This is the 6th edition of the MyMondrian bulletin; at the recent AGM a new Executive Committee “EC” was elected and the EC would like to ensure that this regular update for owners now continues as an official means of communication.

MyMondrian aims to keep all owners and residents in the picture about what is happening in the Mondrian. If you do not wish to receive this regular update, please advise us by calling the strata manager on 02 9319 1899 so that we can remove you from the distribution list.

**Who is on your new Executive Committee?**

Bruce Aitken (Treasurer)

Michael Brindley

Chris French

Karen Hannan (Secretary)

Marshall Hartwich

Ian Hulme

John Hutchinson (Chairperson)

Liana Rigon

Mark Rodgers

Your EC currently has 7 sub-committees operating to cover the major responsibilities of running the Mondrian. Sub-committees cover everything from planning the gardens and security/energy upgrades to overseeing building management tasks and reviewing our existing By-Laws.

**What’s happening about fixing the Building Defects?**

At the recent Annual General Meeting the Mondrian’s solicitor provided an update on progress. The insurer Allianz hasn’t agreed to all our claims but a number of defects, mostly related to leaks & waterproofing, have been tendered out and a contract should be signed with the builder very shortly. There was an expectation that work would start next month, but we are now being told that the builder is unavailable till next February. Work will then go ahead to tackle agreed defects including fixing leaking balcony membranes, replacing all the pool tiles and reconstructing the glazing to the lobbies so they no longer leak. These delays are frustrating but the EC will use the time to move forward on other projects focused on improving life at Mondrian.

**What’s happening with the Fire Order?**

Mondrian is faced with a double task. Firstly it has to comply with the Fire Order issued by the City of Sydney, and secondly it has to pursue its Home Owners Warranty Insurer to recover the costs of this compliance which will amount to hundreds of thousands of dollars. One of the subcommittees is actively addressing these tasks. We currently have consultants engaged to identify what works have to be done and ways that our building can be deemed to comply by using “alternate solutions” to achieve fire safety.

You will have recently been asked to provide access to your apartment for the fire consultants. From a small sample of apartments previously inspected it appears that the existing fire dampers in apartments have been incorrectly installed. The upcoming inspection will establish whether this defect is common throughout all apartments and what action has to be taken. As part of this process you will have inspection panels installed in your bathroom ceiling so that regular annual inspections can then be properly carried out.

We understand that this process is intrusive for owners and tenants. Depending on the outcome of the inspection, further work may also be required next year. Unless access to every single apartment is provided, it will be impossible for Mondrian to achieve full fire compliance. Your tolerance is sought and cooperation appreciated as this has to be done to make Mondrian a safer and better building

**What other work is planned?**

Energy upgrade works in the car park etc.

The energy audit carried out some months ago produced business cases for saving energy at Mondrian through conversion of lighting to LED technology and changing the way our car park ventilation is controlled. The plan is to save some $24,000 per year on electricity costs and you will see changes taking place over the coming months.

One of the plans is to install LED lighting in the car park and fire stairs that is controlled by motion sensors. The car park will continue to be lit, albeit at a lower level. However, as soon as movement is detected the lights will come up to their full level. This is a proven system that has been adopted in both commercial buildings and other residential strata buildings and has been met with positive user feedback.

A later phase of the energy saving program will see the lights in the lobbies and corridors being linked to presence detectors that ensure they come on as soon as any movement in the area is detected.

New landscaping

The Mondrian is now ten years old and some of the major specimen plantings are outgrowing their environment. Cracks are appearing in planters and pavers are being displaced. Consultants who looked at the problem noted in particular that the rubber trees in the planters on the western boundary and the cotton trees on the south side of the pool were unsustainable. The gardens are valued by owners and residents alike and the EC is working on proposals to replant and invigorate these areas. No work will be carried out without a process of consultation and full discussion of the alternative planting schemes that are possible.

Security & CCTV cameras

CCTV is not designed to cover every corner of the Mondrian. Such a system would be invasive. CCTV is designed to cover critical areas and it has done this well in the past. Security is subject to an ongoing review by an EC sub-committee looking at options for additional cameras and updating those we have as the technology improves.

**STAY INFORMED AND BE PART OF THE CONVERSATION**

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