



The Mews

“The Owners of The Mews” Strata Plan 5629
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Council of Owners Report 17/10/12

This year has been a very busy year for your committee, beside the normal maintenance of the complex your council been working on:

- Complex Security
- Electrical Safety
- Gas Safety
- Pool Area
- Lighting Upgrades

Complex Security:

Discussions have taken place regarding the further tightening of security around the complex. There have been several ideas discussed including security cameras and coded pedestrian gates. As this is still in the early stages of assessment, there is no information available for owners at this time.

Electrical Safety:

Common lighting and power systems have been modified to allow the installation of safety switches as required by state legislation. These safety switches not only dramatically reduce the risk of electrocution, but also dramatically reduce the risk of fire associated with electrical faults.

Gas Safety:

The Strata Company has been working closely with plumbers and Energy Safety to bring the building up standards required. This has been a long and time consuming process with records showing initial discussions around this work started over 10 years ago. At the time of writing this report 20% of the work had been completed with 40% scheduled to be completed by the end of the year

Pool Area:

Urgent work was required on the pool area this year after the City of Vincent mandated several changes as the area was not compliant with safety regulations. This work required the removal of the termite damaged retaining wall and replacement with a new limestone block retaining wall, and the replacement of some sections of fencing. The paving in the pool area still requires replacement and this work is scheduled to occur sometime in November.

Lighting Upgrades:

Over the past two years we have replaced many areas of lighting with newer and more efficient lighting systems. These upgrades have resulted in a reduction in electricity usage by around 40%. For further information see this link <http://themews.info/electricity>

Saxon Mailey
Chairman