

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

This 18th edition of the **MyMondrian** Newsletter includes:

- **Mondrian Annual General Meeting – Why you need to attend**
- **Major Works in Hand**
- **Repainting Mondrian – the Consultation Process**
- **Building Management**

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

The Annual General Meeting is planned for **Thursday October 13<sup>th</sup> 2016**. Key elements of this meeting will be:

- Approval of the Annual Budget which contains major expenditure on fire rectification, hot water pipe replacement, roof safety and leak rectification.
- Approval of Levies. With the Supplementary Levy for major works approved at the last Extraordinary General Meeting of owners and in place until July 2017, the proposed regular Administrative and Sinking Fund levies are to be increased by just 1% to adjust for inflation.
- A new Strata Management Agreement has been proposed by Strata Plus our current manager. A number of the terms have been negotiated and any new agreement needs to be approved by Owners.
- Mondrian's By-Laws have been reviewed and the need for changes identified. New by laws are proposed for Short Term Letting and Compensating the Owners Corporation with some amendments to Pet and Non Carpet Flooring by laws.

## **Repainting Mondrian – the Consultation Process for a New Colour Scheme**

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.

In order to select a colour scheme that will meet with the approval of most owners, a committee of owners was formed to explore possibilities. Mondrian's original architect Frank Stanistic agreed to consult with the committee without charge. We acknowledge and appreciate his help.

It was agreed that the exterior colours of the Mondrian should be essentially retained although the purple colour on parts of Buildings 2 and 3 should be changed to something more in keeping with the adjacent brick tile finishes.

As regards the interior finishes for lobbies, corridors and apartment doors it was agreed that alternative options should be explored. Frank Stanistic provided a number of colour scheme options and these were put on display at Mondrian in July. Those viewing the finishes were asked for their preferences and these were recorded. A clear preference was shown for the colour "Harbour Mist" as a wall finish and "Tristan" as a grey alternative to the current "Garfield" orange doors & frames.

These two colours, which enjoy the support of the Mondrian's architect, have been test painted on an internal corridor so that owners can see what they look like in practice. Part of the top floor in Building 1 has been painted in the new colour scheme with part left as existing.

Owners are invited to view the proposed colour scheme. Viewing access will be available on Sat Mornings between 9.00am and noon. Any comments you may have should be emailed to the building manager [bm@mondrianwaterloo.com.au](mailto:bm@mondrianwaterloo.com.au). Please comment on the elements you like as well as anything that troubles you.

Owners will be asked to vote at the AGM to approve the proposed new colour scheme. The intention is that tenders will then be called for the repainting work with priority being given to the repainting of degraded internal spaces.



## Major Works in Hand

Current Major Projects include:

- Interior and Exterior Repainting. The choice of a new colour scheme must be determined by owners at the AGM. If Owners agree on this, then tenders can be prepared for both the internal and external painting. Much of the work is budgeted for in 2016/2017 with the balance to be completed in 2017/18. Recarpeting of common areas in sympathetic tones would follow.
- Hot Water Plumbing. Work has commenced on replacing the polybutylene hot water pipes with copper. Access should not be required to individual apartments. Work should be complete ahead of the Christmas break and should eliminate the \$20,000 pa that Mondrian has been paying to repair burst pipes.
- Swimming Pool. Biltbeta, the contractor responsible for the retiling of the pool last year under our HOW insurance returned at the close of summer to rework the tiling. This was at no cost to Owners on account of the earlier defective work. The retiling was interrupted by issues relating to appearance and the compatibility of the selected tiles with primers & adhesives, but is planned to be complete in time for the October Long Weekend holiday.
- Fire Order Compliance Work. In the coming weeks the Fire Services contract with Taylors should be completed which will enable Mondrian to fully meet all the terms of the City of Sydney Fire Order.
- Leaks & Waterproofing. New leaks continue to be identified on common property and within apartments. Building Management has been requested to prioritise this work,

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identifying the underlying causes of the problems and ensuring rectification work is done. A particular priority is the entrance stairway to Building 1 which is currently in an unacceptable condition.



### **Building Management**

Australasian Building Management Services Pty Ltd is the company contracted to oversee building management and to ensure that the position of building manager is filled by a competent person. Since late last year when Mick Collins left there have been 5 persons in the building management role. This sort of staff churn poses significant problems for Mondrian as the need to induct and familiarise successive building managers has led to a loss of accumulated building knowledge and interruptions to planned work. Whilst our Mybos building management software has helped us retain vital building knowledge, in practice the frequent change of managers has placed an additional load on Executive Committee members who have had to acquaint each new manager with the essentials of Mondrian's systems.

Eddy Kumar has recently commenced as our building manager. He has approached the position with energy but has a challenging job managing some long standing repair issues, dealing with access by contractors and in administering Mondrian's by laws for the benefit of all. Please accord Eddy the due courtesy and respect he deserves.

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

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

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