



STRATA COMMITTEE MINUTES
1830 Wednesday November 16, 2016. Altair EC Meeting Room.

Attendance: Deb Moore (Chair), Mandy Heimann, Kevin Wellington, Eric Moses
Michael Cluff,

Mario Caruana (Francis Management)

Guests:

Apologies: Ralf Harding, Luisa Liotta, Chris Gardiner, David Mackinnon

Minutes of Last Meeting: Accepted

Matters Arising: None

Correspondence:

- a) Owner Letter re Laundry Service Provider:** The Building Manager received an email from an owner in relation to correspondence received by him from the laundry and dry cleaning provider. The correspondence was in relation to two outstanding invoices for services previously rendered.

The owner was able to support payment with a receipt on one of the occasions but not on the other. The reason being that the provider that the provider appears only issues receipts if there is change payable to the customer.

It was also noted that there are approximately 10 Altair residents who have a history of not of paying for services and accrued significant outstanding debts. The provider is a small family business and residents are encouraged to pay their accounts promptly.

The provider has a long-standing relationship with the Altair and is considered to be reliable and delivers a high level of service. The Building Manager has liaised with the provider and protocols will be implemented to improve the billing and receipting process. Residents will be advised of new payments process accordingly.

- b) Draft Letter from Ralf Harding re Articles on Short Term Letting:** Ralf has provided a draft letter addressed to the City of Sydney Council and relevant State Ministers highlighting how a number of major international cities have legislated against short term letting in residential apartment buildings, given the adverse experience on residents. The letter brings together a number of articles from various media sources. Ralf believes strongly that the Altair and similar inner city buildings need to voice their concerns about the potential impacts on residents. Deborah Moore and Eric Moses to agree final draft and send accordingly.

Finance Report:

The October Financial Summary shows that we continue to track broadly on budget for the year.

A copy of the Financial Summary is available to any Owner on request from the Building Manager.

Building Manager's Report: Attached

Fire Safety: Appropriate checks have been completed and the annual AFSS has been issued to the Altair. A report has been filed to relevant authority.

Energy Audit: Council to be issuing notices to successful recipients of the grant between 15th and 25th November.

Window Restraints: City of Sydney Council has advised the process to assess the proposed mechanism for compliance certification. BM is liaising with the designer, manufacturer and installer to ensure correct standards and procedures are implemented in accordance with certified requirements.

Intercoms Update: BM reported that the installation of hands-free intercoms commence 5 December 2016. Residents will have the ability to book the installation on line with the provider. It will not be necessary for residents to be in attendance as they will be able to authorise the Concierge allow access to the installers.

The intercom system will be de activated for approximately seven days during the installation process. The Concierge will provide access to visitors during this period. The BM showed a sample backing plate that will be used in installations when the unit exposes any unpainted surfaces behind existing units.

20-year Plan

The Project to review the 20-year Capital Works Plan with in conjunction with Francis Management has commenced with Kevin Wellington contributing his expertise and experience.

Noise Complaint Apt 505

The resident of Apartment 505 lodged a noise complaint against another resident on level 5. Apparently this was the second instance over the last six months period. The BM served a formal Notice to Comply to the offending resident who agreed to the conditions. The matter appears to have been satisfactorily resolved between the parties.

Other Matters

Internet Enquiry

An owner has informally approached the Chair and raised the issue of Internet speeds. He asked why Altair does not have higher speed levels given the building is connected to the NBN.

As is common in most residential buildings the Altair's connection is made via Fibre to Node (FTTN). This means that the high speed fibre network will terminate either in a connection box close to the building or to the building itself. From there the existing internal copper wiring is used to connect to each apartment.

The anecdotal evidence is that Altair residents currently have access to average speeds of about 25 Mbps, which is more than adequate for residential users and is about double that experienced prior to the introduction of the NBN. Other issues such as modems and service provider packages can also impact speed.

The costs associated with replacing the existing internal copper wiring with Fibre are substantial and are the responsibility of the individual owner. It is recommended that the owner should discuss the issue with their service provider.

Registration of Amended By Laws

Agreed the Chair will follow up Strata Choice to confirm that the recently amended By Laws have been lodged with the appropriate authorities.

EC Annual Christmas Dinner

It was agreed not hold the event this year, however as a matter of courtesy the Chair to liaise with Committee members who were unable to attend the Meeting and seek their confirmation.

Meeting concluded at 1940

Next EC Meeting Wednesday December 14 2016.