

Seacrest Village Newsletter

November 2024

~ Strata Council ~

Property owners are legally responsible for home extensions and modifications which are achieved through unauthorised building, even if they're not directly responsible for the work itself.

Wherever you live, and plan to expand or are considering the purchase of a home that has been modified, you will be responsible for not only rectifying the problems through corrective renovations but also for any incidents which occur as a result of unauthorised building.

New buyers will inherit the responsibility of corrective repairs when they assume ownership of a home, and property owners who are still living in a home with unauthorised building modifications they originated have the same responsibilities.

At first, opting to modify or extend a home without obtaining council approval or hiring licensed trade professionals can seem like a reasonable way of saving money. These extensions and modifications can be cheaper at first, requiring a much smaller up-front investment than the same renovations or modifications would cost if they were carried out according to the law.

Unfortunately, those initial savings can translate to much greater expenses when unauthorised building modifications are discovered, either through an incident related to unregulated work or a pre-purchase building inspection. Any injuries sustained by visitors or tradespeople which can be directly attributed to unauthorised building leave the property owner legally liable for damages.

In cases of unauthorised building work which has already been completed, obtaining retrospective strata council approval may also not be an option. Existing modifications which are not subject to retrospective council approval will have to be removed, and any

subsequent modifications must be completed to the specifications of the council.

This leaves homeowners responsible for not only any injuries which may occur and the cost of removal, but also the full cost of rebuilding with approval and licensed builders. In the end, the money saved initially through unauthorised building can actually become a substantial financial burden.

Please contact the strata office and/or the Joondalup City Council to check that your plans are available and in order, and any further additional structures have been approved.

For a Pre-Certified Building Application that includes plans, engineering and the Building Surveyor the following companies have been recommended to us:

Constructive Building Consultants
2/5 Supreme Loop, Gnangara WA 6077
Phone 6146 6290
info@constructivebc.com.au
www.constructivebc.com.au

Russell Building Approvals
11/56 Creaney Drive, Kingsley WA 6026
Phone 6296 5351
www.russellbuildingapprovals.com/
Contact Karl 0416 382 246

The following is a recommended contactor to carry out any necessary construction work.
[Spencer Construct-Rite - Registered Builder](#)
[Richard Spencer – 0418 903 294](#)



Strata Manager: Sascha Chapman-Hill
E: officeadmin@esmstrata.com.au : **T:** 9362 1166
Office Hours: Monday - Thursday: 9:00AM – 5:00PM
Friday: 9:00AM – 4:00PM

~ Village News ~



A warm Seacrest welcome to our newest residents; Judy Davies & Ron Jarvis, Renuka Thurstans, Luella Swain.

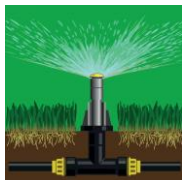
Maintenance Matters



Kevin McGhie has passed on the pics he has taken while working around the village. The top two pictures show an oil stain underneath a parked vehicle. The following pic shows the oil trail left by a vehicle. If you're aware of the issue, please do your best to rectify the problem. Kevin has more important issues to attend to.

The bottom left pic shows the evidence of ants. Please ask us for ant powder so that once again you can assist Kevin in controlling these pests.

The pic on the right shows the mess left by a painter, and when challenged by Kevin his response was "don't worry mate I'll clean up after myself". The painter has left without a trace.



A significant amount of our precious volunteer time and money goes into repairing broken reticulation and plants that are damaged due to people walking through our gardens.

Please use the pathways.



The Catholic Liturgy service will recommence on Tuesday 12 November.

~ Village News ~



Sadly, during October, we lost long time residents Kathleen Luke and Alan Dunne. May they rest in peace.



Seacrest Strata Company Resolutions and By-laws

**By-law 2: Use of common property
An owner or occupier of a lot must:**

- (a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment of the common property by other owners or occupiers of lots or of their visitors; and
- (b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to an occupier of another lot (whether an owner or not) or the family of such an occupier; and
- (c) take all reasonable steps to ensure that the owner's or occupier's visitors do not behave in a manner likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or of a person lawfully using common property; and
- (d) not obstruct lawful use of common property by any person.



A service will be conducted at 11.00am



The bowling club is competing against Joondalup Lifestyle Village in November and is currently running a singles competition.



The November movie 'Teenage Bank Heist' will be screened on Friday 8th at 2pm.



Games Day Saturday 30th November at 1.30pm

~ Social Club ~



BUT, WHAT ABOUT THE SWEEP??

SAME AS LAST YEAR, 5, 10, 15, 20 DOLLARS IN AN ENVELOPE (DEPENDING ON YOUR PREFERRED NUMBER OF ENTRIES). NAME ON ENVELOPE, PLACE THIS IN THE BOX NEAR RECEPTION. ENTRIES WILL BE IN SEPARATE SWEEPS. **DRAWN MONDAY 4TH NOVEMBER AT 2PM IN THE LOUNGE ROOM.**



29TH November

Let's Welcome Back

Tunney Western

~ For some good old
Rock n' Roll ~



\$10 for entertainment only.

\$20 fish and chips or pizza.

BYO drinks

Starting at 5pm sharp (or near enough to it)

December Sneak Peek

Christmas Luncheon Sunday 8 December.

~ Trades & Services ~

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

Aged Care Services

Home Instead - Michelle 6310 0400

MercyCare - Angharad - 9442 3498

Air Conditioning

Crispair Air Conditioning - 9240 1817

Car Detailing

Detail West - John 0412 472 007

Carpet Cleaning

Big Trevs Carpet Cleaning - Trev 0433 377 380

Cleaning - House

Chrissy - Village resident - 0433 156566

Cleaning - Window, Carpet & Grout

4 Eva Kleen - Eva 0405 412 361

Chemist

Pharmacy 777 Sorrento - 9448 9299

Computing & Technology

Perth Geeks Support & Repairs - 0481 221 329

Electrical

Limit Electrical - Jamie 0497 187 992

Solved Electrical - Ben - 0448 562 588

Floor Coverings

Trevor's Carpets Joondalup - 9300 3633

Kitchen & Bathroom Renovations

Granite Transformations - 9240 8111

Kitchen/Bath & Cabinet Makeovers - 0433933411

Locksmith - Mobile

Guv'nor Locksmith - Deb 6555 7792

Maintenance/Handyman

GvR Projects - Gus 0404 374 008

Jeff Brown - 0438 552 548

Medical Centre

Sorrento Medical Centre - 92461455

Photography

WellStrategic - Craig 0434 116 429

Plumber

Northern Suburbs Plumbing - Bob 0412 320 270

Real Estate

Peard R/E - Mick Evans - 9245 3999

Ray White - Rosemarie 0408 858 807

Security, Doors & Windows

Action Glass - 9249 2429 (24 hours)

Inno Green Smart Home - Arian 0405 209 233

KNA Security - 9561 2956

Tiler

Kimberley Alexander - 0457 679 724

Travel/Tourism

Best 4 Travel - Steve 9203 7555

Rod's Day Tours - Rod - 0411 700 336



Seacrest Village Calendar November 2024



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
				1	2	3
				9.00 Lawn Bowls 9.00 Whiffords Bus 5.00 Night Bowls	6.30 Bingo	9.00 Lawn Bowls 4.30 Get Together
4	5	6	7	8	9	10
9.00 Lawn Bowls 2.00 Melbourne Cup Draw 5.00 Night Bowls	12.00 Melbourne Cup Luncheon 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bowls 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bowls	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bowls 9.00 Warwick Bus 2.00 Movie Day 5.00 Night Bowls	6.30 Bingo	9.00 Lawn Bowls 4.30 Get Together
11	12	13	14	15	16	17
11.00 Remembrance Day Ceremony 9.00 Lawn Bowls 5.00 Night Bowls	10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bowls 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bowls	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bowls 9.00 Whiffords Bus 5.00 Night Bowls	6.30 Bingo	9.00 Lawn Bowls 4.30 Get Together
18	19	20	21	22	23	24
9.00 Lawn Bowls 5.00 Night Bowls	10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bowls 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bowls	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bowls 9.00 Warwick Bus 5.00 Night Bowls	6.30 Bingo	9.00 Lawn Bowls 4.30 Get Together
25	26	27	28	29	30	
9.00 Lawn Bowls 5.00 Night Bowls	10.30 Catholic Liturgy 12.00 Craft 5.00 Pool (8 Ball)	9.00 Lawn Bowls 10.00 Chair Yoga 2.00 Alpha Group 5.00 Night Bowls	9.00 Bridge 10.00 Station Café 5.00 Pool (8 Ball)	9.00 Lawn Bowls 9.00 Whiffords Bus 5.00 Night Bowls	1.30 Games day 6.30 Bingo	
December Sneak Peek Christmas Luncheon: Sunday 8 th Alpha Xmas Carols: Wednesday 18 th No Happy Hour in December <b style="color: red;">See flyers on notice board and the Village website			Activity Contacts Alpha Group Frank Lounge Room Bingo Sandra Bingo Room Bowls Lawn Don Bowling Green Bridge Helen H Bingo Room Catholic Liturgy Paul Lodge Lounge Chair Yoga Jenni Atrium		Craft Jan/Corry Games Day Jenni Get Together Peter B Happy Hour Paul Pool Peter B Station Café Frank Bingo Room Bingo Room Lounge Room Lounge Room Games Room Lounge Room	

