

CASTLEVALE STRATA COMMITTEE NEWSLETTER JULY

THE COMMITTEE IS ADDRESSING THE FOLLOWING ISSUES AT THE MOMENT. THE DEMOGRAPHICS OF THE COMPLEX IS CHANGING, NEW HIGH RISE BUILDINGS ARE APPEARING AND WILL CONTINUE TO BE BUILT AND WE AS A COMMITTEE HAVE THE RESPONSIBILITY TO ENSURE OUR TENANTS ENJOY THE SAME OR SIMILAR BENEFITS AS THOSE TENANTS IN THE NEW APARTMENT BLOCKS. IT IS ALSO IMPORTANT THAT THE VALUE OF EACH APARTMENT INCREASES IN LINE WITH THE MARKET. THE COMPLEX IS APPROXIMATELY 40 YEARS OLD SO CONSTANT REVIEW IS NEEDED AND REFURBISHMENT IS REQUIRED TO KEEP UP WITH TODAY'S STANDARDS AND FUTURE AND/OR OWNER DEMANDS. THIS WILL BE DONE WITHIN BUDGET AND ACCORDING TO THE BY-LAWS/WILLOUGHBY COUNCIL AND STATE LEGISLATION

1. CAPITAL EXPENDITURE WORKS – **OWNERS ATTENTION**

The Strata Committee has employed SageView as consultants to carry out a capital works program that will enable us and future committees to plan for the repair and upkeep of the CASTLEVALE complex over the next ten years. The review will be comprehensive and thorough

2. FINANCIAL BUDGETS – **OWNERS ATTENTION**

The Capital Works report will be a source from which 2, 5, and 10 year budgets will be determined. These budgets will be completed by the end of August.

3. PARKING MANAGEMENT – **OWNERS AND TENANTS ATTENTION**

The committee is appointing a traffic consultant to provide expert advice of how to more effectively use the parking area space. With the limited space

available parking space will be allotted to the disabled, full time staff, service people, play school parents and short-term visitors. **There will be no provision for permanent residents parking their vehicles on a permanent or on a regular basis in visitor parking. For those who have used the visitor areas as permanent parking please find other permanent parking spots outside the complex.**

4.CAFÉ APPLICATION – **OWNERS AND TENANTS ATTENTION**

The committee is making preliminary enquiries into the possibility of the use of the present office at the entrance to the complex as a café

5.LOBBY REFURBISHMENT – **OWNERS ATTENTION**

The committee has assessed quotes for the refurbishment of the 14 high, middle and lower rise lobbies. This includes repairing and painting garage doors

6.REPAIRING SILLS – **OWNERS AND TENANTS ATTENTION**

7.REPLACING RISERS – **OWNERS AND TENANTS ATTENTION**

8.IMPROVEMENT IN SIGNAGE – DIRECTIONS, SAFETY, SMOKING, POLICIES AND RULES. **OWNERS AND TENANTS ATTENTION**

A STRATA COMMITTEE NEWSLETTER WILL BE AVAILABLE
ON A REGULAR BASIS