*MyMondrian keeps all owners and residents up to date about what is happening at the Mondrian.*

*This 12th edition of the MyMondrian Newsletter includes:*

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**What’s Happening with the Pool?**

The Executive Committee understands the importance of having the pool refurbished and operational for the summer season. Achieving this has been a top priority from the time work first commenced. Due to the complications brought about by the damage to the pool’s membrane (discussed with you in the last edition of MyMondrian), the scope of work necessary has been massively extended.

The Executive Committee has had to intervene with Biltbeta, the insurer and the pool contractor to ensure this work gets the priority it requires, and the EC continues to do everything it can to accelerate completion. Current indications are that most of the major work should be completed ahead of the Christmas period, with the final stages completed when the contractors are back at work in the New Year. The new render and paint finishes will require curing times of 1-2 weeks before the pool can be filled with water.

The EC are confident that most Mondrian residents will be extremely pleased with the refurbishment, despite the frustrating delays that have occurred. We are not only getting an ‘as new pool’, but also a more practical and revitalised garden along with a refresh of the decking and shower area.

A pool re-opening party is being planned in place of our annual Christmas Party. We will keep you posted on dates and details.

**Your Balcony Pebbles & the Safety of Others**

You would be aware that there have been issues with loose pebbles falling from upper level apartment balconies. Owners at the AGM did not support the physical measures proposed to further retain the pebbles. Nevertheless owners & occupiers still have a duty to ensure that the pebbles on their balconies are not displaced in a way that could endanger anyone below. This is an important safety issue.

As a guide the level of pebbles should be maintained some 30mm to 50mm below the edge rim. The level should be checked regularly as the activities of both residents and animals can lead to pebbles being moved to the edge. If you need to dispose of surplus pebbles, please contact the building manager for assistance and, please, check your balcony pebbles regularly in the interests of the safety of others.

**Continuing Defect Rectification Work and the Cost**

The current rectification work being funded by the HOW insurer should be largely complete by the end of the year. More work still needs to be done:

* The EC is currently evaluating a tender to repair some 15 additional balcony membranes.
* Further fire order compliance work will also have to be carried out ahead of a 30th June compliance date.

All this work will have to be funded by the owners corporation from its Sinking Fund Reserves, at least in the short term. Meanwhile we continue to press the HOW insurer to accept responsibility for the cost of this work. If they do not, we anticipate that owners in general meeting will have to decide what action is to be taken to replenish our reserves to the level necessary to ensure Mondrian remains a premium building.

**Contractor Access to your Apartment**

The ongoing work to rectify failed balcony membranes and the fire compliance work anticipated for next year could potentially involve contractors having to access and work in every Mondrian apartment. This is necessarily disruptive and building management will do their best to minimise the disruption. At the same time we ask for your cooperation and forbearance in getting the work done in as timely a way as possible. If you have tenants in your apartment, you may wish to highlight to them the need for contractor access in the coming year.

**Hot Water Plumbing Failures**

As part of seeking a solution to the problem of increasing frequency of failure in the polybutylene hot water plumbing in the car park, consultants have been engaged to report on the likely cause of the failures and measures that can be taken to address them. The original supplier of the pipework has disclaimed liability for the pipe failures and claims that test results point towards poor installation practice. Consultants will need to assess not only the cause of the failures but also the life expectancy of the current pipework and recommend measures necessary to minimise future failures.

**Mondrian Welcome Pack**

The EC has produced a “Welcome Pack” to help all new residents, owners and tenants alike, discover the essentials of Mondrian living, from where the garbage room is to the most important Do’s and Don’ts. Copies are available from the building manager’s office and also from the major letting agents. The Welcome Pack is no substitute for going to the Mondrian website [www.MondrianWaterloo.com.au](http://www.MondrianWaterloo.com.au) and reading the Living or Rules / By Laws pages, but it’s a great way to get started with Mondrian living.

**High Speed Broadband for Residents**

Negotiations with wholesalers of high speed broadband services that will support a choice of retail providers are complete. At the time of writing we do not yet have an exact date for the installation of the necessary infrastructure or when high speed broadband will become available to Mondrian residents. Residents are likely to be approached with offers from retail suppliers as soon as high speed broadband is supported.

We wish all Mondrian residents and owners a safe and enjoyable festive season

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***Mondrian Executive Committee***

**Chairperson & Treasurer - John Hutchinson Secretary - Karen Hannan**

**Committee - Mark Rodgers Chris French Michael Brindley**