

The Aurora

TOWER



Word from the Chair

This is the time of year when Brisbane is at its best! It is also the time of the year when we plan for all the winter maintenance to be completed. That is not yet the case, with the pool and spa maintenance revealing some unexpected additional challenges which have required engineering solutions, and securing expert trades. We anticipate – providing there are no other unexpected discoveries, to have the pool and spa back in service by the end of the year. At present the water in both is untreated and unsafe which is why the entire pool deck is closed.

You might ask how this has impacted our sinking fund, I am pleased to report that we are very close to signing off the Cladding project, having secured endorsement that work on the roof is not required. This took considerable effort from the Committee, and it means that the funds we had budgeted for this second phase of cladding replacement (\$550,000) can now be put towards the pool and spa repairs. Also completed was the air-conditioning upgrade.

Bylaws have been created and approved by the wider body corporate, and your committee is responsible for ensuring they are followed, as they address safety and enable peaceful living in what is a very large vertical township. Recently bylaw breaches have been issued to apartments involved in commercial filming. During this event the Committee had no advance notice, the lifts and loading dock were not booked, and other residents who had planned apartment moves in advance were significantly disrupted. During the two days of filming, equipment lined the corridors, in some cases blocking residents' doors and fire escapes. Courteous advance notice from the Letting Agent and respect for other residents would have gone a long way to averting the disruption that occurred.

Whilst security has improved substantially, almost every weekend we still experience examples of poor behaviour. If you are disrupted by your neighbours, please use the forms on our website. You might also want to think about putting a note in their letterbox indicating how you have been disturbed. Your neighbours may not be aware of the problems they are causing.

With respect to our largest project, we are hoping to have the first lift refurbished and in operation by the end of this year. Kone are waiting on some parts to complete the inside cabin. All the new motors have been delivered and are ready to be put in place in the Lift Motor Room on the roof. This is a significant and complicated project working within small spaces and existing infrastructure. Thus far it is progressing without any major issue.



Holidays are quickly approaching. So, it's important to ensure your property is set up for a period of extended absence so that it is secure and fragrant when you return. We've provided a few tips at the end of the newsletter for consideration.

And finally, I would like to give you advance notice for our "New Owners Orientation" which will be held in February. This has been a very useful introduction to new owners – most of whom have been owner occupiers. This initiative has been running for 18 months or so, and there are many owners from earlier times who did not have the benefit of this session. We are considering opening the February session to all residents and will have a more detailed discussion on the Bylaws and the Caretaker Agreement.

Phil Conwell

Chair, Aurora Tower Body Corporate

Riverfire Management

Those owners in the building on September 2 will know that there were challenges using the lifts with the large number of visitors in the building. The Body Corporate has discussed these matters at length with the Building Manager.

Most of the previous guidelines will stand, and in addition, the following changes for Riverfire 2024 will be put in place:

- A lift coordinator will be appointed to ensure an orderly approach to the lifts.
- A closure of the level 1 entry and L1 lift access will be in place from 12.00noon to 9.00pm. All entry and exits will be through the ground floor (G).
- Guests will be encouraged to walk from B2 and B1 to G.
- Advice will be sought from Kone to ensure the lifts operate at maximum efficiency during the times of high usage.
- Lifts will not stop at level 1 as there will be no entry on this level.
- Oaks will employ more staff for check-in and encourage an earlier check-in.
- All residents will be encouraged to advise their guests to arrive early. Based on past experience this should be before 3.00 pm and to anticipate congestion after that time.

Lift upgrade and refurbishment

The lift upgrade continues on schedule. Last week the motor for lift E (5) was installed on level 68.

Left: Old motor being removed.

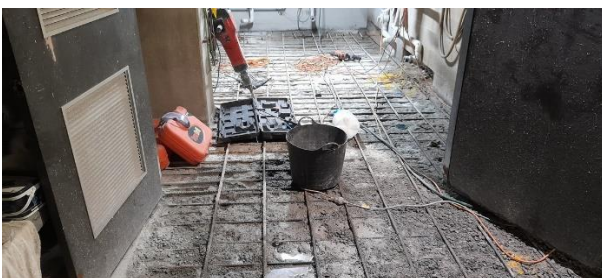
Right: Lift E ready for refurbishment



Update: Repairs to Pool Pump Room

What was planned to be a three-week repair over the winter months has grown to be a major project. As reported previously, the concrete floor of the pool pump room and the surrounding car parks had been contaminated with chloride and this was rusting the reinforcing bars.

The concrete was tested to determine the extent of the contamination and this was significantly more extensive than anticipated. The contaminated concrete had to be removed to ensure the structural stability of the slab.



As removal progressed, it became apparent that the reinforcing steel was set deeper in the slab than normal. This meant more concrete had to be removed so again, engineers were engaged to ensure there was sufficient strength in the slab with the top layer of concrete removed. Based on the engineers' advice, it was necessary to install props on both levels 4 and 5. In one area, it will be necessary to completely remove a section of the slab as this had already been penetrated.



The project is now believed to be progressing well with the majority of the concrete having been removed. When complete, new concrete will be poured and allowed to cure. The pool pump room will then be sealed and the water treatment plant reinstated. Unless more problems are encountered, the pool and spa should be available in late December.

If you have any questions or concerns, please contact the Secretary on (secretary@theauroratower.net.au).

While the pool is under repair, residents are encouraged to go swimming at the Spring Hill, Fortitude Valley or QUT Gardens Point swimming pools. Here are links to these facilities.

<https://springhillbaths.com.au/>

<https://www.brisbane.qld.gov.au/things-to-see-and-do/outdoor-activities/council-pools/valley-pool-fortitude-valley>

<https://www.qut.edu.au/study/student-life/qut-sport-fitness-and-aquatic-centres>

WiFi in the car park

The Body Corporate received 10 expressions of interest in this idea. In light of the significant additional costs that will be incurred to repair the pool pump room and car park this year, any expenditure on the Wifi is to be considered in the next financial year.



Council kerbside clean up

Have any large furniture items you would like removed? Brisbane City Council's next kerbside collection for our area commences in the week commencing 15 January 2024. There will be a few car spaces set aside to store any item you want to get rid of in the visitor car park from the 10 January.

More information at the link below.

<https://www.brisbane.qld.gov.au/clean-and-green/rubbish-tips-and-bins/rubbish-collections/kerbside-large-item-collection-service>

Steps to secure your property if you are going away over the holidays

Turn Off the Water

Leaks can occur from fridges, dishwashers, washing machines etc. To take precautions against water damage turn off these appliances at the switch.

Alternatively, the water can be switched off at your water meter. As the meter is not inside your apartment you will need to advise the Caretaker who can turn your water off and on at dates agreed with you. Any special instructions should be also documented before you go. Leave your direct contact details in case any issues arise while you are away. In general, no changes to your initial instructions will be able to be made by another party in your absence.

Turn Off the Power

Turn the air conditioner off, and the computer and the television, and all of those other appliances that don't need to be on. Even if you're not actively using them, they're still drawing a small amount of power if they're plugged in. They are also susceptible to damage during electrical storms.

If you turn off your refrigerator empty it out. You really don't want to come back to overwhelming food odours.

Don't forget:

- Utility or Body Corporate bills due while you are away.
- Mail. Have the postal service hold your mail, which you can then pick up at your post office or have them deliver in one load when you return. Get a friendly neighbour to collect it.
- Plants. If you have plants have someone stop by your apartment to water them as appropriate.
- Empty the rubbish and recycling.

Important to be aware of this issue

When your apartment is empty for a longer time the water in the pipes (laundry, toilets, kitchen, bathrooms, etc) does not move and can become stagnant and smelly. This smell can seep outside into the lift lobbies and affect your neighbours.

Having an appointed person to visit on a regular basis to flush the toilets, pour water into bathroom and laundry S bends etc will help to ensure you have a fresh home on your return.

Trial Electronic Parking Slip for Visitors

A new electronic QR Code sign-in system for residents to obtain a parking slip for their visitors is being trialled.

Prior to going live, we require additional information and are trialling on the current paper sign-in sheet.

For security and safety purposes, we now require the visitor's name, phone number and rego number in addition to the resident's details. Parking slips **will not** be issued without all this information as we need to be able to contact the owner of the car directly in the event of damage or fire.

As a reminder, residents are not allowed to park in the Visitors Car Park and all visitors must be signed in by a resident as per the building by-laws.

Car Park rules can be downloaded from the Aurora Tower website: www.theauroratower.com.au

New and current Owners Event

Delighted to welcome a dozen new owners to Aurora Tower at a New Owners' event on 6 August, 2023



Given the positive feedback received about the event, it has been decided to invite all owners to the next gathering on Saturday February 10, 2024. At this event, the Caretakers Agreement will be discussed.

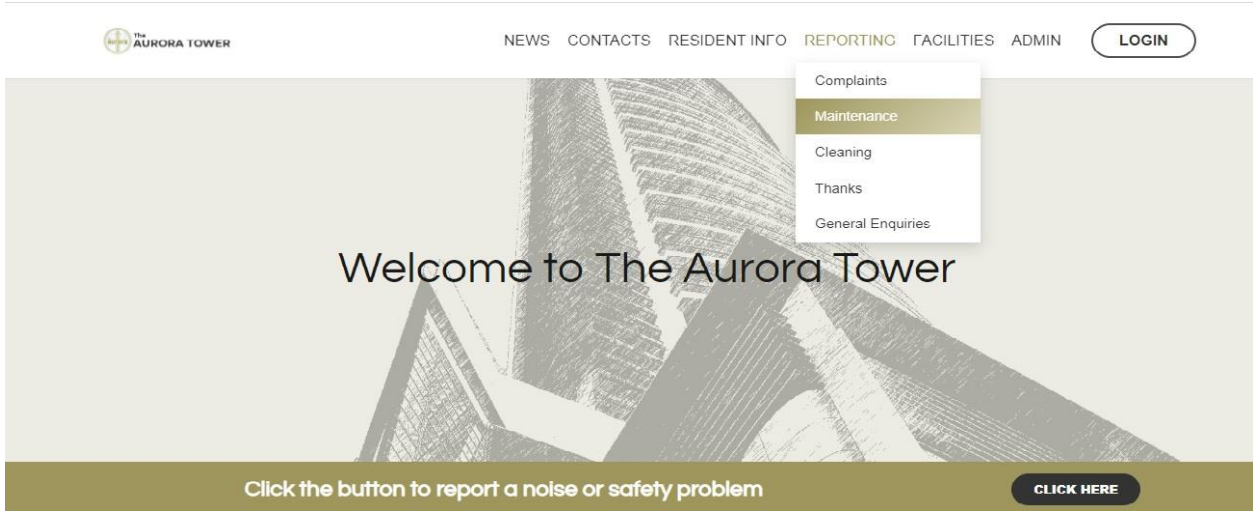


Where to get information about the building and be updated on the latest news?

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

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

[Secretary@theauroratower.net .au](mailto: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.