LUMBINI TIMES

A
New
Beginning of
Beautiful Future
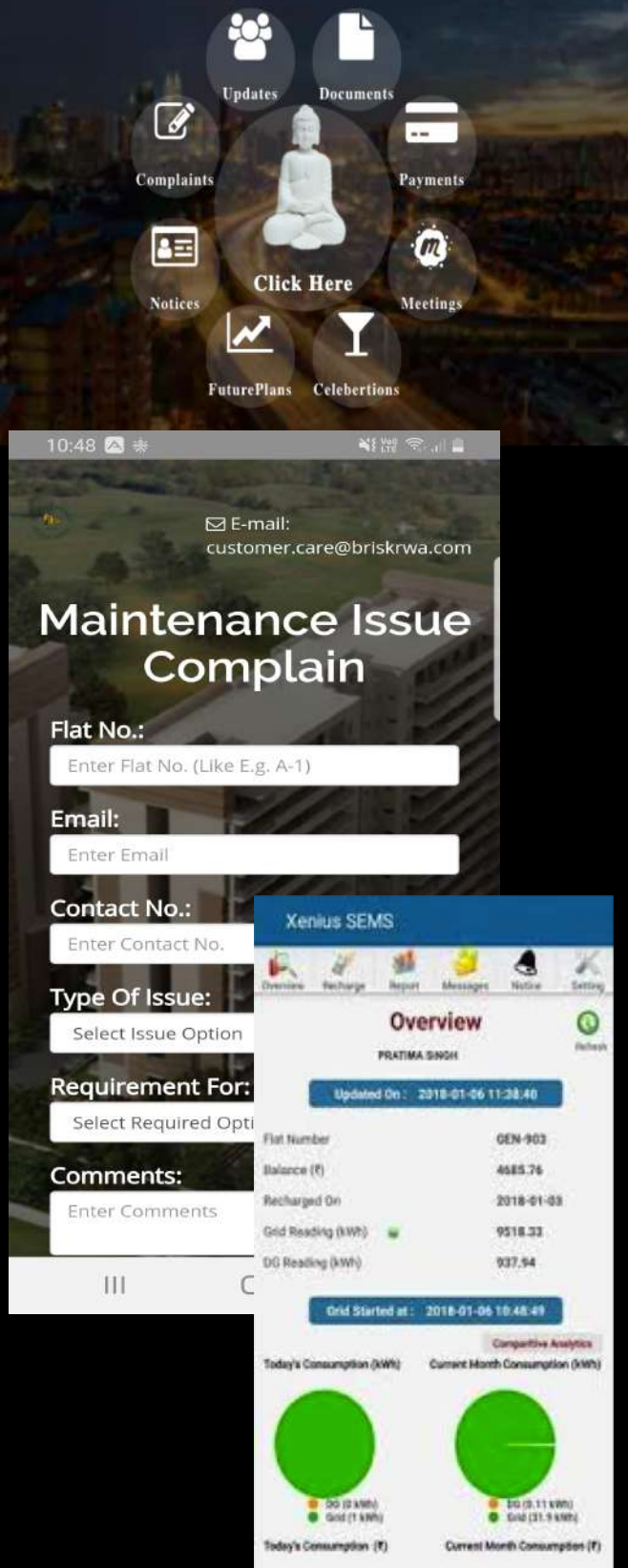
2020 progress worth reckoning

FOUNDATION, DIGITALIZATION & RESOLVING QUERIES

- ❖ Development of inhouse RWA Website www.briskrwa.com (11 Reports/MOM & Misc. Info , Proof Points etc.)
- ❖ Establishment of Maintenance office in basement.
- ❖ Developed Inhouse Mobile App for Maintenance resolution & Security.
- ❖ 1st ever 'Detailed Frequently Asked Questions' (**FAQs**) which most societies of Gurgaon does not have.
- ❖ Launched Mobile App based Onsite Diesel Delivery to ensure Zero pilferage.
- ❖ Xenius mobile App for paying bills with ease using debit and credit cards and keep daily track of monthly bills.
- ❖ Initiation of digital newsletter to update owners on weekly news and progress.

- ❖ Functional Repair of life critical systems like STP, Lift, Genset.
- ❖ Renewed Maintenance Contracts in proper manner Lift, STP, WTP, Security, Housekeeping, Power Metering.
- ❖ Replacement of Non-Functional LEDs in perimeter & Building
- ❖ Initiating AMC for Portable Fire Fighting & High Tension Wire for electricity.
- ❖ Beautification of society though lobby Lighting, horticulture, Rubbing & Shining of Common Area floor.

FUNCTIONAL REPAIR, AMC & BEAUTIFICATION

Measures during Covid-19 Lockdown

❖ Frequent Sanitization of Lifts & Tower Entrance.

❖ 3 Times complete Sanitization with help of MCD and local MLA

❖ Collection and Distribution of Dry Food to Poor with help of many residents

❖ Supply of protective gear (IR Thermometer, masks/protective screen etc.) with help of residents.

❖ Homoeopathic medicine distributed to all the staff including security guards.

Maintenance Bill Collection

❖ Implementation of Pre Paid Metering System of Electricity & Maintenance with Mobile App (applauded by most owners)

❖ Legal Notice for prolonged defaulters of non-payment

❖ Daily updates on Receipts

Audit & Payments

❖ Shared Unaudited Summary of Collection and expenses.

❖ Up-to-date payment to DHBVN and GMDA for Electricity & Water against Charges till date

❖ 1st Ever Audit of Maintenance account for Brisk Lumbini Terrace Homes (to be shared soon, delayed due to lock down)

CELEBRATIONS & FESTIVALS arranged by RWA

- ❖ Ganesh festival, Dandiya, Diwali, Gurupurab, Lohri, Holi was organized with the help of residents
- ❖ Independence Day, Republic Day celebration was organized.
- ❖ Distribution of Gifts to all the staff during Diwali with help of residents

Assessment of operational equipment

❖ Assessment of equipment like STP, Lift, Fire etc. with help of professionals & knowledgeable residents were done

Co-ordination with Government authorities

❖ Forced DTP Office to initiate, the much delayed Handover of Administration & IFMS to Registered RWA

❖ Reminding DTP & BIDPL (Brisk) of grave deficiencies in handover (ongoing)

❖ Exposing of GST Fraud by BIDPL appointed FCML

❖ Timely Engagement of Judiciary to prevent disconnection of Electricity in November due to non-payment by BIDPL

❖ Requested for Conducting Elections in near future

Talents

RWA invites parents to please submit there children talent in form of poems, jokes, drawing etc. at maintenance office. Selected entries to be published in next edition of our magazine - Lumbini Times.

First 3 to 4 months have been extremely challenging this year due to lockdown , but with support from all of you, we have accomplished a lot. Let's join hands to get our dues & further improve by making LTH the best place to live.

Future Plans

- ❖ Planning to ensure BIDPL to transfer 100% IFMS (~3 Cr),
- ❖ Planning to ensure BIDPL pays for Major Cost of repair of STP, DG, Lift, Fire System as a part of handover.
- ❖ Plan to install more security cameras inside the society
- ❖ Insulation of water pipes to keep water cold.
- ❖ Further improve systems (Amenities/safety) for best of performance.
- ❖ Approach to authorities for executing BUS routes through Sector 109 after requests from residents
- ❖ Getting Piped Gas Supply in LTH, Sector 109 as per request from residents.