









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

This 14th edition of the MyMondrian Newsletter includes:

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-  **Fire defects work and claim against the HOW insurer**
-  **Repairs to balcony waterproof membranes**
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Extraordinary General Meeting of owners on Monday 25th May 2015 - Special Levy

An Extraordinary General Meeting of Mondrian owners is being called in order to approve a contract to complete the final stages of the work necessary to comply with the fire order. Quotes have put this cost at approx. \$950,000 and owners will need to approve any Special Levy necessary to pay for these fire defect works. There is also an anticipated \$250,000 cost to rectify the primary Hot Water plumbing (see further details on the works below).

Owners will also be able to vote on whether funds should be borrowed in order to spread the cost over coming years and to lighten the impact of the Special Levy. The Agenda sets out the details of what is proposed. All owners are urged to attend to be able to fully understand and vote on these important matters.

Fire defects work and claim against the HOW insurer for these costs

Allianz has to date not accepted liability for the costs of this work. Given a looming December 2015 deadline for compliance the Owners' Corporation has tendered the work and owners will be asked to accept the tender of the recommended contractor. Solicitors are continuing to press Allianz for a determination. In the meantime Mondrian has to make arrangements to pay for this work by borrowing and Special Levy. A favourable settlement from the insurer will reduce the impact of any Special levy that has to be paid by owners.

The work is expected to cost approx. \$950,000 and take up to 6 months to complete. Contractors are likely to require access to every Mondrian apartment over the coming months for a period of up to 4 days at a time. Work will be focused on the bathroom ventilation installations.

Repairs to balcony membranes

The HOWI's contractor Biltbeta, who were on site throughout 2014, will be completing their work in the coming weeks. Following a tender process Everest Contracting has been engaged by Mondrian to replace balcony membranes in a further 17 apartments. If you are aware of any balcony leaks from or into your apartment, now is the time to contact the building manager to ensure that they are included in this contract. For those with apartments affected by the work 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 months.

Heavy rain, leaks and insurance

In common with many other buildings Mondrian has experienced its share of leaks as a result of recent wet weather and storms. The building manager has endeavoured to provide a timely response and to assist residents where he could. Mondrian's insurer following industry practice only provides cover for common property and owner fixtures; it does not, and cannot, insure the personal property of lot owners including their floor coverings and paintwork. To the extent that unusual weather events are becoming more prevalent than they were, prudent owners would be well advised to maintain a contents insurance policy to protect them in the event of ingress of water into their apartment.

Hot water plumbing failures & rectification

Following a history of bursts in the hot water plumbing in the car park a report was commissioned from hydraulic consultants AJ Whipps to identify the causes and to make recommendations for rectification. After laboratory testing of sections of the polybutylene pipe it was concluded that the piping used for hot water reticulation has between 3 and 7 years life left in it due to chemical degradation. In areas such as the car park additional stress from inappropriate use of clamps means that pipes are currently failing at weekly or monthly intervals. The consultants have also highlighted limitations with the design of Mondrian's hot water reticulation system, which is unusual in that it is a "dead leg" system and does not provide for circulation of hot water around the complex.

Consultants have estimated the cost of replacing the primary hot water delivery system at some \$250,000. The work would involve replacement of all polybutylene piping with copper or stainless steel and a redesign to provide for circulation of hot water throughout the complex. Secondary pipe connections from risers to individual apartments are not affected as they utilise different materials and fixings. In light of the report's findings and current experience it can be concluded that the work of replacement should be commenced as soon as practical. One of the purposes of the proposed Special Levy is to fund these works.

What's happening with the pool?

For some time the pool has been awaiting repainting. Exceptionally wet weather has worked to prevent this work being completed as periods of extended dry weather are vital prior to the application of the two coats of paint required. As soon as the painting is completed, then the refurbishment of the deck will proceed along with some detailed landscaping refinements.

High Speed Broadband for residents

As flagged in the last edition of My Mondrian high speed broadband is now available to Mondrian residents. Download speeds of up to 100mbps can be achieved through the Airfibre connection installed by Opennetworks. Details of providers supported by Opennetworks are available on their website www.opennetworks.com.au. Contact the provider of your choice to arrange a connection.

TPG is in the process of finalising an optical fibre link to Mondrian and we expect them to be offering high speed broadband connections very shortly. The NBN has surveyed Mondrian and expressed an interest in connecting the building and has indicated to the BM that their install will happen in the next 6 weeks. This ultimately will be a third source of access to high speed broadband.

Proposed development adjacent to Mondrian

Council currently has on exhibition DA plans for a 74 apartment 6 storey apartment building located within the facade of the former Chubb factory on the western side of Mondrian <http://development.cityofsydney.nsw.gov.au/DAsOnExhibition/details.asp?tpk=1196382>. The proposal is for a single building set back from both street frontages and its boundary with Mondrian. It remains on public exhibition to 27 May 2015. Address any submission to dasubmissions@cityofsydney.nsw.gov.au.

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