

MyMondrian aims to keep all owners and residents in the picture about what is happening at the Mondrian.

This 9th edition of the MyMondrian Newsletter includes:

- **The ‘Look’ of the Mondrian**
- **MondrianWaterloo Website upgrade**
- **New ways to Contact Residents & Owners**
- **Update on Building Defect Rectification Work**
- **Other Mondrian milestones & events**

The ‘Look’ of the Mondrian – Is it important ? How do we maintain it ?

Time and again this question comes up. For many, Mondrian is their home and they value it as a place they share with friends and neighbours. It is not an institution and few want more than the minimum number of rules necessary to ensure that one person’s lifestyle doesn’t intrude too much on that of their neighbours.

That said, owners have purchased apartments in Mondrian aware of its award winning architectural pedigree and expecting that Mondrian will be maintained as a premium building. Our by-laws are the framework for maintaining this quality of life. They are approved by owners and from time to time changes are made to update them and make them relevant to today. Some by-laws deal with resident behaviour; many of them relate to maintaining the “look” of the Mondrian.

What is the “look” of the Mondrian? Understanding this is of particular importance when owners wish to install screens & grilles, air conditioner units, curtains and blinds etc in their apartments and the Mondrian by-laws assist with this. The Waterloo neighbourhood provides many examples of apartment buildings where consistent care has not been taken in maintaining the appearance of buildings - for instance allowing exposed air conditioners on balconies or walls. Such buildings will struggle to be considered premium buildings.

The best way of dealing with these issues is through the sensitivity of owners and open discussion. But there will inevitably be occasions when opinions diverge and by-laws are breached. Your Executive Committee then has the responsibility of resolving by-law breaches using the processes mandated by the strata legislation.

MondrianWaterloo website upgrade

Two months ago the Mondrian’s website www.mondrianwaterloo.com.au was launched as the public face of Mondrian and a comprehensive source of information for owners, tenants and agents – somewhere you can find local contacts, check on by-laws or find the forms and procedures required for everything from making changes to your apartment to keeping a pet.

The next stage is to provide a password protected area where owners can access important documents like consultants’ reports, financial statements and minutes of meetings. This information is confidential but valuable to owners in fully appreciating their investment in Mondrian. Owners will be advised on how to register for access.

New ways to Contact Residents & Owners

The MondrianWaterloo website will also soon display “Alerts” from building management to notify residents and owners of any interruptions, works or other events that may impact on them.

At the recent security fob audit residents were asked to provide the building manager with an email address and mobile phone number. The purpose of this was to enable the building manager to more readily get in touch with residents on matters that might affect them. Without this information the building manager is limited to posting general notices or leaving letters in individual mail boxes. This is not an effective way of getting timely information to Mondrian residents.

If you have not provided this information for yourself or your tenants, could you please email it to the building manager bm@mondrianwaterloo.com.au. We anticipate shortly having in place a system to allow the building manager to email or SMS affected residents on urgent matters that could concern them.

Update on Building Defect Rectification Work

Biltbeta Constructions continue to carry out work to rectify building defects approved under our Home Owners Warranty Insurance claim. Meanwhile a comprehensive scope of work is being developed to cover all those repairs that did not fall within the claim but which need to be done to effectively maintain Mondrian. There are opportunities to do much of this extra work cost effectively whilst Biltbeta are on site.

In June Biltbeta will be retiling the swimming pool but before they can do this the landscaping adjacent to the pool must be refurbished. The work will follow the design put to owners at the last General Meeting and involves the complete removal of the existing cotton trees and their replacement with palms and suitable underplantings. The deck areas will remain unchanged.

The coming months will require active site management to maintain the safety and amenity of residents. The main Powell St stairway will be closed for rebuilding and the 3 glass lift lobby atria will be enclosed with scaffolding to enable their reconstruction. It is at times like this that Mondrian residents will benefit most from the building manager having their up to date contact details.

Other Mondrian milestones and events

- Completion of installation of energy saving LED lights in the car park & firestairs
- Compliance certificate achieved for Mondrian pool
- Comprehensive swipe card & key audit completed
- Fire order terms finalised & negotiations with HOW insurer resumed

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