



# ACACIA GARDENS NEWSLETTER

Brought to you by your Strata Committee  
June 2022

Dear Owners and Residents,

We hope you are keeping warm in the winter months!

A lot has happened since our last newsletter so please read on for the latest updates from your strata committee.

## LATEST NEWS

The committee has been working hard. We have a number of sub-committees that have been established to focus on specific areas including legal, gardening, and building works. We think this is the best way to 'divide and conquer'.

We continue to hold regular informal committee meetings to keep things moving along. We are working hard with our Building Manager and Strata Manager. We have also scheduled our next formal committee meeting for 29<sup>th</sup> June at 6:00pm in our community room. You should have received the notice by email now or in the post in the coming days.

### Building Management

With all the rain, the building manager has been very busy liaising with owners and contractors about multiple water ingress issues. A rectification plan has been put in place for over 20 waterproofing issues in many apartments and we will monitor progress with this work.

An audit of all car spaces and storage cages in the building has been completed. Any storage cages that were not numbered, or contained the wrong numbering, have been changed to reflect the correct number (as per title deeds). If you notice that your storage cage has a new sign/number, please contact building management for more information.

We have been notified by Kristal Property Services (our contracted Building Manager) that there will be a change in staff and we are getting a new on-site building manager. From 20 June we will have Reslan as our new onsite building manager. All the contact details remain the same and we welcome Reslan to our home. There will be a handover period with Reslan and John both on site so the change will be smooth.

Reslan comes from both a building management and hotel background. Reslan has been managing large complexes in Sydney and comes to us with great experience and huge enthusiasm to help us manage our home. Please drop in to the Jones Street reception to welcome Reslan.

We thank John for being with us for the past months and wish him well.



### Cleaning

Following the decision by the OC at the February AGM, Sydney Building Management and Projects has commenced as the cleaner for Stage 1 and Stage 2. A full inspection of the building has been completed and a cleaning schedule has been developed with SBMP.

The initial feedback from residents is that the standard of cleaning has improved. If you have any feedback on cleaning, please contact your building manager who will be able to action the feedback.

Now that the cleaners have settled in we are looking at any special cleaning projects that need to be added to the cleaning roster, such as cleaning off spider webs in the carpark.



## Stage 1 - Security Access System

The previous building manager of Stage 1, through its legal representatives, is maintaining the incredible assertion that it owns the Stage 1 Access Card System, this is the system that is integral to the building and is the frontline in the security of our home. The system is 20+ years old and has many obsolete parts. The recent rain also caused havoc with the system, resulting in residents being locked out of their buildings for periods of time.

As a result, the OC went to tender on the replacement of the Stage 1 system. Towns Security was the successful tenderer, and the system has been replaced.

The new access system comes with fobs that can be put on a key ring for easy access. We will of course have a limited number of cards available for those who prefer a card.

Each apartment is entitled to 2 fobs/cards per bedroom. For example, if you have a 2-bedroom apartment, you are entitled to 4 fobs free of charge.

The new system is the latest technology, and the cards / fobs cannot be duplicated. This enhanced security will make our home safer.

The transition was very smooth with only a few incidents of residents not collecting the new cards / fobs before the changeover and these were very quickly resolved.

**What about Stage 2?** The Stage 2 system is fully operational. There will be no change to the Stage 2 system at this time however the system we have purchased has the capacity to be expanded to cater for stage 2 when this is necessary. With the successful changeover of the stage 1 system, we are investigating the costs of changing the stage 2 system as well. If we can do this then we will, finally after over 10 years, have a single consolidated security access system across the building.

## Building Works

The cleaning and rectification of the Stage 2 façade has been delayed by the very wet season we have recently experienced. It is due to commence in the coming weeks.

The painting of stage 1 lobbies, which had been neglected for over 20 years, has now been completed. The carpet throughout Stage 1 has also been deep steam cleaned, the dusty old plastic plants have been removed. The interior of Stage 1 now looks great and so much more light and airy!

As part of this painting project, the pool, gym & community room have all be painted. Please go and have a look, the result is stunning... We are looking at some new furniture for the community room to replace the neglected rusty old chairs that are stained and falling apart.

You would also have seen the car park entrance getting a fresh coat of paint. This is the entry point to our building for a lot of residents and guests and it looks a lot nicer. Some of the columns on each of the car park levels have been painted, in colour, and numbers added to assist owners and residents orientate themselves in the car park.

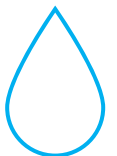
## Waterproofing

There are still a number of issues to be fixed and we do apologise for the time it takes to get through these issues.

The recent weather has highlighted a number of new issues and the Building Manager is dealing with a high volume of issues reported. Please contact the building manager if you have any water penetration issues.

## Gym/Swimming pool

As you may have seen the pool and gym area has been repainted and some minor repairs have been completed in the community room. We hope the pool and gym area feels clean and refreshed, and you feel motivated to get in there and do some exercise! The committee is considering some new furniture for the pool area to make it more welcoming and comfortable.



## Surveillance System



Over recent years some owner and residents have brought to the attention of the committee their concerns about the coverage of the surveillance system in our home. We have also had some issues with the ageing system and the amount that was being spent to maintain the system. Over the past few weeks, the stage 1 CCTV system has been replaced and the monitoring relocated to the building managers office at 71 Jones Street – this allows our security to monitor all the cameras in one place.

The upgrade to the CCTV in the carpark is on track to be completed in the coming 2 weeks. The upgrade includes a significant increase to the number of cameras in the car park which will hopefully act as a deterrent to would-be thieves. After the upgrade, almost all the car park and storage cages within the car park will be recorded 24/7.

Additional cameras have been placed around entrances and in the courtyard.

You will see that additional signage has been placed throughout the building notifying people that they are being recorded. We hope that the additional cameras and signage will act as a deterrent to would-be criminals.

While there are relatively few security incidents in the building, our safety and security is critical. There are a few simple things you can do to enhance our security:

- Do not swipe in strangers at the entrances – if people ask you to let them in direct them to the building manager or security who can verify who they are
- Do not let people follow you into the building through doors
- Try not to let people ‘tail gate’ you into the carpark – this is difficult, but it helps secure our home
- If you have food deliveries, go to the lobby to meet them rather than buzzing them to your apartment
- If you use a fire exit to leave the building, make sure it is closed behind you

Remember, you are a key part of the security of our home!

## MYBOS

Have you signed up for MYBOS to obtain updates about our home, be able to report maintenance issue and get on the mailing lists? If not, please see Reslan at 71 Jones Street for the details. MYBOS is now available to both stage 1 and stage 2.

All requests, issues and feedback MUST be logged through MYBOS.

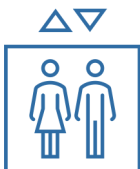
## Fire Detection System

We are reviewing the fire systems in both stage 1 and stage 2. We have received advice that these systems are coming to the end of their life, and we need to start to look at replacing them.

Over the coming weeks, the OC will be tendering for this work. We will ensure that the new system is the latest technology because we want to ensure that we have the best safety systems for all residents, and we want it to last for as long as possible.



## Elevators – Stage 1 and Stage 2



This was briefly discussed at the AGM as a concern for all residents. We know that there are ongoing problems with the lifts, particularly in stage 2. We have had 1 lift out of action for an extended period which was a real problem for residents in the affected building. The challenge with the lifts in stage 2 is that they are obsolete and obtaining spare parts is particularly difficult. A review of the lifts has been completed by an external consultant. This will give us a roadmap to repair and eventually replacement of the lifts.

We continue to work with both our consultant and the contactor. We hope to have a plan of attack in the coming weeks. Please be assured that we are very concerned, and we are working hard to fix this. Whatever we do will take time, the full program to replace all the lifts is a 3 year timeline so we need to plan carefully for the work, to minimise interruption and how to manage the funding.

## Energy Savings



Stage 1 lobbies light fittings will soon be replaced with LED lights, with expected savings on energy consumption.

We expect the NSW government to subsidise a large part of that project.

We are working with the same company who replaced the car park and fire stairs light fittings last year and expect this project to pay for itself in less than a year.

## Water Savings

The OC has engaged Sydney Water to prepare a report on potential water savings in the building. During April 2022, representatives from Sydney Water attended Acacia Gardens and inspected 18 units, the pool, gardens and other common areas. Sydney Water has come back to say that there are significant savings to be made in our building (up to \$35,000 per year).

The SC has met with representatives of Sydney Water and will work to understand the scope of works, any cost to the OC and the best way to reap the savings in the longer term.

## Security

Over the past few months the SC has received complaints about security on site. The complaints mostly fall into the following three buckets: the (un)friendliness of guards, guards not seen to be patrolling building, and when guards are at reception, they are not visible (instead, they are in the back room).

This feedback has been passed to GuardCorp and in recent weeks we believe we have seen a significant improvement. If you have concerns or complaints please pass them on so we can address them.

## Electric Vehicle Charging



We would like to remind owners of electric cars that it is PROHIBITED to plug your car into common area/car park electrical sockets. Our building is not yet set up for electric car charging.

If anyone sees an electric car plugged into an electrical socket on common property, please immediately notify the Building Manger or Security. It is a safety concern – in that the plug could be a trip hazard, as well as being an unapproved use of OC funds (all owners pay for common area electricity in their levies).

A sub-committee has been created to research the options available to our building to support owners with electric cars that need to be charged. The sub-committee has met and has attended webinars about electric vehicle charging. We are developing a roadmap to enable our building to have EV charging – the future is going to be EV and we need to be ready for those who have them now and for those in the coming years who buy one. All the evidence from both Australia and internationally is that EV are going to come much faster than we think.

Scan the QR code here to take the survey about electric vehicles.



## Pets in the building

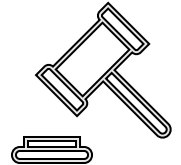
It is essential that all dogs are on a lead and suitably restrained when on common property. It is not reasonable to expect all of our neighbours to be comfortable with off-lead dogs so please be considerate when walking through common property with your furry friend.

**The garden area is also for us all to enjoy so please clean up after your dog.**

## General updates

There are many small things that are being cleaned up and fixed in the complex. We hope that you see the improvement:

- The carpark will be cleaned in the coming weeks, information will be distributed by the BM shortly.
- Pest control has been applied to all common areas.
- Cobwebs are being cleaned out of the carpark, we hope you see an improvement.
- New notice boards have been installed in all building entrance lobbies – we hope that this will make it easier for residents to stay on top of all the latest building news
- The common property toilet located at the Wattle street entrance has recently had a deep clean.
- John has conducted a car park audit and contacted all residents that are currently breaching by-laws. It is VERY important that residents do not store anything except for cars/motorbikes/bicycles in car spaces. If Sydney Council were to conduct an audit of our car park, and witness flammable items (e.g. mattresses, boxes, furniture. etc) being stored in car spots, we could be liable for a fire order and financial penalties.
- All tiles in stage 2 were deep cleaned by Kristal cleaners and they came up really well.



### **NCAT Application to terminate SunAust Properties (Central Sydney Realty)'s caretaking agreement**

CSR has now not only appealed the decision of NCAT to terminate its contract but also the decision by NCAT that CSR must pay the OC's costs. These matters were heard by the NCAT Appeal Panel on 9 June 2022. The appeal panel consisted of a Deputy President of NCAT and a District Court Judge.

The appeal panel reserved their decision which means that they have heard everything and will now deliberate before providing their decision.

We will update you after the hearing once we have any news.

### **Legal Proceedings commenced by SunAust Properties (Central Sydney Realty) in the NSW Supreme Court against the OC**

This matter is listed for hearing for 4 days commencing on 14 November 2022.

CSR has failed to comply with the recent orders made by the Supreme court to provide their evidence, including any expert evidence. It has asked for an additional 4 weeks to prepare its evidence. Since then, CSR has again asked for more time to provide their evidence. It is due in the coming week.

Given that this matter has been on foot for over a year and a half, it is hard to understand why they need so much time to find their evidence.

## COOK UP A STORM

### Chicken, leek and mushroom pot pies



Serves 4

Cooking time: 50 minutes

Very easy

Equipment: 4 x 1.5 cup ramekins

#### Ingredients:

- 1 tablespoon of olive oil
- 750g chicken breast (skin off) cut in to 2cm pieces
- 20g butter
- 1 leek, trimmed and thinly sliced
- 200g cup mushrooms, quartered
- 1/3 cup white wine (or additional chicken stock if you prefer)
- 1 tablespoon flour
- 250ml chicken stock
- 2/3 cup thickened or cooking cream
- 1 tablespoon wholegrain mustard
- ½ cup frozen peas
- 1 egg, slightly beaten
- 1 sheet puff pastry, thawed

#### Instructions:

1. Preheat oven to 200 degrees
2. Heat 2 teaspoons of oil in a large frying pan over medium heat
3. Add chicken and cook until browned and remove to a plate
4. Heat remaining oil & butter in the pan
5. Add the leek and mushroom and stir for 3 – 5 minutes until mushroom is cooked
6. Add wine and cook for 2 minutes until reduced by half
7. Add flour and cook for 1 – 2 mins
8. Gradually add the combined stock & cream, stirring
9. Stir in the mustard and peas and bring to the boil
10. Reduce heat to low and cook for 2 – 3 mins until thickened slightly
11. Return chicken to the pan and season with salt and pepper
12. Divide the mixture between ramekins and cut 4 12cm diameter circles from the thawed pastry
13. Brush the edges of the ramekins with the egg, top with pastry and gently press the pastry down to seal
14. Make 2 or 3 small holes in the top to vent and brush the top with the egg
15. Place on a baking tray and cook for 20 minutes or until the pastry is golden

## SOCIAL & RECOMMENDATIONS

With the winter school holidays coming up there are loads of things to do in the city.

Check out the Archibald prize winners and finalists at the art gallery of NSW (the rest of the gallery is also free to wander around so stay warm and look at some of the greatest artworks Sydney has to offer. <https://www.artgallery.nsw.gov.au>

Wear the kids out during the school holidays at Australia's biggest inflatable obstacle course in Centennial Park. <https://whatson.cityofsydney.nsw.gov.au/events/tuffys-nest-australias-biggest-inflatable-play-park>

Whale watching season is back! There are a number of cruise companies that can get you up close and personal with enormous whales as they make their way along our coast. It's an amazing day out. <https://www.captaincook.com.au/explore-sydney-sightseeing/whale-watching-sydney/>



## WHERE TO FIND HELP:

**BUILDING MANAGEMENT FOR ACACIA GARDENS** is located at the office in the reception area of 71 JONES STREET  
08:00 to 16:00 – Monday to Friday  
10:00 to 13:00 – Saturday

Contact details **Reslan: 0431 084 001** and [bm@acaciagardens.com.au](mailto:bm@acaciagardens.com.au)

**SECURITY FOR ACACIA GARDENS** is located at the office in the reception area of  
71 JONES STREET

16:00 to 08:00 – Monday to Friday  
13:00 Saturday until 08:00 Monday (weekend)

Contact details **Security: 0410 408 873**

## ADDITIONAL CONTACT INFORMATION

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

BCS – Samantha Edwards (Strata Manager) Phone: 02 8216 0398 Email: [stratamanager@acaciagardens.com.au](mailto:stratamanager@acaciagardens.com.au)

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

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

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

Strata Committee Treasurer (Philippe) Email: [treasurer@acaciagardens.com.au](mailto:treasurer@acaciagardens.com.au)

Any other enquiries, Email: [newsletter@acaciagardens.com.au](mailto:newsletter@acaciagardens.com.au)

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](mailto:newsletter@acaciagardens.com.au)

You can find the Facebook page at: [Facebook](#)

The Acacia Gardens website is now up and running and has a lot of useful resources including new forms for renovations and pet applications. Check it out at: [www.acaciagardens.com.au](http://www.acaciagardens.com.au)



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