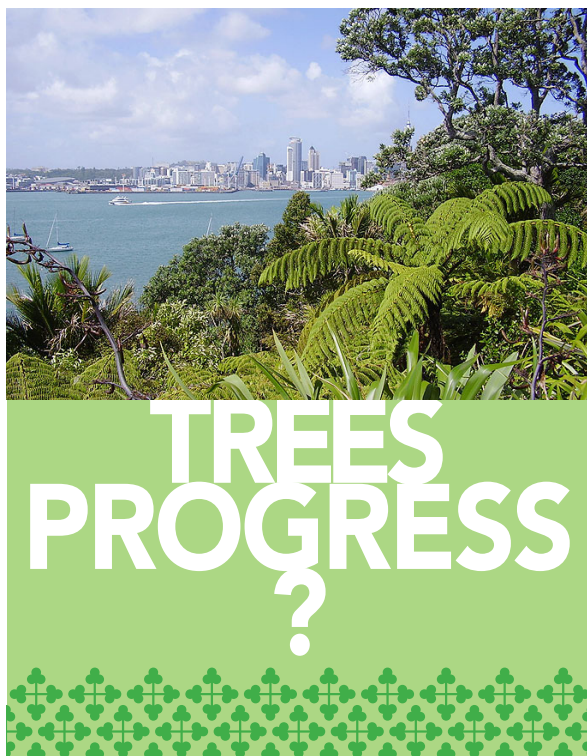


THE DEVON PARK BODY CORPORATE COMMITTEE COMMUNIQUE

For the benefit of the one or two new owners and residents who have arrived since the last newsletter was distributed, welcome to Devon Park and the community of Devonport/Stanley Point... it really is a unique place.

If you would like copies of our previous newsletters to catch up on what we are about, just send me an email (wes.anne@xtra.co.nz) and I'll send a pdf file of each issue requested. ■



Since our last newsletter's tree news there has been a lot more activity, but so far, not a lot of action. It transpires that although the Council has had changes to its tree management rules, what we can and can't do is still strictly limited because we are a 'coastal area'.

We have been given approval to trim and thin within these rules, with the proviso that there is an arborist present when the work is done.

We have instructed contractors to start as soon as possible. ■

BUILDING MATTERS¹ NEW RAILINGS

Some owners undertaking renovations in the tower replace the railings fitted on top of the verandah parapet; sadly, the original design no longer meets the council's new building code. When (and only when) the railings are changed the replacement has to comply with the Council rules.

There are already some glass barriers that use different types of vertical supports replacing the original railings, and in the interests of overall consistent appearance we felt it was time to create a standard that would complement the structure of the tower.

The Body Corp committee, in collaboration with Salmond Reed Architects, have agreed on a standard which balances compliance with the limited verandah space available in most window configurations, and at the same time provides a pleasing appearance to the building. The first apartment to fit this new design will be 304.

The new design is a continuous glass

New railings: continued from page one

shield supported at its base with a smooth extruded aluminium frame. It is installed so as to prevent children climbing the barrier while enhancing the view from inside the apartment. Our objective is to provide a consistent design that will enhance the appearance and the perceived value of the apartments, and to give owners contemplating changes to their windows and balcony areas a clear, practical guide to achieve the best result (and comply with Council codes). As always in these matters, the responsibility for complying with the building codes lies with the owner and his/her architect. ■

BUILDING MATTERS² INSPECTIONS

Inspections of vents and floor wastes in the wings have now finished and owners have been advised of the results.

There are few issues with vents, but there are a high proportion of floor wastes that have been covered by past alterations.

The committee agreed that retrospectively locating and refitting hidden floor wastes and the associated costs would be an unwarranted imposition, but that when renovations are undertaken these issues must be attended to as part of that process.

To reduce the impact of overflows, all owners are being asked to fit RMC FloodGuard valves to each washing machine and dishwasher tap. This will mitigate against flooding problems arising from burst hoses and reduce the potential for flooding to damage adjacent apartments. ■

Our quote for August:

“Nothing is a waste of time if you use the experience wisely.”

Auguste Rodin

BUILDING MATTERS³ LEVY INCREASES

Your committee is working to reduce the Body Corporate overdraft with the debt reduction programme underpinning all our deliberations.

At the same time we are planning for the future through the 10 Year Plan.

It is a statutory requirement that not only must we predict projects and priorities, we must also indicate potential costs and our ability to budget for them.

The Plan, which is currently under review, includes significant projects such as exterior painting, roof replacement, drive refurbishment and tree management, etc. (it also has to make some allowance for unplanned events, such as the recent removal of the entryway awnings).

Once the present review is complete the plan will be available to owners.

The initial findings indicate that our income is insufficient to meet running costs, continue our debt reduction efforts and at the same time allow for even essential future work.

It is therefore proposed that we increase the Body Corp levy by 5% a year for three years, commencing with the 2014/15

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STOP PRESS

Our (new) web site is almost ready. It has been a long, complicated process and some of those complications are still not completely resolved* but we have made progress. You can get to it at this address:

www.devonparkauckland.co.nz

It will be approximately three to four weeks before our new name will move us to the top of the search lists; in the meantime we'd like to hear any comments/suggestions.

*And you may see that our old site is still there—that's one of the problems we face and are still working on; bear with us please.

Levy increases: continued from page two

period. This will allow us to build up a fund to cope with the forecast expense reflected by the 10 Year Plan.

Any such 5% levy increase would be in addition to adjustments linked to the changing CPI.

A formal proposal to increase the levy for these reasons will be presented at the next AGM for your consideration. ■



Earlier this month we ran a fire drill (we're required to be tested at least six monthly). The results?

The building was given a complete pass mark (it is inspected at the same time for by law compliance), but the results for residents were a 'mixed bag'.

So it is time to remind us all about what we are required to do whenever we hear that... **"continuous sounding of the alarm."**

There are a series of steps that you should take when the fire alarm sounds, and to cover them fully we are preparing an updated information sheet which will be distributed to all residents soon.

In the meantime, if and when you hear the alarm and do exit the building, please go at once ¹ to the pool gate assembly area and remove your apartment numbered tab from the cupboard... drop it in the tubular container on the concrete block fence nearby.

Any tabs left in the cupboard indicate that there are residents who may be in difficulty and for whom the fire service would risk life and limb to attend to².

Obviously the Fire Service needs this information as soon as possible, and it needs to be as accurate as possible.

So please, everyone, these drills need to be taken seriously.

¹ During previous drills some residents took far too long to exit the tower... in the words of the Fire Safety Inspections Officer on the day, to residents sauntering from the building, "You're dead!"

² This is one of the reasons why we ask that if you are leaving your apartment for any length of time you let the Building Manager know. ■

JETTY ACCESS

The gate at the head of our jetty stairs has been found unlocked... people* are using the jetty and have left the gate unlocked.

We are concerned about unauthorised access to the jetty - or from the jetty to the property* - and have to tell you that the padlock has now been replaced and there is a new combination to open it. Should you wish to use the jetty the padlock combination is available from Dennis

on request; ***we ask everyone who uses the jetty to please ensure that the gate is locked again when you leave.***

* There have been instances of people coming on to the property from the jetty and this is of course something that we want to actively discourage. A sign will be placed on the seaward side of the gate to indicate to anyone approaching from that side that the jetty, gate and the land beyond is private property. ■