



# DARNLEY HALL UPDATE

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## NEWS AND ACTIONS

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### OUR NEW MANAGING AGENT

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We welcome our new managing agency Strata Central and director Reena.

Strata Central is a boutique property management business located in Bondi Junction. Its Managing Director, Reena is well respected in the profession, and has significant experience in the management and provision of advice relating to company title buildings. Darnley Hall's Directors will deal with the principal of the company, Reena, who is also supported by a team with cumulative experience in the profession exceeding 60 years.

Additionally Reena and her team have extensive legislative and legal expertise, as well as practical experience, in the management of company title buildings. They currently manage four company title buildings. Reena's experience includes taking carriage of the management of a company title scheme where she lives when the managing agent abruptly resigned, and she is today the Chairperson and Director of the company title building in which she continues to reside.

Directors are confident we have a managing agency that is of an appropriate size to manage our company, where the principal is both our main contact and is highly experienced in company title management, and who has the practical knowledge and experience we require.

We look forward to working with Reena and the rest of the Strata Central team.

### DARNLEYHALL.COM.AU

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We also welcome you to DarnleyHall.com.au. This small website stores our constitution, house rules, and newsletter archive. And we have the email address directors @ darnleyhall.com.au which we can send and receive from. An email sent here will reach the directors.

We also have set up a calendar that official building events will be scheduled into. A link will be sent via email and WhatsApp, but please contact us if you need it again.

### LATE LEVY FEES WAIVED

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Due to the manager changeover to Strata Central, any fees for late payment in December have been waived. Ensure you have replied to their welcome letter with your contact information to assist with streamlined communication, and please contact them if you have not received your letter.

### MOVING IN/OUT BOND

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Last year we implemented a process of holding a bond to cover potential common property damage while moving in or out of apartments.

However, we would all prefer to avoid damage to common property entirely, so please remember to use the lift blankets and floor covering stored on LG1 whenever moving items in or out.

### SECURITY

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A surprising incident occurred on a January Saturday morning when an upset person gained access to the building. The episode resulted in a lot of noise and disturbance, breached our privacy, and damaged window frames. The clean-up was complete by the morning, and by luck the damage to the window locks happened between the beginning and end of their installation, and so the locksmith repaired them within days.

However, we are uncertain of the person's motivation, or how they gained access. They did not break the lock, and the lock was not unlatched. They may have tailgated someone. Or, although early, the sun was up and it was not an unreasonable hour to receive deliveries or guests. So it is possible they were simply buzzed in by a resident unawares.

In response the directors will investigate additional security options for the building. And we can all follow practical security guidelines such as keeping the front door latched, querying anyone who wants to come through the door with you, and checking who is asking to be buzzed in.

If a similar event happens again the police should be called - you can ring Kings Cross Police directly on 8356 0099 or the emergency number 000.

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## UPCOMING WORK

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### WOODWORK FINISHES

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From the middle of the year, the windows in the public areas of each floor will be progressively restored by Glen , French Polisher. Glen is a professional in woodwork restoration. We are expecting a June start date, with the most degraded areas to be tackled first. We will advise of the specific dates once we have them confirmed.

### FIRE EXHAUST AND FRONT DOOR

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We are waiting for the commencement date for the fire exhaust installation, during which the front door will be upgraded as well. We will keep you informed as we get more information.

### BETTER MAILBOX BACKING

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A humidity resistant mailbox backing is ready to be attached to the mailboxes. Half of the units have received the new mailbox backing already. It is laser-cut to size grade-A pine-ply finished in exterior oil-based varnish on all sides. Installation takes 5 minutes. Please let Olivia know if you have a time in mind for the new backing to be put into your letterbox.