

The Aurora

TOWER



Word from the Chair

While we're all shivering at the moment in the early morning, summer will soon be here and that means it's a busy time for maintenance at The Aurora Tower.

Your committee has several areas of focus. One is on maintenance and improvements to ensure the building and infrastructure are operating effectively and efficiently. In this newsletter we report on several of these projects including repairs to the pump room which affect the pool and spa, changing locks to improve security and our biggest project – the upgrade of our lifts.

Another major area of activity focuses on managing bylaws. This ensures owners and residents have a safe environment, that everyone is treated fairly and that owners' funds are directed appropriately. Living in a vertical 'town' requires neighbourly consideration, perhaps even more so than when living in a suburban street. Some of the areas we touch on in this Newsletter relate to the use of drones, managing noisy neighbours and driving and parking safely in the car park.

We welcome feedback, in fact owner feedback has resulted in the pursuit of new initiatives that often comes with expertise to help us solve problems. An initiative to look at security in the car park is such an example.

And lastly, the next New Owners Orientation is planned for 26 August at 2pm in the Aurora Tower Function Room. This is a great chance to meet the Committee and ask any questions you might have. All owners are invited to join us at 3pm. If you feel you would benefit from attending the earlier session, please just drop us an email.

Phil Conwell

Chair, Aurora Tower Body Corporate

Lift upgrade and refurbishment

The lift upgrade continues on schedule. Shown below are 3D rendered images of what the interiors will look like. Samples of the lift interior materials can be inspected on the level 1 noticeboard.



New DOPs (destination operating panels) are currently being installed on the left-hand side of each lobby level (as you face the lifts). The DOPs are scheduled to become active and replace the old right-hand side call buttons on 23-August.



We will continue to update you as the project progresses. Information is collated on the website at: <https://theauroratawer.com.au/lift-modernisation/>

Update: Repairs to pool pump area

As reported previously, the concrete floor of the pool pump room and the surrounding car parks have been contaminated with chloride and this has caused the reinforcing bars to rust. The concrete has been tested to determine the extent of the damage and we are currently waiting on a proposal from a project manager to arrange for the repairs. At this time, we anticipate this will take 2-3 months but the timing will depend on the availability of the trades involved. We will do our best to keep you updated.

If you have any questions or concerns, please contact: secretary@theauroratower.net.au

Car park security (WiFi)

As mentioned at the body corporate meeting on 12 July, we are currently testing the application of Wi-Fi in the car park. There are several potential safety and security applications including the ability for owners/residents to be alerted to movement in their storage cage or car space. Adding this network to the building's twelve car park levels could further provide the ability to add other features like water detection, additional secondary smoke/fire detection or maybe a duress alarm button, talk-back from reception to all areas of parking etc. to ward off intruders - all without having to run additional expensive wiring through the concrete structure.

The likely set up cost of this technology is under \$8,000 and this would be a body corporate expense. Devices that use this technology to monitor cage security can be purchased from around \$80 including setup and basic installation if straightforward. These are battery powered and can transmit alerts to your mobile phone via push notifications. Another option at a slightly higher price is a PIR-Camera which can capture and transmit video if it senses movement. The body corporate would like to know how many owners would be interested in this service, so a decision can be made on whether to proceed.

If you believe this service is worthwhile, please email: secretary@theauroratower.net.au

Apartment lock replacement

The first stage of the replacement program is well underway. The new keys for apartment doors between levels 52 and 67 have been delivered to reception and many owners have already collected their keys. If this includes your apartment and you haven't collected your keys, please do so. The barrels for your apartment lock will be replaced on the week starting 28-August and you will need the new key to gain access.

When the first stage is complete, the second stage will begin and this will include apartments between levels 30 and 51. Those owners will be notified when their keys are available for collection.





Noisy neighbours

Having a high amenity of living is important for all of us. From time to time there may be excessive noise that emanates from another apartment. While we have a caretaker on site at all times and dedicated security in the building on weekends, we all play a role in communicating with our neighbours who live here on a permanent basis, when there is excessive noise. As we all live in what is essentially a vertical neighbourhood, we encourage all residents to approach their neighbours directly if they have an issue, of course only if it is safe to do so.

Parking violations and protrusions beyond black numbered panel on lot floor

The Body Corporate is responsible for ensuring that our car park is safe for both cars and pedestrians and that usage conforms to relevant by-laws, Council regulations and the Tower's Development Application.

The Aurora Tower driveway and parking levels are a shared space with two-way vehicle traffic and pedestrians. In an effort to keep people and property safe we ask that all drivers and car park users adhere to the following guidelines.

- Always drive with your vehicle lights on.
- Drive with caution and at low speed.
- Keep your vehicle parked entirely within your car space i.e., behind the number on your car space.
- Be mindful of your vehicle's height and length.
- Watch out for overhead sprinklers.

It has been observed that some residents have their vehicle actually protruding beyond their car space i.e., beyond the painted number. This poses a danger to pedestrians and other drivers and may make it difficult for other residents to manoeuvre and park their vehicle. This might occur because there are items stored in the car space or the vehicle is simply too long for the allocated space. Action is required to correct this situation. If your property is tenanted, can you please ensure your managing agent and tenant are aware of these requirements.

If you are affected and have difficulty in rectifying this issue, please contact the body corporate secretary to discuss your specific situation. secretary@theauroratower.net.au

Intercom installation in Aurora

This is a reminder for recent new owners who would like to install an intercom and understand the related costs.

There are different intercoms available for owners to install in the building. These include:

- Handset: \$ 125.00 Telephone curly corded style audio only.
- Handsfree: \$ 170.00 Box style hands free audio only.
- 3.5" Video: \$ 350.00 Box style with small video screen.
- 7" Video: \$ 570.00 Box style with large video screen.
- 7" Video/app: \$ 675.00 Box style as above, but with Wi-Fi connect to call smartphone app.

All costs are inclusive of GST but excluding installation. Labour to install includes back-end programming of the system and on-site installation which is typically \$176.

All intercoms need to be connected to the building's existing telephone cabling. These are the original telephone outlets, generally found in the lounge and bedrooms. Wall mounted installation needs to be straight above an existing telephone outlet or have a cable and be desktop bracket mounted.

For more information and to place an order, please contact Finn Olsen on aurora-intercom@olsen.co.

Air-conditioning outage

There will be a short outage of the air conditioning system for the building from **Tuesday 5-September to Thursday 7-September**. This outage is required to complete necessary maintenance.

The tasks include (1) chemically cleaning the heat exchangers on levels 25 and 45, (2) replacing the Building Management System (BMS) and (3) treating the circulating water in the secondary loop.

During this time, it is strongly recommended that you switch off your air conditioner to avoid potential damage to the unit. Notices will be placed in the lifts and on the noticeboards closer to the date, advising of the outage.

Drone usage on Aurora Tower breaches by-laws

We've had instances of real estate agents using drones to create videos for marketing purposes. Just a reminder that drone usage on body corporate property is not allowed.

Dedicated recycling bin added on Level 1

Many will be aware of the mess left behind after folk look for recyclables in our bins. In a bid to deter fossicking in the recycling bins, we have installed a dedicated bin for bottles, with a locked top. Please only place bottles and cans that are included in the 10c refund scheme, in this new bin. We hope this solves the problem.

Other steps being considered to deter fossicking behaviour include putting the bins behind a cage with fob-only access and using a loud speaker system to let them know we are aware of their presence.



If you have any thoughts about these additional measures, we'd love to hear from you. Please email: secretary@theaurorator.net.au

This new bin will hopefully deter scavengers and generate a small amount of income. (We've already contributed 444 cans and bottles from the first load. Thanks to residents for embracing the use of this new bin so enthusiastically.)



Reminder: New owners briefing

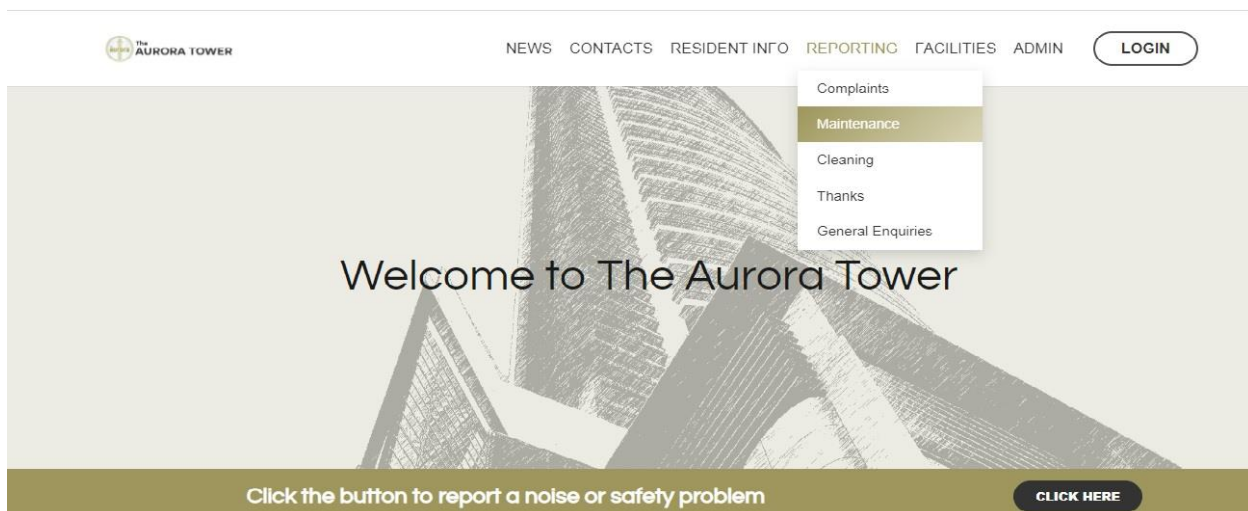
The next new owners briefing will be held at 2.00pm on 26 August. While the target audience for the presentation are new owners, all owners are welcome to attend. The presentation will be followed by informal conversations over drinks and nibbles in the BBQ area.

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. Please bring along a few snacks to share.

Facebook

Reminder: Please note that the Facebook 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:

<https://www.theauroratower.com.au/>



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

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

Need to contact the Committee? Email Us:

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 (Ernst Body Corporate Management) 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.