

BRICKS & MORTAR

Dubbo Strata Management Newsletter



New Office Location Inspection of Records

UNIT 2, 33 HAWTHORN ST
'RIVERVIEW BUSINESS PARK'
DUBBO NSW 2830

SECTION 181 OF THE STRATA SCHEMES MANAGEMENT ACT 2015

After Hours Contact

Did you know there is an Emergency Maintenance contact number? Outside the hours of 9am - 5pm, if you have an emergency common property maintenance issue, please contact:

0420 949 972

This can be done via text also! During business hours, we can be contacted on 02 6882 3900 or via e-mail: admin@dubbostrata.com.au

Looking to purchase a property within a Strata, Community or Neighborhood scheme? An Inspection of Records can occur with a written request to the owners corporation from an owner or mortgagee (or authorised person) to inspect the records. Three days notice to be given and appointment will be made available no later than 10 days from the date the owners corporation receives notification and payment. An Inspection can be completed via Dropbox or in person at our office.

Prescribed fee is \$34.10 gst incl for the first hour of work and \$17.60 for each half hour or part of half hour after the first hour of inspection.

An Inspection of Records can be booked through our website: <http://strataschemes.com.au/inspection-of-records>

Dubbo Regional Council Water Restrictions

LEVEL 3 COMMENCES TUESDAY 1ST OCTOBER

As per the September Ordinary meeting in Dubbo will be moving into Level 3 restrictions on 1 October 2019 and Level 4 restrictions on 1 November 2019.



Council staff will be monitoring compliance with the restriction activities. Failure to comply with restriction activities can result in on the spot fines of \$220.00, under the Local Government Act 1993 No 30 (Sections 679, 637)

Gardening Contractors engaged by the Owners Corporation have been contacted in relation to the new water restrictions and are taking action to ensure properties comply.

Further information around water restrictions can be found here:

<https://www.dubbo.nsw.gov.au/Drought-Hub/Water-Restrictions/Residential>

Please also find included a copy of the full water restrictions information table from the Dubbo Regional Council website.

Building Bylaws



Lot Owner Renovations

LOOKING TO ADD TO OR RENOVATE YOUR PROPERTY?

Owners of lots in strata title schemes often wish to undertake renovations and the approvals required to carry out and use those works varies from scheme to scheme. Fortunately, this approvals process has been simplified for some works by the Strata Schemes Management Act 2015 ("SSMA 2015") and Regulations under that SSMA 2015.

Under the SSMA 2015 and Regulations under that SSMA 2015, works are now separated into the following separate classifications, each having particular approval requirements:

- Cosmetic works – Section 109 – No approval required (Types of works: Cosmetic works are very minor internal works to common property)
- Minor Renovations – Section 110 of the SSMA 2015 and section 28 of the SSMR 2015 – Approval by ordinary resolution at a general meeting (Types of works: Minor renovations to common property in connection with the owner's lot)
- Works approved under a common property rights by-law – Section 143 – Special resolution and by-law required

Any information regarding repairs or renovations can be submitted online through our website:

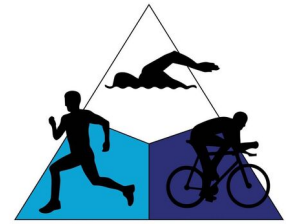
<http://strataschemes.com.au/request-maintenance-repairs-renovations>

Community Involvement

Some of the great stuff we get up to outside of business hours!

Dubbo Triathlon Club - Formed in 1990 they are a local not-for-profit club that offers something for everyone, catering for athletes of all ages and abilities in a fun, supportive and social setting. Membership with the Dubbo Triathlon Club will provide you with access to training partners and a full race program, including local and regional events, as well as resources and support to help you realise your Triathlon dreams. Their aim is to offer a family friendly environment where anyone can enjoy the challenge and fun of triathlon. Visit their website here:

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



Dubbo Triathlon Club

NSW Cancer Council/Orana Relay for Life - Relay For Life is a fun and moving overnight experience that raises vital funds for the Cancer Council's research, prevention, information and support services. Relay is a chance for the Dubbo community to recognise and celebrate local cancer survivors, patients and their carers, to honor and remember loved ones lost to cancer and to raise money to help save more lives. Join the thousands of Australians who take part in Cancer Council's Relay For Life each year in the fight against cancer: start or join a team in the Orana (Dubbo) 2020 Relay today! Visit the website here:

<https://www.cancercouncil.org.au/relayforlife/about-relay>



Dubbo Rugby Club - The Dubbo Rugby Club is an ambitious Rugby Union Club in Central New South Wales. Founded in 1899. They welcome players either experienced or new to our game and join our fun and friendly atmosphere. Dubbo Rugby has a spot for almost everyone, They have: 3 Senior Grade Teams, Colts Team, and a very successful Junior Rugby Club with teams in all age divisions Under 7's To Under 17's. And of course there is also a spot for you at the Rugby Clubhouse and Bar. There is always a need for team Officials, and helpers, junior selectors/ talent scouts etc. If you love rugby already, and want to get to know about the game by becoming involved, have other family members who might like to play or just to come and watch you'll be made welcome. Visit the Website here: <http://www.dubborugbyclub.com.au>



Inspire Netball Club Dubbo - is Dubbo's newest netball club. The club's primary focus is to "Aspire to Inspire" their junior athletes to reach their sporting goals guided by an experienced coaching team. Inspire Netball Club Dubbo will nurture and support the youth within the club, as a whole we all will benefit from our commitment to that initiative. Inspire NC allows for further sporting access within the Dubbo community, we intend to remove financial barriers that may prevent individuals seeking activity. We are motivated to promote active lifestyle habits and provide our members with all the necessary education and training in order to reach their sporting potential and enhance their health and well-being holistically. Funds received from our sponsors help offset the cost of our uniforms and equipment and increase those provided by the parents and from fundraising efforts. Sponsors support is greatly appreciated by the many volunteers who will make our club successful in providing an enjoyable activity for our youth.

Visit the website here: <https://www.inspirenetballclubdubbo.com/>



PIC-COLLAG

Thanks to Reliance Technology for providing a great service for our website and support of our office computer systems!

Visit their website here for a range of professional services:

<http://www.relianceit.com.au/>



WATER RESTRICTIONS RESIDENTIAL

ACTIVITY	LEVEL 1 LOW	LEVEL 2 MODERATE	LEVEL 3 HIGH	LEVEL 4 VERY HIGH	LEVEL 5 EXTREME	LEVEL 6 CRITICAL
Daily target per person per day	336 Litres	301 Litres	295 Litres	245 Litres	195 Litres	177 Litres
Watering of Lawns Note: Subject to varying Summer and Winter times	Watering systems, microsprays, drip systems, soaker hoses, non fixed sprinklers, hand held hoses only. SUMMER TIME 1800-0900 hrs only daily.	Watering systems, non fixed sprinklers, hand held hoses, microsprays, drip systems, soaker hoses only. SUMMER TIME between 0600-0900 hrs and between 1800-2100 hrs every second day as per odds and evens system.	NOT PERMITTED Watering systems and non fixed sprinklers PERMITTED Drip systems, soaker hoses, hand held hoses with trigger nozzle only. SUMMER TIME between 0600-0900 hrs and between 1800-2100 hrs every second day as per odds and evens system.	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
Watering of Residential Gardens	Watering systems, microsprays, drip systems, soaker hoses, non fixed sprinklers, hand held hoses only. SUMMER TIME between 1800-0900 hrs only daily.	Watering systems, non fixed sprinklers, hand held hoses, microsprays, drip systems, soaker hoses only. SUMMER TIME between 0600-0900 hrs and between 1800-2100 hrs every second day as per odds and evens system.	NOT PERMITTED Watering systems and non fixed sprinklers PERMITTED Drip systems, soaker hoses, hand held hoses with trigger nozzle only. SUMMER TIME between 0600-0900 hrs and between 1800-2100 hrs every second day as per odds and evens system.	NOT PERMITTED Watering systems and non fixed sprinklers PERMITTED Drip systems, soaker hoses, hand held hoses with trigger nozzle only. SUMMER TIME between 1800-2000 hrs only on each Wednesday and Sunday.	NOT PERMITTED Watering systems and non fixed sprinklers PERMITTED Drip systems, soaker hoses, hand held hoses with trigger nozzle only. SUMMER TIME between 1800-2000 hrs only on Sunday only.	NOT PERMITTED
Topping up, filling garden water features	Permitted	Permitted	Permitted	Permitted	NOT TO BE TOPPED UP OR FILLED	NOT TO BE TOPPED UP OR FILLED
Irrigation of new turf	Permitted for one week after laying after which level 1 restriction on watering lawns apply	Permitted for one week after laying after which level 2 restriction on watering lawns applies	Permitted for one week after laying after which level 3 restriction on watering lawns applies	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
Washing down walls or paved surfaces	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
Topping up private swimming pools/spas	Permitted	Only between hours of 0700-0900 and between 1800- 2000 hrs, every day.	Only between hours of 0700-0900 and between 1800- 2000 hrs, every day provided pool covers are used	Only between hours of 0700-0900 and between 1800-2000 hrs, every day. Pool covers must be used.	NOT PERMITTED	NOT PERMITTED
First fill of private swimming pools	Permitted	Only between hours of 0700-0900 and between 1800- 2000 hrs, every day	Only with Council permission and provided pool covers are used.	Only with Council permission and after water savings elsewhere within property. Covers must be used.	NOT PERMITTED	NOT PERMITTED
Washing cars at home	Permitted with bucket and rinse with trigger hose on lawn at any time.	Permitted with bucket and rinse with trigger hose on lawn between 0900-1200 hrs any day.	Permitted with bucket only on lawn between 0900-1200 hrs any day.	Permitted with bucket only on lawn between 0900-1200 hrs any day.	NOT PERMITTED	NOT PERMITTED
Baths, showers	Permitted	Permitted	Permitted	Five (5) minute showers or one bath per person per day	Three (3) minute showers or one bath (100 mm depth) per person per day	Three (3) minute showers or one bath (100 mm depth) per person per day
Washing of clothes	Permitted	Permitted	Full loads only encouraged	Full loads only permitted	Full loads only permitted	Two full loads of clothes per week
Use of evaporative air conditioners	Permitted	Permitted	Permitted	Permitted only 0700-2400 hrs daily	Permitted only 0700-2400 hrs daily, exemptions may be granted to aged accommodation or nursing homes.	Permitted only 1800-2200 hrs daily, exemptions may be granted to aged accommodation or nursing homes.
Inflatable or temporary children's pools	Permitted	Permitted	Permitted	Permitted	NOT PERMITTED	NOT PERMITTED

BUCKETS OF WATER AND GREY WATER USE (FROM SHOWER / LAUNDRY) ENCOURAGED AT ALL LEVELS.