

**MyMondrian** keeps all owners and residents up to date about what is happening at the Mondrian.  
This 17th edition of the **MyMondrian** Newsletter includes:

- **Mondrian Extraordinary General Meeting on 21<sup>st</sup> March – Why you need to attend**
- **Repainting Mondrian – the Consultation Process**
- **Fire Defects Rectification Works in your Apartment**
- **Our New Building Manager**

### **Mondrian Extraordinary General Meeting – Why you need to attend**

All owners would have received a Notice of an **Extraordinary General Meeting to be held Monday 21<sup>st</sup> March. It is important that you attend this meeting to understand Mondrian's financial situation** after the finalisation of the settlement with the Home Owners Warranty insurer (My Mondrian Dec 2015).

The insurance settlement put Mondrian in a position where it should have been well positioned to go forward with enough funds in its Sinking Fund to cover future maintenance needs including the overdue painting of both the inside and outside of Mondrian.

However, the progressive and escalating failure of the polybutylene hot water piping (My Mondrian Dec 2015) is a major cause of concern and a tender is in progress to find a contractor for the \$300,000 project. The rectification work has to be done and the opportunity will be taken to upgrade the current system. You will appreciate that the emergency nature of this work means that its costs have not been provided for in the amounts set aside in the Sinking Fund. Mondrian therefore needs to raise the necessary funds with a levy on owners.

Fortunately the advantageous settlement achieved with the insurer has meant that Mondrian did not have to borrow any funds. With no loan to pay off Mondrian has been able to use last year's extra sinking fund levy to make progress payments for our fire defects work.

The proposal at the EGM is for this extra sinking fund levy to be continued for an additional 12 months. No one likes paying increased levies, but given that the extra levy is in place already, to continue it at the same rate for a further 12 months represents the least disruptive manner in which these extra funds can be raised.

If owners vote for the continuance of the extra levy at the current rate for a further 12 months, then Mondrian should be able to

- Pay for complete repainting inside and outside
- Have the necessary funds to pay for scheduled repairs & maintenance in future years
- Be able to return to its previous and lower regular levies in the FY 2017/18

The completion of major and overdue painting work should assist Mondrian in retaining its premium position in the market, fully funded with reasonable recurring levies.

*"Summary of Critical Information" is available to owners logging in to [www.mondrianwaterloo.com.au](http://www.mondrianwaterloo.com.au)*

### **Repainting Mondrian – the Consultation Process**

Most of the Mondrian's internal common areas are looking very deteriorated. The exterior surfaces of the buildings are in better condition but after 13 years they could be compromised if they were left unpainted for much longer.

Owners will be able to vote at the Annual General Meeting on any changes to Mondrian's colour scheme. Ahead of that there will be a consultation process to gauge the feeling of owners about whether or not the current colour scheme should be retained or a new scheme selected. There will also be options for upgrading the lobbies.

In relation to any option for a new colour scheme, guidance will be sought from a colour consultant to ensure that any colour scheme is cohesive, professional and appropriate for Mondrian over the coming ten years. Katrina Hill a colour consultant with experience in working with strata schemes has been invited to the Meeting on 21<sup>st</sup> March to provide owners with a fuller understanding of the process. We urge you to come and listen to what she has to say.

### Fire Defects Rectification Works in your Apartment

Taylor's Building Solutions the contractor engaged to carry out the fire order compliance works is on schedule to complete the work by August. A Guide has been posted on the Noticeboards showing approximately which areas they will need to access and when. The Guide will be updated as changes occur, but will always be only a guide rather than a precise work schedule. The nature of the work is such that there will always be scope for unexpected variations to delay the contractor's progress.

The following may be helpful to residents whose apartments need to be accessed.

1. 3 weeks ahead of the proposed works start date the Building Manager will contact you by email / notice under your door and will request that you provide keys – the only practical method for access.
2. Approx 10 days before access is required the contractors will contact you. They will discuss their requirements for access with you.
3. Approx 5 days before work is due to commence the building manager will request that you either bring a set of keys to his office or deposit them in the box outside his office.
4. Your keys will be held in the building manager's office in the key cabinet. They will be issued to the Taylor's site supervisor and returned daily. Please ensure that your keys are clearly tagged with your apt no.
5. Taylor's will need from 3 to 6 weeks to complete the work in each apt. The work involves opening up the ceilings which will then be replaced and repainted. Taylor's will protect your furniture from dust & seal any voids left open. Please remove portable items away from the work areas. Taylor's are responsible for cleaning up daily. At the end of the work any walls or ceilings that have been disturbed will be repainted.
6. If you believe that damage has been caused by the contractor, please advise the building manager immediately with a photograph. The contractors are responsible for any damage they may cause but you should take all necessary precautions to protect your property. It is in your interest to photograph work areas before work commences. That will minimise the chances of disagreement over responsibility.
7. Contractors are required to maintain the security of your apartment whilst carrying out the work. You should however ensure that small items of value are kept in a secure place.

### Our Building Manager

Troy Quinn has commenced as Mondrian's building manager. He has a challenging job managing routine repairs, dealing with access by contractors and in administering Mondrian's by laws for the benefit of all. Please treat Troy with all due courtesy and respect; he is committed to serving the best interests of Mondrian's residents and owners

#### **Mondrian Executive Committee**

Chairperson & Treasurer - John Hutchinson    Secretary - Karen Hannan  
Committee - Mark Rodgers    Chris French    Ian Hulme    Chris Peat

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