

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

This 15th edition of the **MyMondrian** Newsletter includes:

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### **Annual General Meeting of owners on Monday 14th September 2015 "AGM"**

It is vital that you attend Mondrian's AGM. Please make every effort to do so. The Agenda sets out all matters that will be discussed and voted on. For effective decisions to be made the AGM must have a minimum attendance or "quorum". Please also seriously consider nominating for the Executive Committee; there remains much work still to be done.

If you cannot attend, please complete the proxy form in your AGM pack in favour of someone you trust, and return it to Strata Plus at least 24 hours ahead of the meeting for your proxy to count.

### **What's happening with the Pool?**

Achieving completion of the work on the pool continues to be a top priority. Completion hinges on having the right set of conditions for the painting to be carried out. Not only is a period of 2 weeks without rain necessary, but the surface temperature cannot be less than 10 degrees. At this time of the year achieving these conditions simultaneously presents problems, but as we move into September, the likelihood of appropriate weather conditions will increase. Contractors are on hand to take advantage of any such conditions; indeed the pool has been prepared for painting on several occasions only to have the work not proceed due to inclement weather.

### **The Outlook for the next 2 years**

The past 2 years have been challenging with the need to repair a large number of identified building defects with the minimum of disruption to residents and in the most cost effective manner. The Executive Committee considers that Building Management operating under difficult circumstances have played an important part in achieving this.

The coming 2 years should provide an opportunity for Mondrian to continue with the improvements necessary for it to retain its position as a premium building. Currently a full repaint is budgeted for the 2016/17 financial year. The need for this work will be assessed area by area; the 14 year old paintwork, however, is most likely going to need to be restored in its entirety, not only to maintain the look of the buildings, but also to ensure that surfaces do not deteriorate to a point where additional preparation becomes necessary. Painting will be a major cost.

### **Claim against the HOW insurer**

Mondrian is at a critical point in its negotiations with Allianz, our Home Owners Warranty insurer. Negotiations are around not only recovering the \$1 million cost of rectifying the fire defects (see below), but also the recovery of hundreds of thousands of dollars of professional costs that have been incurred over the past 6 years. No prediction can be made as to the outcome of these negotiations, but any settlement offer made by the insurer will be considered and, if appropriate, accepted on the basis of advice from our solicitors.

The size of any settlement will determine the extent to which Mondrian needs to borrow funds to complete the current rectification work and to replenish its sinking fund, which has been depleted by the need to pay for a program of extensive defect rectification falling outside our Home Owners Warranty Insurance cover. The size of any insurance settlement will also impact on the extent to which additional levies of the type approved at the recent Extraordinary General Meeting will be required. Careful management of our finances over this period will be essential.

## **Impact of Fire Defects Rectification Works**

A contract for the rectification of the remaining fire defects has been signed with Taylors Building Services. We anticipate work will commence early in September. Every apartment in Mondrian will be impacted. Contractors will need access for several days to work in ceiling spaces. This will inevitably be disruptive to you and any tenants you have. Mick Collins, our building manager, will make every effort to give you as much notice as possible and to minimise any disruption. Please assist him in every way you can.

The contract will be administered by our building consultant Paul Evans, who has advised Mondrian on building defects since 2008, in conjunction with the Executive Committee's Defects Subcommittee. AED Consulting will provide the necessary technical inspection of the work and be responsible for signing off on completion to the satisfaction of the City of Sydney. The works required by Council's fire order will be completed in early 2016.

## **Hot Water Plumbing Failures & Rectification**

The last edition of MyMondrian detailed the issues with Mondrian's hot water plumbing which consultants A J Whipps had identified. Although cost effective techniques for fixing pipe failures are now in place, major replacement work will be required within a couple of years. The Executive Committee is examining what repair or replacement options are available.

## **Heavy rain, leaks and insurance**

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. With unusual weather events more prevalent than they were, prudent owners would be well advised to maintain a contents insurance policy to protect themselves in the event of ingress of water into their apartment.

## **High Speed Broadband for Residents**

High speed broadband is now available to Mondrian residents through two recently installed FTTB connections. In addition the NBN has installed its equipment in Mondrian, although no date has been set for it to be connected. Download speeds of up to 100mbps are currently being achieved through either the Opennetworks airfibre connection or via TPG. Visit [www.opennetworks.com.au](http://www.opennetworks.com.au) to find a suitable internet service provider(ISP) or through TPG [www.tpg.com.au](http://www.tpg.com.au) who offer their own ISP and also other ISP plans. As soon as the NBN is connected a further choice of ISPs will become available.

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### ***Mondrian Executive Committee***

**Chairperson & Treasurer - John Hutchinson    Secretary - Karen Hannan**  
**Committee - Mark Rodgers    Chris French    Michael Brindley**