contractor and Council to determine the best approach. Rest assured that the existing FIPs are still operational and are continuing to be maintained, however, it is getting more and more difficult to find replacement parts.

There are a number of other, more minor, works to be completed and work is well under way on those. For example, additional signage throughout the building and the fire stairs in particular, and the replacement of about 40 fire doors.

The committee has regular meetings with our Fire management contractor and consultants who are managing the replacement of the FIPs.



Security access system

The upgrade of the security access system for Stage 2 was completed in July 2023. Stage 1 was upgraded last year and there is now one security access system for the entire building. In addition to getting a modern and more secure access system, this will also save money because we are not maintaining two separate systems. Several duplicate readers have also been removed and a few new ones have been added where security was lacking, like the mail room in building B.

Security and Security Cameras

There have been some security incidents in the building over the last few months, including multiple instances of people stealing parcels from mailrooms and items stored in the carpark/storage cages. Please be diligent about not allowing access to people who do not have swipe cards. Building Management and Security report all incidents to the NSW Police.

In response, the Committee has installed additional cameras to the surveillance system, both internally and externally, to better monitor our home. These cameras have been beneficial in providing information to the NSW Police.

Smoking on Balconies

We have received a number of complaints over the past few months of people smoking on balconies. Please remember, if you smoke on your balcony the smoke will go into other people's homes and this is not allowed.



To ensure a safe pleasant environment for all residents, please do not smoke anywhere in Acacia Gardens. Please ensure your tenants are aware of this.

Abandoned bikes in the car park



There are a number of abandoned bikes in various parts of the car park. The Committee has agreed that any bikes that are not removed within 28 days will be removed and donated to a bike recycling organisation. This is in accordance with the Uncollected Goods Act 1995.

The Building Manager will issue notices to owners and residents in due course.



Pool water heater

The pool water heater has had a major failure. We have been waiting for parts for over 2 months, we are still waiting for parts to come in. It is now fixed and the pool is back up and heated as it should be.

The spa has not been affected.

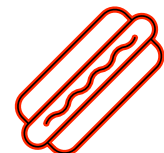
The pool & spa heating system is powered by gas and Acacia Gardens is currently spending approx. \$20,000 a year for gas. The Committee is currently looking at alternative water heater solutions, with possible solar options.

Pool furniture

We have added a few chairs & tables as well as a couple of artificial plants to make the pool area a bit more welcoming. Please go and have a enjoy them next time you are at the pool.

BBQ area

The gas BBQ above the swimming pool has not worked for a few years. The committee is working with Reslan and Hassan to have this fixed before summer.

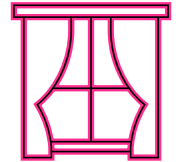


Car park cleaning

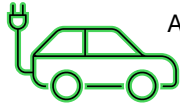
A full car park cleaning has been done, we hope you have seen the improvement.

External window cleaning

We are planning to get the external windows cleaned in November. You will receive more information from the Building Manager in due course.



EV charging station



As you might have seen, two EV charging stations have now been installed in Level 3 of the car park.

They are available to all residents, and you simply need to instal the Exploren app ([Exploren: EV Charging App - EV Charging Software - EV Charging Station Management System](#)) on your phone to start charging your EV.

The charging stations add value not only to residents but also to owners as more tenants look for this feature when looking for apartments to rent.

Two additional fire extinguishers suitable for lithium-ion battery fires have also been installed next to the charging stations.

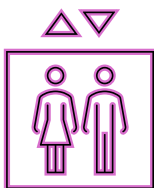
Hot water systems

Building B hot water boilers have experienced major breakdowns, with both boilers breaking down one, after the other. The redundancy of these two boilers meant that hot water was only suspended for short periods of time. One of the boilers has now been rebuilt, while we are still waiting for parts for the second one.



The Committee is looking to replace these gas boilers with more energy efficient solutions in the near future. If you have any experience in this area, please contact the Committee or Building Manager.

Lifts



As we all know, we have been advised by a lift contractor that all lifts in both Stage 1 and Stage 2 are nearing end-of- life. The OC recently entered into a contract with a new lift contractor, TKE. They are doing a great job keeping lifts operational and down time as short as possible. In general, the down times are much shorter than those experienced under the previous contractor and the reports received are far more informative than anything from our previous contractor.

However, the fact remains that we need to replace the lifts. The next step in the process is to look at the cost involved in replacing the lifts (current estimates are approx. \$3 million) and options for raising the funds. We are engaging with our consultant to prepare a tender for the lift replacement project.

We understand that it may take up to 3 months to replace each lift – meaning that residents of buildings with only one lift will not have a lift for that 3-month period. The Committee is looking at what can be done to minimise disruption to residents and whether it is possible to reduce the 3-month timeframe.

Unfortunately, the lift in tower C was out of service for 3 weeks. The lift contractor, as part of the monthly inspection/maintenance, discovered that the rope was stranded and placed the lift out of order. This has now been repaired and we are working with TKE to see what can be done to further minimise downtime in the future. It is clear that the lifts are approaching the end of their life and need replacing.

Legal – CSR NSW Supreme Court

After almost three years of delays and back and forth, the NSW Supreme Court has finally set a date to hear the case that CSR brought against the Owners Corporation. The hearing is set down for 1 July 2024 and, on CSR's estimate, is likely to go for 10 days. Our lawyers have advised that between now and May/June 2024, there is minimal legal work to be completed. The OC's case is ready to go.

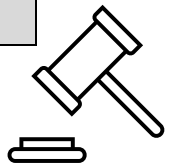
Legal – CSR NCAT (NSW Supreme Court of Appeal)

In March, NCAT ruled that the OC should pay CSR's costs (on an ordinary basis) following CSR's successful appeal of NCAT's decision to terminate its contract. This is very disappointing. We are working with the OC lawyers to understand it.

Again, after almost three years of hearings and appeals, in August the OC won an appeal that CSR brought regarding whether NCAT had jurisdiction to hear the OC's case about terminating the contract.

It was a complex legal argument heard by three judges in the NSW Supreme Court of Appeal. All three judges agreed with the OC's position that NCAT had jurisdiction to hear the case. The OC also had its legal costs awarded to it, meaning CSR will need to reimburse us part of our legal fees.

NCAT is currently considering transferring the case to the NSW Supreme Court so that both cases can be heard together by one judge. The OC lawyers are supportive of this approach.



Building Management & Cleaning



We have regular meetings with our building management team. Hassan has now joined Reslan on a full-time basis at no additional cost to the OC. Under the BM contract, Kristal is only required to provide a second BM on a part time basis, however Hassan is full time. This is great result for Acacia Gardens because there is now less time when reception is unattended during the day.

Strata Manager

Our Strata Management agreement with BCS ends soon. The Committee has run a tender for strata management services, and asked 5 companies to respond. The Committee will present the results of the tender to all owners at the next GM so that owners can vote on who to appoint. The tender process is ongoing at the time of writing this newsletter.

In the interim, the Committee has agreed to extend the agreement with BCS on a temporary basis until the next GM.

Recycling and Garbage

Our building management and cleaning team are working hard to maintain the large item garbage area and have Sydney Council collect these items as regularly as possible. Please assist the team by placing items in an ordered way and stack them neatly.



When using the recycling bins, please follow the information on the bins and walls and only put recycling in the bins. Many of the bins have plastics and other rubbish that is not recyclable.

Gardening

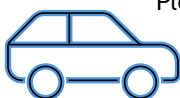
Winter has passed and Acacia Gardens are soaking up the warm sunshine of spring. August has brought the azalea blooms of pink and purple and red. September has opened with the Clivia creams and oranges set against their deep dark green leaves. We are busy in the garden preparing our lawns for the summer ahead and our deciduous trees will provide their shade. Please come out and enjoy the spring colours and fragrances.

Over the coming months we will be working on new tree plantings in some beds and tossing sunflower, cosmos and marigold seeds for extra colour. Our irrigation system will have some electrical repairs to maintain watering as we enter the hot summer ahead.

Matthew, who is a SC member and keen gardener, has been working hard to maintain the gardens with the assistance of our gardening contractor. He is looking forward to seeing you in the gardens.



Car park safety and Use



Please keep your speed at a minimum while driving through the car park.

There have been a few near misses recently as some residents drive too fast.

Also please remember to turn your lights on when entering the car park. This is not necessarily for you to see better but for others to see you coming. People will see your car's lights around the corner before they will see your car.

A reminder that visitor spots are for visitors. Over the past month the number of residents parking in visitor spots has increased. So that all residents can have visitors, please do not park in the visitor spots.

There have also been several complaints about residents parking in other units parking spots. If you park in someone else's parking spot, this may be considered as trespassing. Please do not park in other units spots.

Car Park Subletting Not Permitted by City of Sydney in Acacia Gardens

As was discussed and minuted at our last committee meeting, there is a restriction in place imposed by the City of Sydney that applies to Acacia Gardens. The restriction prevents any owner or tenant from renting car spaces to any person who is not an owner or occupant. No car park space may be rented to any person who does not live in Acacia Gardens. We appreciate your cooperation with regard to this.