



The Mews

“The Owners of The Mews” Strata Plan 5629
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Council of Owners Report 21/10/2013

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

- Gas Safety
- Pool Area
- Lighting Issues
- Permit Parking
- Electrical Usage
- Water Usage
- Insurance Valuation

Gas Safety:

The Gas rectification works were completed earlier in the year by Wembley Plumbing in conjunction with Energy Safety WA and ATCO Gas. This has been a long and time consuming process with records showing initial discussions around this work started over 10 years ago.

Pool Area:

The final touches on the pool area have been booked in and will hopefully be completed before the AGM is held (subject to availability of contractors). This has been a long process and involved discussions with the City of Vincent and Lifesaving Australia and started in 2012 when 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, the replacement of some sections of fencing, and the repaving of the area around the pool.

Lighting Issues:

During 2012 electrical safety switches were installed on all common property as mandated by the state government. The installation of these switches highlighted faults in the lighting systems and as a result some sections of lighting power off automatically in bad weather. We have been working with electrical contractors to locate and fix these faults and believe we only have one section of lighting that is still powering off. Unfortunately despite attempts to locate faults in this section it has always been working correctly when the electricians have attended the site. We are continuing to work with electrical contractors to repair any issues.

Permit Parking (visitors):

As approved at the 2012 AGM permit parking was implemented in the visitor parking area in March this year to stop unauthorised vehicles parking in the area. It would appear that the new signage together with warnings and infringements being issued has reduced the congestion in the car park and is allowing real visitors to use the car park as intended. For further information on parking see this link: <http://themewswestperth.com.au/parking>

Electricity Usage (Common Property):

Over the past three 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://themewestperth.com.au/powerbills>

Water Usage (Whole Complex):

We have been very lucky over the past few years to have had a faulty water meter that has been malfunctioning in our favour. Unfortunately for us this water meter was replaced this year and is now reporting higher consumption resulting in higher water bills. This together with the increases in the cost of water will mean a significant increase in the water costs for the coming year. For further information see this link: <http://themewestperth.com.au/waterbills>

Insurance Valuation:

As discussed at the 2012 AGM the Strata Council organised to have a building valuation performed this year. When the Insurance policy is next renewed this building valuation will be used to make sure we are adequately insured.

SAT Hearing

An application was made to the State Administrative Tribunal late last year by one of the owners at the complex. After Several hearings and much correspondence the application was withdrawn by the owner on January 9th 2013. For further information and transcripts of the hearings see this link: <http://themewestperth.com.au/bb/viewtopic.php?t=484>

Council of Owners