

NEWACTON /// SOUTH

NEWSLETTER



I would like to start by wishing everyone a safe and prosperous 2023, and I would like to say a special welcome to the new residents who have recently moved into the NewActon South community. It has been a very busy start to the year for the Executive Committee, who have already met several times to get ahead of the key projects and maintenance.

The New Committee was elected at the November AGM where the same members were reappointed from the previous year. The EC appreciates the trust most residents have placed in the EC and the current EC members are not only extremely active, but also very passionate about delivering their obligation to deliver the best value, whilst meeting warranty, OHS requirements, structural elements and owner's expectations of maintenance of NewActon South common areas on a day to day basis, but are mindful of preserving the longer term market value of their individual properties.

Besides health and safety issues, the three "C's" will have priority- Community, Common and internal unit defects, and Communication.

*Kym Hemming
NAS EC Chairman*



SOCIAL AND COMMUNITY EVENTS:

The recent social and community events have been well attended by residents– if you haven't been before, or not for a while, please try to make one of the upcoming events as they not only provide a great opportunity to meet your neighbours, but also an opportunity to discuss any items you may wish to raise with the members of the EC.

NewActon South has its own web page (newactonsouth.com.au) for announcements of social events, important building issues and copies of the EC Meeting Minutes. To access the "owners only" section of the site you will need to see the Building Manager for the login details.

SUB COMMITTEES:

Key projects this year have also triggered the establishment of a number of subcommittees.

- Electric Vehicle Charging Committee (looking into cost effective options to future proof the building with the capacity for EV charging.) A survey on electric vehicle charging will soon be distributed and all owners and tenants are encouraged to complete it and express their views.
- Community work (management of ongoing works and building maintenance as well as reviewing building contracts to ensure developing needs and expectations continue to be met through building service providers)
- Art sub committee (on-going focus on art lease to ensure opportunities for new and emerging art is included in the building – within budget – AND consideration of other artistic aspects of the building)

Key project updates

- Insurance from the hail storm (Jan 2020) – insurance process and assessment is continuing with Warrington Fire now engaged to undertake further review and scope of the building and required works for rectification.
- Following the flood in the garage (Sept 2022) and the subsequent damage to the sprinkler system, the works are almost completed. There is one final piece of damaged furniture to be repaired.
- Significant steps have been taken to identify building leaks, with three remaining impacted locations / apartments. Additional work and investigation has been planned this month for those outstanding issues.





Community reminders

(ISSUES RAISED BY RESIDENTS)

RECENT INITIATIVES:

Fire and emergency training was carried out in January. Thank you to those who attended and also to those who adhered to the fire alarm and evacuation broadcasts. The safety of our community is everyone's responsibility in an emergency.

The underground parking deep clean was carried out in February. There have been many positive comments passed on to the EC. Thanks again to the residents who obliged by moving their vehicles so this could take place.

A skip bin was hired for a Community clean out on 29 October 2022. This is an initiative by the EC to ensure an opportunity is given to residents to dispose of any unwanted items and to prevent the build-up of clutter in personal storage cages. This initiative takes place twice per year, so keep an eye out on the community notice boards for the next clean out day.

- Driving speed in the parking lot
- Transferring furniture. The same policy as in/out moves is to be adhered to. The Building Manager is to be notified so the installation of padded lifts can be arranged.

- Refuse Room. Please take care whilst transporting rubbish to the refuse room. There have been many leaks which have resulted in the carpet being stained. Please double bag your rubbish.

All reasonable size boxes appropriate for disposal via the building bins need to be broken down before disposing.

- Dogs controlled (including by a leash) in the building and all common areas
- If you see a maintenance issue, please report them to the Building Manager.



TIPS AND HINTS:



It is important that all residents are aware of the location of the water isolation valves in their apartments. (Turning off the cold and hot water)

The cold water and hot water shut off valve locations vary between apartments but are always located in a wet area (bathroom or laundry).

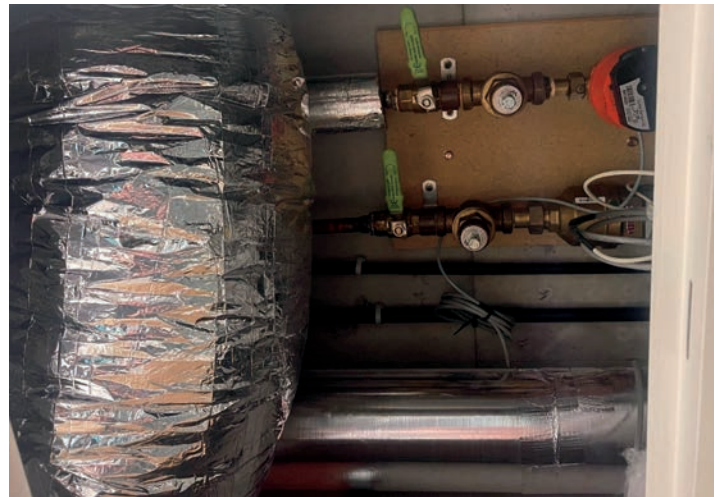
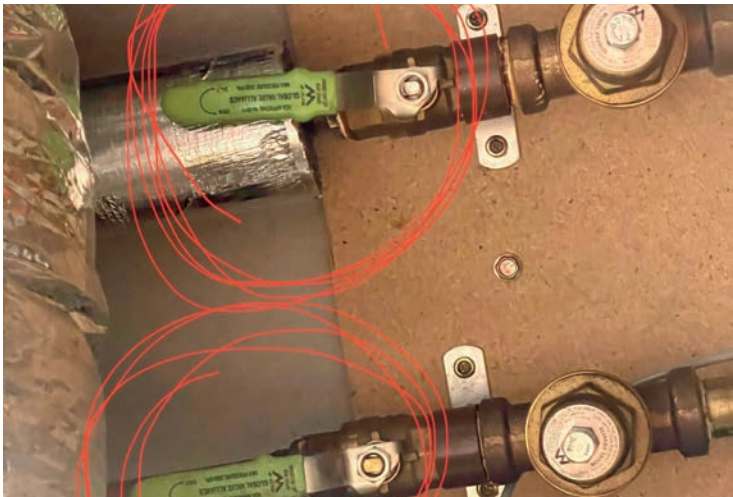
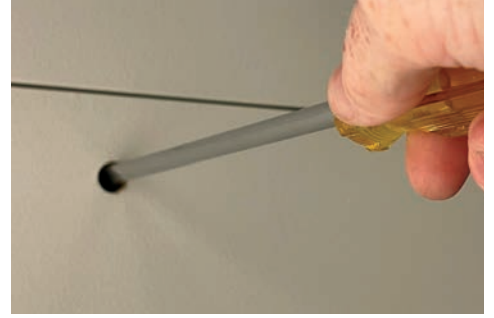
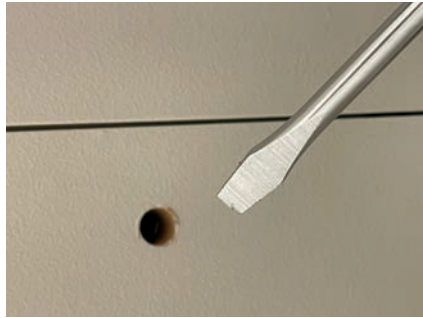
The shut off will be located in the ceiling of the wet area. The shut off valve is accessible via this panel. The stop cock for the water is generally a green lever.

HATCH KEY:

Some access hatches have a flat head screwdriver type latch to unlock, most however require a square “Key”.

If you do not possess a hatch “key” they can be sourced from an internet supplier. A large screwdriver will serve the same purpose in the 8mm square hole if you do not wish to purchase a hatch key.

There are multiple vendors selling these items and an internet search for “square drive door latch” will lead to multiple options with varying prices



The toilet has an individual shut off tap which is located inside the lid of the cistern. These taps are often seized through non-use and it is suggested that in the event of a flexible hose burst that the water is turned off, via the cold and hot water shut off described above, prior to removing the cistern lid.



FRIDGE PLUMBING

is still an issue impacting residents. Some apartments have had plumbing installed to enable a water supply to their fridge. Because of the time since this installation many of these valves are now reaching the end of their life and are subsequently failing. This has caused substantial flooding to apartments.



Another tap that might fail is the washing machine hot water tap located in the laundry cupboard under the sink. This hot water tap should also be capped-off if not used or connected to your washing machine. For example, some washing machines only draw cold water (and then heat the water if needed).

Washing machine taps need a 20mm cap. Other types of mini-taps generally need a 15mm cap

Therefore, as per previous advice, ensure you:

- 1) know where to turn the water off in your apartment
- 2) check if your apartment fridge has taps etc (many people are unaware, and it is the taps that are not connected that are causing the biggest issues.
- 3) Think about getting a plumbing health check of your apartment

**** Make sure you update your details with Canberra Strata to ensure you receive community notices – i.e. the most recent was for the isolation of the hot water from levels 11-16 on Friday 24 February.**



CARPET MOTHS

Be vigilant for the existence of the tiny Carpet Moth in your apartment. This tiny Moth, if left unattended to, will not only destroy your woollen clothes, but also the woollen carpets which were originally installed in most apartments. In particular, look behind your furniture, corners of each room and behind the curtains. They are not always evident in the high traffic areas

<https://safeguardpestcontrol.com.au/blog/carpet-moths-how-to-get-rid-of-carpet-moth-and-restore-your-carpet/>

Best place to keep informed:

You will soon see these QR codes on the community noticeboards.

Scan the QR code with your mobile device and it will take you to the NewActon South web page that has all the relevant news and information regarding the building including:

- Upcoming events
- House Rules
- Newsletters, etc

