

Seacrest Village Newsletter

November 2023

~ Strata Council ~

If you're a proud strata owner in Western Australia, understanding "Unit Entitlement" (UE) is vital. This term plays a pivotal role in defining your rights, responsibilities, and financial commitments within WA's unique strata landscape. In this article, we'll delve into the intricacies of Unit Entitlement as outlined by the current Strata Titles Act in Western Australia.

The Essence of Unit Entitlement

Unit Entitlement is the equitable distribution of rights and duties among individual strata owners. Put simply, it quantifies your ownership stake. Grasping this concept is crucial, as it has a direct bearing on several important aspects of your strata living experience.

Calculating your Unit Entitlement

Typically, a licensed surveyor or valuer calculates your UE by assessing your strata property's value relative to the total value of all strata properties in the Strata Company. This happens during the property's development phase.

If your property holds higher value compared to others, your UE will be greater. Conversely, a lower unit value results in a proportionally smaller UE.

Navigating your Financial Contributions

Unit Entitlement significantly influences the levies you contribute as a responsible strata property owner. Levies are periodic payments that fund various expenses, such as maintenance, insurance, common area upkeep, and administration.

Your levy contribution aligns with your UE. Higher UE means a larger share of the levies, ensuring that those with more significant ownership stakes contribute proportionally more.

Command over Common Property

UE dictates your control over communal property in the strata setup, encompassing shared areas like gardens, pools, and hallways.

Your UE shapes your sway over these areas. Owners with higher UEs wield more influence in decisions regarding common area management and usage.

Empowering Voting and Decision-Making

Your UE takes centre stage when voting on strata matters. From budget approvals to by-law changes, your influence corresponds with your UE.

Voting weight aligns with UE, giving higher stakeholders a stronger voice. This ensures those with substantial financial stakes drive strata decisions.

How do I find my Unit Entitlement?

For Western Australian strata owners, locating your UE is crucial. Luckily, it's relatively simple:

Check the Strata Plan: Unit Entitlement is often in the strata plan, outlining boundaries and entitlements.

Review The By-laws: By-laws might also detail Unit Entitlements. These rules guide strata conduct.

Contact Strata Manager: If you're stuck, your Strata Manager can help. They have access to this info.

Refer to Certificate of Title: Your UE might be on your Certificate of Title, confirming ownership.



~ Village News ~



A warm Seacrest welcome to our newest resident

David Gibb



A **Remembrance Day** ceremony will be held on the 11th at 10.45am by the flag pole.



The Station Café wishes to thank all those who attend for a chat and a coffee most Thursdays. Because of your tremendous support we are now able to donate \$1,500 to Dementia Research. \$5 is all that's required for coffee and cake, and proceeds go to various charities



Three issues have come to light currently within Seacrest. The first is **parking vehicles**. Owners who do not use their parking bay and their visitors would be happy to use a "close by" visitors bay, then you could negotiate a "hire" of your bay to someone in need of a bay. A handy little cash earner for you.

The second issue is in relation to vehicles parking on the roadside and not in a designated car bay. This can cause frustration, anger, and a possible accident. Please insist your visitors always use a visitor parking bay no matter how short their stay may be.

Finally, lodge owners are welcome to use visitor bays after hours, but please don't use the same bay weeks or months on end. Other residents do notice and have every right to object. The two visitor bays outside the lodge entrance are not to be used by residents unless all allocated lodge parking is full.

~ Village News ~



Secure destruction of your personal documents. For the benefit of all residents there is a red bin located in the craft room in the community centre. Always handy around tax time 😊



Tuesday 31st October at 2.00pm Mr Lionel Overmeyer will conduct a "Fire, Emergency and Evacuation" safety discussion in the lounge room. Lionel welcomes everyone along especially recently arrived residents to enlighten them on the requirements and procedures recommended in the event of a fire or emergency. Due to the sad passing of Michael Wilkinson the "Villa Residents" do not have a nominated Fire Warden. If anyone would like to volunteer, please attend this meeting and make yourself known.



Lions Christmas Cakes

Place your order directly with Lions. Details are on the notice board.



The **night bowling** start time will change in November to 4.00pm until further notice.



The November movie '**Dirty Dancing**' will be held on Friday 10th at 2pm.



Games Day Saturday 25th at 1.30pm

~ Social Club ~



Just a final reminder that the sweeps will be drawn at 2pm on **Monday 6th November**. Should you wish to have a horse or horses in the sweeps, place your \$5, \$10, \$15, \$20 in an envelope with your name and Lot number on the front. Place the envelope in the Social Club box next to the reception desk. You will draw a horse in each sweep you have entered. Please keep sweep and luncheon money in separate envelopes.



The Cup will be screened LIVE on the big screen in the lounge room at **12 noon**. After the race, we will move into the dining room for a delicious luncheon. Good luck one and all.



Kerry D Fashions present their Summer Range on **Tuesday 21st November at 2.30pm** in the lounge room. Come and grab a bargain.



The crazy lady's back. Happy Hour with Janie and Studio J, on **Friday 24th November at 5pm**. Watch for the flyer.

~ Trades & Services ~

These companies pay us to have their business listed. Please support our sponsors whenever possible.

Aged Care Services

Comfort Keepers – Janice 9492 8920
Right at Home Care – Steve 6202 8033

Air Conditioning

Crispair Air Conditioning - 9240 1817

Car Detailing

Detail West – John 0412 472 007

Window, Carpet & Grout Cleaning

4 Eva Kleen – Eva 0405 412 361

Chemist

Pharmacy 777 Seacrest (Friendlies) 9448 9299

Computing & Technology

Perth Geeks Support & Repairs - 0481 221 329

Electrical

Limit Electrical – Jamie 0497 187 992

Floor Coverings

Trevor's Carpets Joondalup - 9300 3633

Hairdresser - Mobile

Louise Triggs - 0433 600 452

Kitchen & Bathroom Renovations

Granite Transformations - 9240 8111
Kitchen/Bath & Cabinet Makeovers - 0433933411

Locksmith - Mobile

Guv'nor Locksmith – Deb 6555 7792

Maintenance/Handyman

Jeff Brown – 0438 552 548

Medical Center

Sorrento Medical Centre - 92461455

Photography

WellStrategic - Craig 0434 116 429

Plumber

Northern Suburbs Plumbing - Bob 0412 320 270

Printer

Mustang Print & Memorial Booklets – 9300 2844

Real Estate

Ray White – Rosemarie 0408 858 807
Peard R/E – Mick Evans – 9245 3999

Security, Doors & Windows

Action Glass - 9249 2429 (24 hours)
Inno Green Smart Home - Arian 0405 209 233
KNA Security – 9561 2956

Travel/Tourism

Best 4 Travel – Steve 9203 7555
Rod's Day Tours – Rod – 0411 700 336



Seacrest Village Calendar November 2023



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
		1	2	3	4	5	
		9.00 Lawn Bows 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bows	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bows 9.00 Whittfords Bus 5.00 Night Bows	6.30 Bingo	9.00 Lawn Bows 4.30 Get Together	
6	7	8	9	10	11	12	
9.00 Lawn Bows 1.30 Carpet Bows 2.00 Melbourne Cup Draw 5.00 Night Bows	10.30 Catholic Liturgy 12.00 Melbourne Cup 5.00 Pool (8 Ball)	9.00 Lawn Bows 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bows	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bows 9.00 Warwick Bus 2.00 Movie Day 5.00 Night Bows	10.45 Remembrance Day Ceremony 2.00 Clothes Swap 6.30 Bingo	9.00 Lawn Bows 4.30 Get Together	
13	14	15	16	17	18	19	
9.00 Lawn Bows 1.30 Carpet Bows 5.00 Night Bows	10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bows 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bows	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bows 9.00 Whittfords Bus 5.00 Night Bows	6.30 Bingo	9.00 Lawn Bows 4.30 Get Together	
20	21	22	23	24	25	26	
9.00 Lawn Bows 1.30 Carpet Bows 5.00 Night Bows	10.30 Catholic Liturgy 2.30 Kerry D Fashions 5.00 Pool (8 Ball)	9.00 Lawn Bows 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bows	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bows 9.00 Warwick Bus 5.00 Night Bows 5.00 Happy Hour	1.30 Games Day 6.30 Bingo	9.00 Lawn Bows 4.30 Get Together	
217	28	29	30				
9.00 Lawn Bows 1.30 Carpet Bows 5.00 Night Bows	10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bows 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bows	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)				
December Sneak Peek Xmas Lunch Sunday 10 th Happy Hour: Friday 22 nd			Activity Contacts Alpha Group Frank Lounge Room Bingo Sandra Bingo Room Bows Carpet Don Coffee Lounge Bows Lawn Don Bowling Green Bridge Merle H Bingo Room Catholic Liturgy Paul Lodge Lounge		Chair Yoga Jenni Craft Jan/Corry Get Together Peter Happy Hour Paul Pool Peter Station Café Frank Bingo Room Bingo Room Lounge Room Lounge Room Games Room Lounge Room		

See flyers on notice board and the Village website

