

strata republic

6th June 2016

All Owners and Property Managers
Aspire
11 Alberta Street
Sydney NSW 2000

Dear Owners and Property Managers,

**STRATA PLAN 91667 – ASPIRE, 11 ALBERTA STREET SYDNEY NSW 2000
ACCESS TO AIR CONDITIONING FILTERS**

We write as Strata Managing Agents of the abovementioned strata scheme.

It has come to our attention that there is a potential defect in apartments which may prohibit access to the air conditioning filters. We note that some apartments have already identified this issue while attempting to replace their own filters.

Hindmarsh Constructions have agreed to undertake the installing of access panels on a 'case-by-case' basis. The only way to satisfactorily determine whether the access to your filter is defective is by having it inspected by a qualified mechanical contractor. The defects liability period ends in June 2017.

Enclosed with this notice is an offer from Gota Group (the buildings mechanical contractor) to replace the air conditioning filter for a cost of approx. \$50.00 per filter. Should you wish to engage Gota Group for this service, they will also investigate whether access is defective in your apartment.

It is recommended that air conditioning filters be replaced at a minimum of once per annum

Filter inspections will be taking place on **Friday, 17th June 2016 and the following Friday 24th June 2016**, any owners or property managers wishing to engage the services of Gota Group can contact them on **0488 668 192**.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours faithfully,
Strata Republic Pty Ltd



Jake Gilbert
Strata Manager

Air Conditioning Filter Replacement

1. Gota Group and Aspire

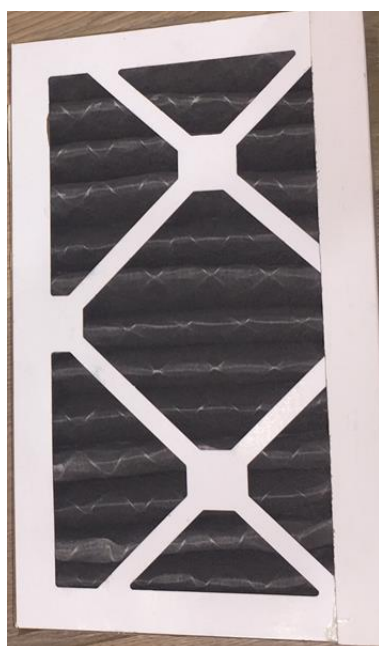
Gota Group is a mechanical engineering, electrical and air conditioning service company. We have been contracted by the Owners Corporation to provide servicing to common areas in Aspire Apartments. We know the building well, and have a good relationship with the building.

The Owners Corporation have asked us to put this information sheet together for your reference.

2. Air Conditioning Filter Replacement

Aspire Apartments are coming up to 1 year old now, and filters in individual air conditioning units located in each apartment should now be changed. Failure to do so could result in serious health issues, as mould spores accumulate in these filters. See the below pictures for a recently changed filter in Aspire as an example.

Air conditioning units within apartments are the responsibility of the owner of each apartment to service and maintain. If you are an owner, please contact us to arrange for a suitable time to attend to commence the replacement of filters. If you are a tenant, please contact your managing agent to have them commence the replacement of filters."



Old Filter



New Filter

3. Price for Filter Replacement

Aspire Apartments has a mix of 1, 2 and 3 bedroom apartments. Each configuration has typically 1 to 3 separate air conditioner units installed. Each air conditioner unit has typically 2 to 3 filters. The cost per filter is typically \$50