

MANAGE'S UPDATE AUGUST 2011

LIFTS

Otis repaired the broken lift by using some spare parts they had available. All the new parts to renovate the 3 lifts are due to arrive soon and work on the right lift should start within 2 weeks.

FIRE EQUIPMENT

All the missing hoses, fire extinguishers, nozzles and covers have been replaced

Boompeng is finding and fixing wiring faults on floors 1, M, 14 and 15 so the alarm and new fire panel can be used.

The lightening conductor on the roof has been replaced under the insurance. The missing batteries and charges to repair the emergency lighting system are due next week

PATTAYA TAI ENTRANCE

Everyone likes the new door system and landscaping. It is more secure and makes the condo nicer. It stops motorbikes and outsiders from entering.

SECURITY

We have a contract with a new company and most people are happy with the security staff. The committee produced guidelines to give a balance between controlling entry but at the same time allowing residents to take responsibility for their guests they accompany.

There have been one or two problems. Residents must understand that security is there to protect everyone and control entry to the building. Sometimes residents bring guests with no ID card and are annoyed when security intervenes. Most co-owners would agree that security are doing their jobs correctly if they question guests, Thai or foreign, who have no ID.

TECHNICAL STAFF

Head technician Boompeng and his staff have done a great job repairing many of the problems that have been in Center Condo for years. This has saved us a lot of money because we have not had to use outside companies. For example repairing wiring and the diesel fire pump.

A lot of work goes on in the background that residents do not see as well as emergency work to repair water and other problems in this 20 year old building. For example, there is a new drain pipe on the roof to prevent leaks into the light well which have damaged the cement on the 15th floor. There are some photos on the green notice board.

CLEANING STAFF

Head of cleaning, Khun Kanong and her staff are working hard and did a deep clean of the building including removing all the dirt marks from the walls so we can save money not painting the walls for the moment. The staircases and many other areas are much cleaner.

I think everyone will agree Center Condo has never looked cleaner. We have a recycle system but unfortunately a few residents do not separate their rubbish.

OFFICE STAFF

Khun Pla and Da have incorporated the new accounting system and other improvements to administration.

PARKING

After painting new lines, we have barriers which security control and a residents parking area. It is easier now for residents to park.

EXTERIOR

There have been many improvements to the outside including new flower beds at the entrance and next to the spirit house and the walkway to Pattaya Tai. There are 20 new small trees. There are plans to cover the security box in bamboo and slowly landscape the main entrance.

WATER RATE

Other condos pay less per unit for water than Center Condo. We plan to talk to the water company to ask them to change the category of the building so that we pay less per unit.

ELECTRICITY BILL

When the electricity company was working on the transformers, they found part of the supply was not being metered from when the building was built. We have to back-pay money and the electricity bill for the common areas will be much higher in future.

ARREARS

A huge amount of money owed in arrears (sometimes for years) has recently been collected. Notices have been sent to everyone to pay their common fees and bills on time.

STAFF SALARIES

Many of the staff have worked here for years and some were almost on the minimum national wage. We have increased the staff salaries and linked this to the building improvements program.

COMMON FEE

The fee set when the building was built of 10 baht per square meter has not changed in 20 years. It is impossible for the management to run this aging building properly with such a low fee.

For the moment, we are using the sinking fund to pay for all the emergency work including lifts, fire equipment and emergency repairs that were specified in a survey report from City Hall which we must comply with.

Khun May, manager

Khun Parinyar co-manager

Khun Siwakarn, trainee manager

COMMITTEE'S COMMENTS

Manager Khun May from PLM has done an excellent job taking over an old building which has many problems. The low common fee means there is not much money available to improve the building and she has spent money carefully.

She is a very good manager and respected by the staff who have put a lot of effort into improving the building.

Khun Parinyar from PLM is co-manager in the office for a few weeks.

Currently we have a manager-trainee, Khun Siwakarn from PLM (at no extra charge to the condo) who is fluent in English and has been doing a lot of work in the background getting quotes, researching on the net, checking arrears and posting information notices.

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The system is working exactly as it should. The committee was elected by the co-owners to formulate objectives and policy and supervise the management.

Since we took over in April, all the objectives we posted on the board have been completed or are ongoing.

All the committee's decisions have been unanimous and there is easy cooperation at all levels with committee members actively involved.

This year the focus is on bring the building up to a good standard by making it safe, clean and well-managed.

Before February next year, there will be a General Meeting where owners can vote and set objectives for next year. We hope there will be support for a further building improvements program.

The committee has a 5 year plan and a proposal to increase the common fee by about 30% to 13 baht per square meter over 5 years. This would give about an extra 1 million per year. This will cover

- Repairing all the fire and safety equipment
- Complying with the problems identified in the City Hall building survey. (This is a legal requirement)
- Improving the internal and external areas.
- Repay the capital fund which has been used to pay for all the emergency work including lifts (about 3.3 million so far although we are finding new problems every month)

Very approximately, the extra 5 million over 5 years would be to

1. Repay capital fund / emergency work = 3.5 million
2. Building improvements (flooring, painting, wiring, ceilings etc) = 1.5 million.

Naruemon, committee secretary

