

**The
Knight**

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July 15, 2022
PS 831943H
Nightingale Village
Duckett & Hope St
Brunswick 3056

Dear owners,

**Subject: Owners Corporation Plan of Subdivision PS831943H –
Nightingale Village Duckett & Hope Street, Brunswick Vic 3056**

We write to you in relation to all buildings at the above property. A number of residents have raised concerns about the security of the property following some recent thefts. We want to assure residents that the security of the property is being looked in to. Fontic and Hacer have done a site walk with the Building Manager to assess the below:

1. Security Camera Blinds spots
2. Physical security barriers designs
3. Door / Gate Access system designs

For item 1: Fontic have provided proposed locations for cameras to cover the blind spots. We are requesting a quote from Net 360 which will be referred to the Owners Corporation. Items 2 and 3 are being addressed with the builder and developer.

We also wish to reassure all residents that they will be responded to and any issues reported followed up. The Knight have been inundated with requests over the past few weeks and we are trying to ensure everything gets attended to on a priority basis.

Smoking

We have also received a complaint relating to a resident smoking on their balcony and wish to remind residents that this is not allowed under the below Owners Corporation Rules:

- (2) **A Member or Occupier of a Lot must not smoke or allow others directly under their control to smoke in common areas, the stairwells, lifts, lobbies, loading docks, areas set aside for plant and storage, forming part of the Common Property or such other parts of the Common Property as the Owners Corporation or its Manager may designate from time to time.**
- (3) **Without limiting paragraph 15.1.2, the Member or Occupier of a Lot must not smoke nor allow any Guest or invitee to smoke within his/her Lot (which includes external balcony areas and courtyards) or upon Common Property.**

Thank you for your cooperation. If you have any questions, please contact alexandra@theknight.com.au

Yours sincerely,

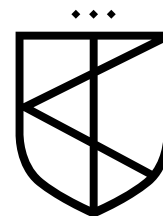
**Insight, integrity
& results.**

Caulfield North
Level 1/204 Balaclava Road

Docklands
1308/401 Docklands Drive

Geelong
Level 1/27-31 Myers Street

ABN 20 007 112 816



A handwritten signature in blue ink, appearing to read 'Alex Smale', is written over a light blue rectangular background.

Alex Smale
The Knight
For and on behalf of OCPS 831943H