



Dear Owner(s)

Please see attached the Greyfriars Newsletter for July 2023

Please advise if you have any questions

Thank you

A handwritten signature in black ink, appearing to read "Jess Blair", with a stylized flourish at the end.

Jess Blair

Strata OCM Pty Ltd



GREYFRIARS PTY LTD  
(ACN - 007 272 931)

## GREYFRIARS NEWS July 2023

### PLEASE DON'T MESS WITH THE IRRIGATION SYSTEM

Not long ago, the lock box that houses the irrigation control system was broken into and changes made to the way the irrigation system was set to operate. It takes some effort to ensure the irrigation system works properly so if you're not happy with the irrigation program, please email us [directors@greyfriars.com.au](mailto:directors@greyfriars.com.au) and tell us what it is that's not working for you.

### IS IT YOUR BIKE?

Some of you would have noticed the signage in the bike storage area. The signage is there to ensure that those that have been allocated a bike spot are able to freely access and store their bikes. Those that don't have a bike spot allocated to them and would like one, please, fill in the application form on the Greyfriars website at <http://www.greyfriars.com.au> and send it to [jess.blair@strataocm.com.au](mailto:jess.blair@strataocm.com.au) Bikes stored in the bike room without approval will be removed.

### GREYFRIARS RULES DOCUMENT AND RENOVATION POLICY

The Greyfriars Rules and Renovation Policy has been updated with additional information. The new Rules and Renovation Policy will be sent to shareholders and uploaded on the Greyfriars website by the end of July.

### BACK FENCE REPLACEMENT

The back fence has collapsed and we are currently in the process of obtaining quotes to have it repaired. We ask for your patience as we go through the process.

### BIN STORAGE

Work will soon commence to create two new bin areas close to the front of the property - one along the eastern boundary and the other on the western end near the rear driveway entrance. Each area will accommodate 5-6 bins, allowing redistribution of bins around the property. This will provide improved access for residents at the northern end of the property and reduce overcrowding at the two existing bin sites (behind the laundry and at the rear/southeast end of the property). The two new bin areas have been selected with care to minimise negative impacts on residents' amenity. They won't be visible from flats and will be far enough away to prevent unpleasant odours.

### REPAIRS TO GROUNDS

Many of you will have noticed erosion due to heavy rains and runoff has caused some safety issues, particularly at the front (western end) of the property and around the entrance to that external stairway. Works will be undertaken in conjunction with establishing the new bin areas to repair those eroded parts of the grounds and to ensure easy access to the new bin areas.



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## **WINDOW PROJECT**

We're moving forward with the repair/replacement of the windows and have decided to undertake the work in stages. We're commencing with the west side windows as they are the ones in most need of attention and will progressively work our way across the other windows. There is no start date yet but we'll let you know when we have one.

## **PROPOSED SUBDIVISION**

One of the projects that was decided upon at the last AGM was the undertaking of a feasibility study for Greyfriars converting to strata title. Preliminary work has been done to identify the steps required to progress the work. We have engaged RBS Building Surveyors to undertake specific surveyor services including liaising with relevant building authorities to determine what building upgrades are required to meet requirements for conversion. There may be some stamp duty costs for some owners if we go ahead with the conversion and we are seeking confirmation from the State Revenue Office as to the amount and whether or not there are any exemptions.

We hope to present at the next AGM a draft map of the process required to convert to strata title, the pros and cons of going ahead with it and the costs involved.

## **GREYFRIARS ANNUAL GENERAL MEETING**

The 2023 AGM will be held on Monday 14th August at 4.30pm, where the annual report containing information about Greyfriars will be presented. The AGM also provides an opportunity for owners to meet those that help plan, direct and coordinate everyday business operations. You would have received information on how to join the meeting from StrataOCM. Please come along and help shape Greyfriars' future.