

# EDGEWATER

## on varsity



## Ahoy from Edgewater!

It's been a good 6 months since we took over as building managers for Edgewater. I'd like to give the Body Corporate committee and Tyson from the Body Corporate management a big thank you. Both the committee members and Ernst Body Corporate services have been especially helpful and quick to respond to all manner of requests from us while we learn the ropes as Building Manager for Edgewater Residences.

There is a fair bit to read through, you can use the links below to skip to the section which interests you.

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### [Towing Authority](#)

The Body Corporate is in the process of entering into a towing authority with a local tow truck company. Once a towing authority has been signed and we have installed signage around the complex, illegally parked cars will be towed away under a three-strikes-out policy. Cars are not to be parked on the yellow lines within the complex or grass areas. And visitor car parking is to be used by short term guests only (maximum 6 hours), residents are not to use the visitor parking. If you have a second or third car we ask that you park it on Varsity Parade or Waterside Court or rent an unused car space from another resident in the complex.

To all residents, please note the new yellow lines in the side street to the north of the building on Waterside court, please do not park your vehicle on the yellow lines or the grass.

Although we will have the option to tow, we would much rather reduce the lack of additional car space problem by helping residents rent out their extra car space to residents in need. See the next section on the car space rentals for more information for a long term solution to help free up the visitor car spaces.

### [Car Space Rental Scheme](#)

A number of residents have asked if it is possible to rent a car space within the complex. If you have an unused car space and are willing to rent it out, please get in contact. I have prepared a web page on the Edgewater website which explains the rental scheme in more detail, to read about the terms and conditions of the scheme and to register your interest go to <https://www.edgewateronvarsity.com.au/car-space-rental-scheme/>

### [Damage to Common Area Property](#)

A number of signs, and in one case a basketball hoop was erected on common area property without permission from the Body Corporate. Please be aware that if you make changes to common area property without permission from the Body Corporate, then you are responsible for the costs to repair/revert those changes.

### [October Storms](#)

It was raining almost daily for two weeks earlier in October, we did ask for the rain! Numerous properties at Edgewater have experienced water leakages due to the heavy rain and wind during the recent October storms. So far I have had 11 residents notify me of recent water leaks. I have passed on the repair requests to the builders, Condev who so far have been cooperative and have stated that although not all leaking faults are covered under their builder warranty, they will make the repairs in good faith. Paul from Condev and a roofer has recently inspected a number of townhouses which have had roof leaks in the past two months. They were able to fix the source of the leaks for some of the townhouses, they will be returning soon to attempt further repairs.

If your property has experienced a water leaks recently please let us know.

### Security

We take security seriously in this complex. Recently we have had a number of security incidents such as break-ins to vehicles and storage sheds, siphoning of petrol and mail theft. In response to this we will be installing additional security cameras in the car parks and on all exits/entrances in the complex.

Regarding the copying of keys and fobs, because we are new managers and are not familiar with all owners and residents, we are requesting that owners of apartments not managed by us must authorize new fobs/keys to be copied by sending us an [email](#) . We do apologies for this inconvenience for owners living interstate or overseas but we are trying to do our best for the security of the whole complex.

Currently it's possible to open some pedestrian gates from the outside of the fence by reaching through the grill. We will be installing perspex on the gates so that they will not be able to be opened from the outside of the complex, we are in the process of arranging this now.

The water meter rooms have now been locked due to unwanted furniture and rubbish being left in the meter rooms. If you have a need to dispose of unwanted furniture, or anything too large to easily fit in the rubbish bins, the building manager will dispose for you for a removal fee or you can take the rubbish to any one of the free council recycling centres listed on the following council website <http://www.goldcoast.qld.gov.au/environment/waste-recycling-centres-24049.html>.

### Table Tennis Tournament

Mr Walewski from unit 208 is interested in hosting a table tennis tournament before Christmas. If you are interested in a tournament please let us know. The idea is to have the tournament run during evenings and weekends over a number of weeks to suit everyone's schedule.

You can show your interest in the table tennis tournament by filling out the online form <https://www.edgewateronvarsity.com.au/table-tennis-tournament/>.

### Unused Bicycles

We have ran out of space in the common area bicycle racks, to make some space we will be removing bicycles without locks and storing for 1 month. In addition to the unlocked bikes, if a bicycle has flat tyres, is rusted and looks unused, we will be cutting the lock and storing for a further month. If the bike is not claimed within that time it will be donated to the recycle centre.

To register your bike(s) stored in the common areas please fill out the following online form <https://www.edgewateronvarsity.com.au/bicycle-registration/>

### Summary

We are so happy that we moved into the complex, the grounds and surrounding area is such a beautiful place. We treat Edgewater like our own home, and so if you see any areas of the building which need further gardening or cleaning, please do not hesitate to let us know. It's a big complex and it is too easy to miss a spot. If the office is unattended please call the office mobile as we are likely working in the garden and are not too far away (0491 087 947).

If you are receiving this newsletter and have not yet met or spoken with Amy or Shaun, please call our mobile or come by the office and say hello.

Kind Regards,

Shaun & Amy Hadrill  
Building managers

Edgewater on Varsity

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