

The Aurora TOWER



Word from the Chair

Happy new year everyone. This is the first Newsletter for 2023 and isn't it nice to start with a freshly painted foyer roof!

Last year was particularly busy with the replacement of the building's cladding, and we have another big year coming up with a major capital project to refurbish the lifts and the key replacement project, both of which are summarised later in this Newsletter.

This is a particularly busy time of the year as we review and propose budgets for consideration at the AGM. The next Committee meeting will focus on the budget, and the following meeting will be the AGM. We encourage all owners to join us at these meetings – not only is it an opportunity to understand the demands on the budget and the priorities suggested but it is also a good chance to meet members of the Committee and other Owners.

Speaking of meeting members of the Committee and Owners, we held our third "New Owners Orientation" on Saturday 18th February. This is an opportunity to introduce new owners to the bylaws, governance, facilities, approvals, who to contact, where to find information and so much more. These are held every 6 months in February and August.

Also covered in this Newsletter are issues that have been raised with the Committee and updates on the activities of the Committee. You will find information about our Pet Bylaws, Car Parking Bylaws and Insurance coverage.

Dates for your diary

Upcoming committee meeting – April 5

Annual General meeting - (AGM) – 24 May

Please submit your motions for the AGM to goldcoast@ebcm.com.au by 28 February

Phil Conwell

Chairman, Aurora Tower Body Corporate

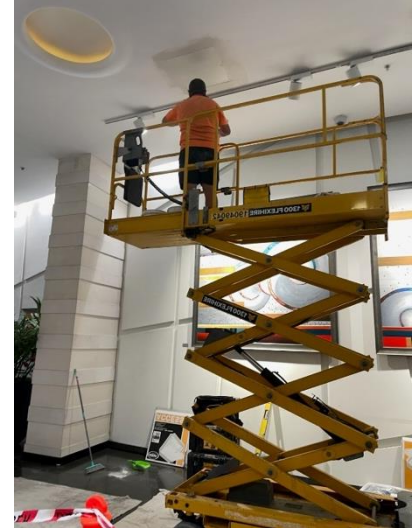
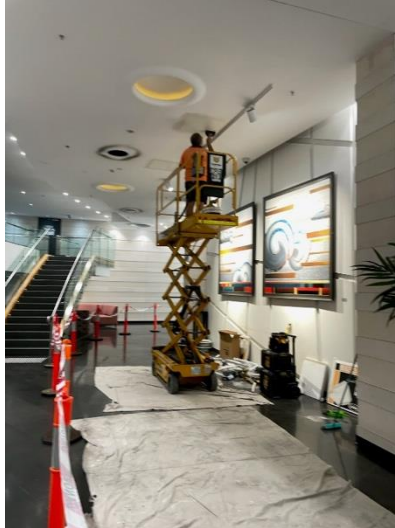


New Owners Orientation Session February 2023

Foyer upgrade

Over the years, the air conditioning ducts in the foyer accumulated dust. Not only was this dust circulating through the system but it was also leaving dark rings on the ceiling around the discharge vents. Last month, Coolmaster was engaged to clean those ducts that were accessible, and to replace those that couldn't be cleaned. They were also asked to install finer air filters so there was less chance of dust entering the system. The discharge vents were replaced so air is now directed down and away from the ceiling.

The ceiling has been repainted and the lights that had faded were replaced. The result is a brighter, cleaner foyer.



Lift refurbishment

With the assistance of our project manager, Innovative Lift Consulting, the Committee and Kone are reviewing details of the security system for the lifts. It is hoped that these negotiations will be completed shortly and will not affect the start date for the upgrade in April.

Impact of water damage on insurance levies

Nearly all schemes in Queensland suffered a double whammy from big increases in building replacement costs and from the increases in premium rates imposed by the strata insurers' after all of the natural disasters we've experienced in recent years, ie about 10% and 15% respectively.

Given the nature and extent of those natural disasters, it was also inevitable that many schemes experienced increases in their Water Damage Excess to at least \$10,000 for every water damage claim.

One of the biggest causes of water damage lurks under your kitchen sink, or your laundry tub, or your vanity, or even behind your toilet cistern. We recommend that you get your flexible hoses replaced, if this has not happened in the last five years.

We recommend that you ask Chris our Facilities Manager to turn the water tap off when you are away. You can email him here. MaintAurora@theoaksgroup.com.au

If you have specific questions about what is and isn't covered by the Body Corporate Insurance versus your own contents/ landlord insurance, we suggest you contact our broker directly.

Melissa Denny <melissa.denny@bcb.com.au>



Car Parking

All long-term residents of Aurora already understand that parking in the level one visitor carpark can be at premium particularly at busy times. This is why bylaws exist to regulate the carpark use.

Rules regarding car parking can help ensure that all residents have equal access to parking spaces. Without rules, some residents may monopolize parking spots, leaving others with no place to park. This can create tension and conflict among residents.

The appearance and functionality of car park areas can affect the value of the property. By following car park rules, residents can help ensure that the property is well-maintained, safe, and appealing to potential buyers or renters.

When you consider that there are only 22 visitor car spaces to be shared among 478 apartments (Aurora and Heritage) plus visiting trades people, it is easy to understand why these rules are so important.

The complete bylaws and guidelines are available on the Aurora web page, but in summary they are as follows:

1. The carpark is provided for short term infrequent use by bona fide visitors to the Aurora Tower. (Bone fide being, people visiting a resident in the Aurora Tower on an infrequent basis)
2. All vehicles parked in the visitors' car park must display an authorised parking slip.
3. Residents (persons living in the building as an owner occupier, permanent tenants or Oaks guests) are not permitted to park vehicles in the visitors' car park.
4. Frequent parking is subject to a "fair use" policy (as laid out in the bylaws) if extenuating circumstance prevail written permission should be sought from the Committee.
5. The rules concerning contractors etc. are stated within the available guidelines on the web page.

Failing to follow these simple rules may result in breach notices being issued and the possibility of vehicles being towed.

This may also be a timely reminder regarding internal spaces, that apartment owners and residents can only rent or sublease their car space to other persons residing in the building.

This is not only a bylaw but a requirement from Brisbane City Council.

Residents must park in the car space/s that is allocated to their lot unless otherwise prearranged and documented accordingly.

Vehicles parked within the internal carpark need to be parked completely within the allocated space and should not protrude past the black painted box.

Key replacement

To improve security in the building, this year we will start replacing the barrels on approximately 340 residential apartment doors. The process will be rolled out progressively from upper levels and working down. We will communicate in advance of the start of the process to ensure that all owners know what to do, when the changeover will happen and where to collect their new keys.



Pet Management (specifically dogs)

The quality of pet management lies with the **owner** of the pet. Owners should be aware of the following matters when moving through the building.

Control

Your dog should be under your control at all times. Always keep your pet on a lead in common areas (including car parks). This is for everyone's benefit – residents and your pet. Even a dog being carried can get away from you if not on a lead. This can have very serious consequences in the foyer and on level 1 where automatic doors allow escape.

Lift Travel

If your pet has not lived in an apartment before they may not be familiar with lifts. It can take some time before they become comfortable in a lift car. It helps if you travel at non-peak times when there are few passengers.

Lift Size

Aurora has relatively small lifts. If another dog is already in the lift check first with the owner if entering the lift is OK with your dog. If you are unsure at all, please wait for another lift.

Please respect those residents who may be uncomfortable with pets in close proximity. Keep the pet at the back of the lift where possible. If the pet is at the front of the lift, any early floor stops may surprise anyone waiting for the lift if the pet tries to leave unexpectedly.

The areas between the lifts and your apartment are common areas and quiet zones. Your pet should remain on lead while in these areas.

Toileting

Aurora bylaws require any pet droppings to be removed from common areas immediately.

The garden along Aurora Lane (between the Aurora Tower building and Adelaide Street) is part of the Aurora common area. Keep a squirt bottle with water if you need to wash urine from a visitor parking area or owner parking area.

Please check the website for the pet bylaws for further information.

Any other pet questions please email secretary@theauroratower.com.au

Charging scooter and bike batteries

Recently there have been incidents in the general community of batteries exploding indoor and starting fires. For this reason, we advise all owners to NOT leave scooters or bike batteries unattended when charging, and make

sure this is undertaken in an area where there is air circulating.

A member of the body corporate had a battery fail because it was resting in long carpet when charging and became overheated. Luckily this was the only outcome, but it could have been worse.



Wharf Street Noise

Those living on the south side of the Tower may have noticed a reduction in noise from Wharf Street. This is in part due to a little less noise from the Next DC building after efforts by members of our community, including Patrick Lawnham and Tuomas Laakkonen. They instigated a noise measuring and reporting process that is pressuring Next DC to reduce its rooftop air conditioning noise, following complaints to the Council by our residents.

More pressure is required to ensure that noise levels return all the way to acceptable levels, and a new outreach to the NextDC board, government agencies and the business community will begin soon.

Development at 444/450 Queen Street

The body corporate has been advised the development at 444/450 Queen Street has been delayed. It has been anticipated that there would be a motion at the upcoming AGM to obtain support for the closure of Aurora Lane during the redevelopment. This may not happen.

Your Committee

Members of the Body Corporate Committee



Back from left:
Bronwyn Dredge (Ordinary member)
Greg Lelliott (Ordinary member),
Russell Christie (Secretary)
Geoff Richmond (Ordinary member)

Front from left:
Phil Conwell (Chair)
Jan Brewer (Treasurer)
Tracy Stanley (Ordinary member)

Where to get information about the building and be updated on the latest news?

Visit our [Website](#) at The Aurora Tower News.

Aurora Tower Newsletter

This newsletter is sent via *email*. Owners who haven't provided an email address to EBCM will find a copy posted on the Aurora Tower website. The Committee encourages the use of email as it facilitates timely communication and helps to save money for all owners.