

**G L O B E**  
ON MOORE  
**THE GLOBE TIMES**



### Welcome

Your executive body corporate committee is pleased to deliver to you the second issue of The Globe Times.

This newsletter will be delivered from time to time to keep all residents updated on what's happening around the Globe on Moore.

If you have suggestions for what you'd like to see (or not see) in future issues then please email your suggestions to [info@globeonmoore.com](mailto:info@globeonmoore.com) or login to the [www.globeonmoore.com](http://www.globeonmoore.com) web site to complete the online incident form.

We've included some useful information and phone numbers that may come in handy on the next page.

### The Globe Facelift

You would have noticed by now that the foyer and lift carriage refurbishments agreed at our last AGM (Annual General Meeting) are now well progressed.

The foyer refurbishment is now complete with new carpet, walls, lights and a major ceiling artefact in the form of metal sails, keeping with the sails theme on the outside of the building.

Within the next few weeks the Globe will also receive its new street signage. The yellow bulk head will show "16 Moore Street" while the new yellow wall panel at the entrance has already been refitted with the new Globe logo and showing "Globe on Moore" on it.

In 2005 the lift refurbishments will continue with additional new wall panels and electronic button panels in lifts 2 and 3, while lift 1 will be converted into a service lift for use by commercial tenants and removalists (with its own calling system).

The gym upgrade is now complete and is only awaiting some new exercise posters on the walls as the finishing touch.

### Lifts

Since the last issue of this newsletter the Developer has agreed to and funded the trial upgrade of the motor controller in lift 3. This upgrade has greatly reduced noise and vibration issues and the body corporate is planning to complete the same upgrade to lift 2. There are also some motor room sound proofing options being investigated to further reduce noise.

### Security

During 2004 the Globe further strengthened its security features with the introduction of seven additional CCTV cameras around the outside of the building and in the car park areas.

We are pleased to report that incident reports remain at a similarly low level as last year. The Globe security systems have assisted the Australian Federal Police with four investigations this year. Two assaults with one resulting in the arrest of an offender and two other less serious property theft incidents.

The security systems have further provided evidence that has assisted the body corporate in facilitating the eviction of two sets of tenants due to common property damage, ongoing loud partying and bad behaviour which was affecting other resident's ability to enjoy the peaceful environment that the Globe offers.

There are also two current investigations in progress regarding some tenants on the Barry Drive side of the building dropping items down to the street level over the Pide House restaurant. Further information may be provided to owners at the next AGM as further facts are uncovered and an action plan is developed to resolve the issue.

### Safety

With this newsletter we have distributed an Emergency and Security Tips sheet. This sheet includes tips on the best way to use the blue MIL keys.

### New Years Eve

In keeping with previous years the committee had a full-time on-site security guard in the building on New Years Eve and is pleased to report that there were no reported incidents during the night or early hours of the morning.

### Access Control

During 2004 the committee has investigated the possibility of replacing the aging MIL Key access system with a new system that uses proximity tokens instead of keys. The NCC Car Park has also indicated that it is interested in replacing the car park magnetic card system with a similar proximity based system.

The way forward on this item will be discussed at the next AGM within the context of other NCC Car Park related issues.

Regardless of a new system being installed in 2005 or the existing system remaining, the committee is planning to conduct a full system audit to make sure that people hold the keys that are reported to be held and that those keys are programmed correctly for the floors etc required for each resident.

At the same time as the audit being conducted the committee will also introduce a deposit bond system for keys (or Tokens under a new system) as many tenants are not returning keys to owners when moving out and this is resulting in increased costs to the body corporate in replacing keys.

### Car Park

The committee will shortly be installing a large mirror at the base of the down ramp into the Globe car park as there have been a number of near collisions reported.

Residents are reminded to drive in and out slowly, particularly near corners and ramps to avoid the possibility of a collision.

In this issue of  
The Globe Times...

**/Pets**  
Pets are not permitted  
in the Globe

**/Levies**  
Pay on time or pay the  
fine

**/Water Leaks**  
Report any unplugged  
leaks

... and much more



# THE GLOBE TIMES

Issue 2 - January 2005

Page 2 of 2

www.globeonmoore.com Price \$0.00 (inc. GST)

## **Loading Zone**

The committee is currently holding discussions with ACT Government in an effort to have the loading zones outside the building on Moore Street changed into business hours only loading zones. This would allow visitors to have more legal parking after hours and on weekends. The committee will report the outcome of these discussions in early 2005.

## **Body Corporate Levies**

The committee wishes to remind all owners that levies must be paid up in full before the AGM in late February 05. Owners not paid up in full by this time will not be eligible to contribute or vote at the AGM.

## **Foxtel**

In 2004 TransACT stopped offering FoxTel via their cable service. The committee has made arrangements with Foxtel directly to have the service installed into the building. This item will be voted on at the next AGM and if accepted the committee will go ahead with arrangements to make the service available early in 2005.

## **Seasons Greetings**

That's it from your committee for now. The rest of this page is dedicated to useful information and phone numbers that may come in handy for you.

Have a great 2005!  
Regards,

Executive Body Corporate Committee

## **Managing Agent**

If you wish to discuss any matter mentioned in this newsletter further, then please contact the managing agent at:

Independent Body Corporate  
Independent Group  
GPO Box 1539  
Canberra ACT 2601  
Telephone 02 6209 1515

## **Contacting the Committee**

Email: [info@globeonmoore.com](mailto:info@globeonmoore.com)

## **Emergency Phone Numbers**

Builder David Colbataldo  
JHA 0417 297 263

Electrical John Ayres  
John Ayres 02 6262 2060 or  
Electricians 0418 626 460

Hydraulic Brett Runble  
BA Plumbing 0418 623 133

Air Conditioning 02 6259 0501 or  
Greg Bishop Air- 0419 010 144  
conditioning

Fire Service Chris Marshall  
National Fire 02 6299 2222  
Solutions

Lift Service 02 6239 2062  
Schindler Lifts 24 Hours - 13 18 74

Security (MIL Key 02 6280 5133 or  
Access System) 02 6280 7222  
Chubb Security

Security (Video 02 6285 7444 or  
Surveillance) 1300 799 000  
Asset  
Services/Spotless

Managing Agent 02 6209 1515  
Independent Body  
Corporate

## **Dining In**



Turkish Pide House  
Telephone 02 6249 8800

## **Grocery Shopping**



IGA Canberra City  
City West Car Park  
Marcus Clarke Street  
Telephone 02 6262 6661

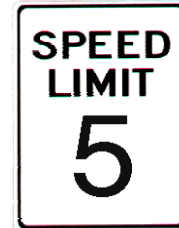
## **Globe Technology Partner**



www.invidia.com.au  
Telephone 1800 441 499

~/~/~/~/

Please don't speed  
in the Car Park



~/~/~/~/

## **Globe on Moore Website**



www.globeonmoore.com  
Have you registered yet?

The Globe web site contains a range of important and useful information about the Globe and its facilities

~/~/~/~/

## **Resident's Corner**

Would you like to put your business contact details here?

Email [info@globeonmoore.com](mailto:info@globeonmoore.com)  
to be included in the next issue

~/~/~/~/

~/~/~/~/

~/~/~/~/