

3 October 2017

Units Plan 3488 – New Acton South

Dear Owner,

On behalf of the Executive Committee for New Acton South, we would like to update you on a few developments.

You will recall our letter of 28th September 2017 in which it was advised that the Comprehensive Insurance policy with Chubb Insurance has a provision that the machinery breakdown clause in the policy excludes air-conditioning units within individual apartments after 7 years.

The Executive Committee has considered quotes and a report from the broker “Allinsure” and has renewed the Chubb Policy. Accordingly, we can confirm that the 7 year cover for machinery breakdown of individual air-conditioning units expired in most cases as at 30th September 2017. If owners wish to consider insurance cover beyond this date it is suggested that you contact your own preferred insurer. Alternatively, “Allinsure” has offered to discuss options that may be available through that company. Raine and Horne Commercial Facilities may also be able to advise.

A building fascia and window clean will take place starting early October (a firm date to be advised on notice boards). The contract includes a spider eradication treatment a few days before the clean that should hopefully keep the building clear of spiders for a few months. The clean includes all external fascia and windows but it will help if residents could treat for spiders within terraces or balconies with a good quality surface spider eradication spray to reduce the spread of spiders.

A foreshadowed professional review of the Sinking Fund Plan has been completed and will be presented at the Annual General Meeting currently set for Monday 6th November, 2017 at QT Hotel. All papers will be sent, as formally required, in advance of the AGM but the Executive Committee will provide an advance briefing in mid-October (TBA) on the Report from MBM Pty. Ltd. Quantity Surveyors, for any owner wishing to know more—date to be advised.

On behalf of the Executive Committee Units Plan 3488



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