

The Aurora

TOWER



Word from the Chair

Thank you for all those who joined us at the AGM (Annual General Meeting) this year, and for everyone who voted. The Committee are appreciative of an active and interested body corporate. This “Body Corporate” year has commenced with a rush. For those of you who live in the building you will have noticed the lifts being a little slow to arrive and sometimes misbehaving, that’s because the lift modernisation project has commenced. We hope there will be limited disruption, but there no doubt will be some.

Winter is a lovely time in Brisbane, the skies are more often than not clear and the breezes fresh. It is an ideal time to undertake routine maintenance of the pool and spa. This had been planned for some months, and our contractors were well into their work when we discovered some significant issues with the steel reinforcing around the pump room. So, for all those who enjoy a brisk dip, you might want to tackle the gym instead!

Many of our projects and ongoing activities are quite complicated. While the Newsletter is an important vehicle to let you know about these, the Committee will start placing more detailed information when it is available on the website. Please make sure you have your password and can access the Owner section of the website. Official Committee communication is provided by way of this Newsletter, the website and through our Strata Manager (EBCM) and the Secretary of the Committee. Whilst it is pleasing to see a strong community supported by the Aurora Tower Facebook page, it is not a committee communication channel.

Phil Conwell

Chair, Aurora Tower Body Corporate

Lift upgrade and Modernisation

The Lift Modernisation project has commenced, with completion expected towards the end of 2024. Current work is focusing on installing the Destination Control system which starts with the re-cabling of Lift 4. Progressively each lift will be taken out of action to enable lift re-cabling. After this, the cabin interiors will be upgraded. The overall design has been selected with feedback provided by owners attending the AGM and commenting on the colour palette. The Committee had a very short time frame to select the interiors, and were guided by a set of criteria, which included:

- an elegant premium feel



- tough and hard wearing
- the design must have lasting appeal
- must blend with the lobby area
- the need for the lifts to appear larger

With this redevelopment comes some disruption. With at least one lift out for the period of the project (at least during the week), there will be reduced lift capacity and lift and loading dock availability. As mentioned in the last newsletter the sharing of these resources will be required.

To help this situation we have updated the lift and loading docking form requesting more information so that the sharing of these resources can be more easily managed.

The committee will be monitoring lift bookings, availability and issues and will review the booking policies and procedures as required. Please do all you can to assist the Front Office Staff who will endeavour to manage the lifts to meet our residents' needs.

Repairs to Pool Pump Room

As described above, further (and unanticipated) repairs are required to the pool pump room and surrounding car park floor area on level 6, and the ceiling below on level 5.

The concrete was found to be contaminated with chloride and this will continue to rust the reinforcing bars. Committee members met with engineers who have been commissioned to undertake diagnostic tests and determine a plan of action for restoration. The Committee agreed that remediation is required now and it is not prudent to delay removal of the contaminated concrete.

It may take up to six months to make these repairs. During this time, the pool and spa will be closed, because the water cannot be treated.

There will also be a number of car parking spaces that are affected by this work. When the scope of work has been determined, those owners will be contacted.

Compliance with Fire Safety regulations

There are many areas that make up "fire safety" at Aurora Tower. Some of these are, emergency lights inspections, pump tests and maintenance, fire extinguisher tests, smoke alarm checks, fire panel checks etc. These are all required to keep residents, their property, and the building safe. The entrance door to all apartments is a "fire door" and this needs to be checked to make sure it remains compliant. An annual fire door check is carried out by a Licenced Contractor and the committee must follow their recommendations.

Several owners have expressed concerns about the recent inspection and possible repairs to their apartment doors. In many cases, their complaints were justified so a full description of the events which lead to this situation is available on the webpage. More information [here](#).



The Aurora Tower Insurance Renewal

Each year the Aurora Tower's strata insurance policy is reviewed. A summary of insurance changes over the period to 31 May 2024 are shown below. More detailed information is provided at this link:

[Insurance Renewal June 2024](#)

Premium and Excess Increase

The building premium for the year has increased by 12.7%. The building insurance premium is included in your body corporate levy.

Excesses have increased as follows:

Water Damage Affecting

A Single Lot	10% of Loss Subject to Minimum Of \$10,000 (previously \$5,000)
Multiple Lots or Common Property	15% of Loss Subject to Minimum Of \$25,000 (previously \$10,000)
Standard Excess - Other Property Damage Claims	\$5,000 per claim (previously \$2,500)

Recommendation from Committee

As water damage remains the biggest risk for Aurora, the Committee **strongly recommend** that all owners continue with practices to decrease the risk of a claim especially with the increase in the level of water damage excess. One of the ways of doing this is to replace flexible water hoses.

Lot Owners Responsibility to take out Own Insurance

It is a common misconception that lot owners only need a strata insurance policy to cover their insurance needs.

A Strata policy is designed to cover the requirements legislated by your State or Territory and this does mean that individual lot owner's interests may not be covered if an owner relies solely on a strata insurance policy to cover them. It is recommended that owners take out their own insurance policy whether it be a "landlord" or "home contents" insurance policy for residential properties.

Each policy is designed to cover gaps, where a strata policy does not provide adequate cover.

Apartment Lock replacement

Lock barrels and keys are currently being cut for the first stage of the replacement program. Owners of apartments between levels 52 and 67 will soon be receiving letters advising their keys are ready for collection at reception.

The number of keys issued will be three (3) plus the number of bedrooms in your apartment. For a typical 2-bedroom apartment, 5 keys will be issued. Owners who would like more keys should order these now by contacting secretary@theauroratower.com.au. Extra keys can be purchased later but they will be more expensive i.e., \$30 compared with \$10 now.

The barrel in the apartment doors will be replaced approximately 8 weeks after the keys become available for collection. The new keys and replacement barrel for owners who have elected not to have their lock replaced, will be stored by the locksmith (HA Reed) for use in the future if required. This includes apartments that are managed by Oaks in their short-term pool.

Once the barrels are replaced in apartments on Floors 67 - 52, the next stage will begin. It is anticipated there will be 3 (or possibly 4) stages so the project is expected to finish in early 2024.



Painting of lower walls in visitor car park

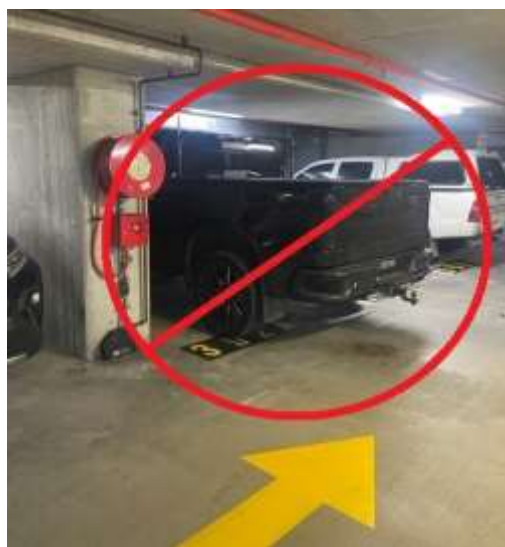
The cleaning and painting of the lower-level walls in the visitor car park, was undertaken on the 13 and 14 June. The black finish looks better and will be easier to keep clean.



Parking violations and protrusions beyond black rectangle on parking space

A new parking monitoring scheme has been implemented. The Aurora Tower bylaws state that only bona fide visitors can park in the Visitors' carpark. Residents are not permitted to park in the Visitors' carpark except when using the carwash bay. There have been several instances recently when people external to the building and residents have used the Visitor carpark. The Committee are working with the Caretaker to manage these infringements. Each infringement will be recorded in the building's management log. The Caretaker will place a notice on the vehicle reminding the driver of the conditions of parking. After two such notices, a sticker will be applied to the back side window on the driver's side. Further infringements may result in the vehicle being towed.

Another issue which has been occurring more frequently is vehicles that protrude outside their allotted space. This creates a hazard for cars entering or leaving the car parks. All drivers, whether they are an owner, resident or visitor, must ensure their vehicle does not extend beyond the start of the black painted rectangle with space number. If the vehicle does not fit within the space it will need to park elsewhere. This applies to all vehicles whether the vehicle belongs to a short-term guest, a resident or an owner.



New owners briefing

The next new owners briefing will be held at 2.00pm on 26 August. While the presentation is for recently arrived Aurorians, older Aurorians are also welcome to attend. The presentation will be followed by convivial conversations over drinks and nibbles in the BBQ area. Please consider this an excellent opportunity to meet members of the Committee, most of whom will be there on the day. What better time to raise issues or suggestions face to face.

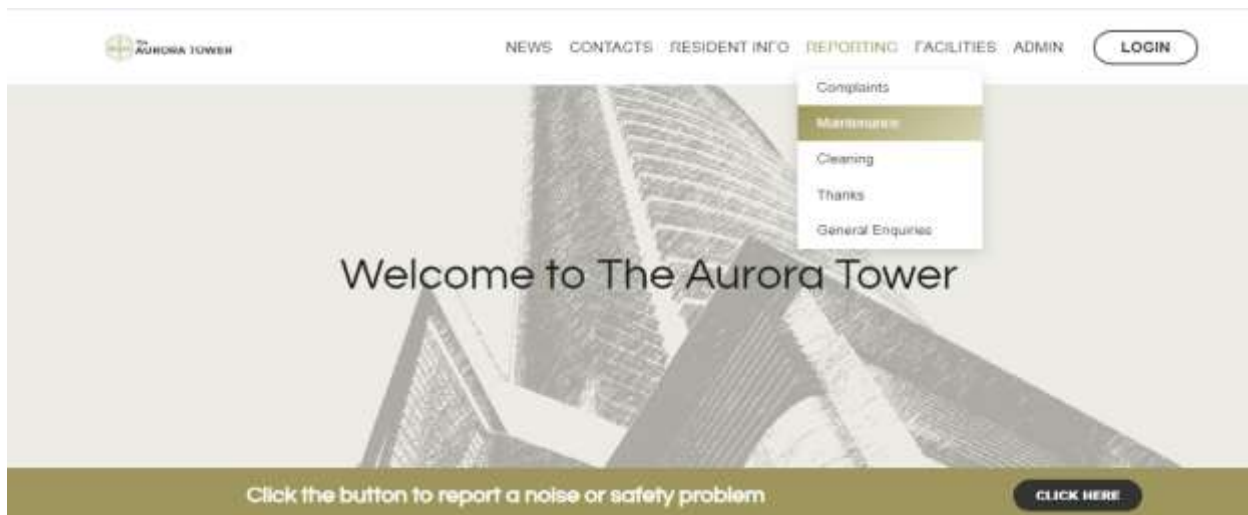


Facebook

As many people know, the Aurora Tower has a Facebook page with more than 300 members. This was created by 2 owners in the building and has helped create a strong community. The Facebook page has 2 moderators who ensure that all those who join the Facebook page are current residents or owners. The rules of engagement are listed on the site and the moderators would like to remind members of the group to ensure their comments are courteous and respectful at all times. If anyone has an interest in assisting with moderating the page, please contact the Facebook Group's Administrator via the Facebook page.

<https://www.facebook.com/groups/226303651653031/>

Please note that this page is not monitored by building management or the committee. Problems that are reported on this page may not be seen by the people that can assist or fix them so a friendly reminder that if you have a problem, please report it on the website www.theauroratower.com.au.



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

Visit our [Aurora Tower Website](http://www.theauroratower.com.au) , navigate to News

Need to contact the Committee? Write to the Secretary at:

Secretary@theauroratower.net.au



Your Committee

Members of the Body Corporate committee include:

Phil Conwell (Chair)

Jan Brewer (Treasurer)

Russell Christie (Secretary)

Bronwyn Dredge (Ordinary member)

Deb Lelliott (Ordinary member)

Geoff Richmond (Ordinary member)

Tracy Stanley (Ordinary member)

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.