

# MyMondrian Newsletter

*Owners Helping Owners*

This is the 7th edition of the MyMondrian bulletin. MyMondrian aims to keep all owners and residents in the picture about what is happening at the Mondrian.

If you do not wish to receive this regular update, please advise us by calling the strata manager on 02 9319 1899 so that we can remove you from the distribution list.

## **Extraordinary General Meeting coming up on Tuesday 19<sup>th</sup> November 2013. Why ?**

With this MyMondrian comes the paperwork for an Extraordinary General Meeting of Owners "EGM". Please endeavour to attend and, if you really cannot, please be sure to send the strata manager a proxy in favour of someone you trust. It must arrive at least 24 hours before the meeting and your levies must be fully paid up for your vote to count. If there is insufficient attendance, no quorum, the meeting cannot make decisions and will have to be adjourned.

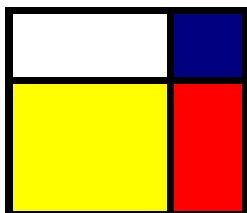
The following topics are on the Agenda for discussion and resolution:

- Changes to Mondrian By laws – by laws govern how we as owners impact upon each other and the common property we share at Mondrian. The EC is proposing amendments to make them clearer, more workable and more in line with today's laws and needs. The proposed changes cover pets, parking, carrying out works, smoking, moving in/out, car park storage, access to apartments etc. You can view the proposed By law changes by going to <http://www.strataplus.com.au> Log in under your lot no. and strata plan 69259. *(If you need a password, contact StrataPlus 02 9319 1899)*
- New Landscaping Proposal – This is an opportunity to vote on the major changes proposed for Mondrian's landscaping. Some plantings have outgrown their surroundings and are becoming a major maintenance headache. The coming period of building defect rectification provides a window of opportunity for renewal. The removal of the cotton trees beside the pool and the replanting of this area is particularly important. Owners have had an opportunity to view and discuss the proposals in recent weeks. The pool area is the centrepiece of the Mondrian and everyone wants to get this right.
- New Building Management Appointment – the EC decided that Mondrian needed to improve the scope and quality of its building management. It conducted a rigorous tender process and received 6 tenders from building management organisations. These tenders were exhaustively analysed and after detail reference checking 3 organisations were shortlisted and a recommendation on a building manager made. Details of the shortlisted building managers can be viewed at <http://www.strataplus.com.au> The EC seeks the endorsement of their recommendation. The plan is for the new building manager to commence at Mondrian on 1 December.

## **Update on Building Defects**

The ongoing battle with the builder's insurer to cover the cost of rectifying building defects continues. As you would know from past issues of MyMondrian rectification of some defects has been agreed to. A contract has now been signed with a builder Biltbeta Pty Ltd for almost \$1 million of work commencing 3 February 2014.

The insurer Allianz will be paying for this. The work primarily comprises retiling the pool, reconstructing the 3 glazed entrance lobby towers, reconstruction of the Powell



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St stairs and the replacement of the waterproof membranes on a number of apartment balconies.

Owners can check if their apartment is included. Go to <http://www.strataplus.com.au> and refer to the Scope of Works document. As soon as the builder produces a works programme owners will have a better idea of the timing of works in their apartment. There will inevitably be some disruption caused by contractors on site but there will be an increased presence on site by building management next year to cope with this and assist residents.

## **Update on Fire Defects and the Fire Order**

Mondrian has to both satisfy the City of Sydney in complying with requirements listed in the fire order and also endeavour to recover as much of the cost as it can from the builder's insurer Allianz. Some of the necessary work has been done, but the completion of all fire safety work is dependent upon City of Sydney agreeing to a schedule of exactly what needs to be completed. Meanwhile those works that can be done are being progressed.

You would be aware that the past few weeks have seen contractors and consultants attending each of the Mondrian's 137 apartments to install permanent inspection hatches and document problems with fire damper installation. The EC appreciates greatly the cooperation it has received from residents in providing the necessary access. The process is intrusive but unfortunately, until every apartment is rectified and the terms of the Fire Order satisfied, the Mondrian remains at risk. The current process has been exploratory and it is clear that access to apartments will be required again in the future to carry out extensive work on the damper installations. Owners and residents will be given advance notice as to when this is likely to occur.

## **What else is happening?**

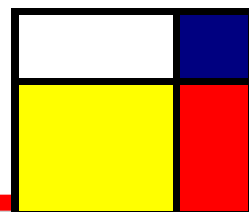
- A New cleaning company has been appointed and they will start work at Mondrian on 1 December
- New LED lights for the car park and firestairs. Quotes are being sourced for LED lights that operate at a reduced level, but respond to presence with increased brilliance. Once installed this will yield substantial annual electricity savings
- A New Mondrian website is under development to give owners and residents easier access to information
- New building management will be focusing on getting our MYBOS building management software up and running providing the EC with better insight into how Mondrian is run and owners and residents with more responsive service.

## ***The Mondrian Executive Committee:***

John Hutchinson(Chairperson) Bruce Aitken(Treasurer) Karen Hannan(Secretary)  
Michael Brindley Chris French Marshall Hartwich Ian Hulme Liana Rigon Mark Rodgers

## **STAY INFORMED AND BE PART OF THE CONVERSATION**

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November 2013