

MyMondrian Newsletter

Owners helping owners

MyMondrian aims to keep all owners and residents in the picture about what is happening at the Mondrian. This 8th edition of the MyMondrian Newsletter includes

- ***Launch of MondrianWaterloo website***
- ***Why you might need Contents Insurance***
- ***Update on imminent building work***
- ***Update on progress with the Fire Order***

Upcoming launch of Mondrian website

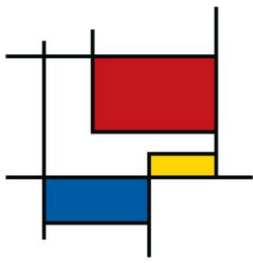
In the next couple of weeks Mondrian will launch its website www.mondrianwaterloo.com.au This will be the public face of Mondrian. As well as being a comprehensive source of information for owners, tenants and agents, it will be accessible to anyone looking to buy into the scheme and should raise the profile of Mondrian. Information restricted to owners, like minutes of meetings, will continue to be available via password protected access to the strata manager's website www.strataplus.com.au

Mondrian's website will include pages on the history and background of the Mondrian, a comprehensive statement of Mondrian's By Laws & Rules and information designed to assist residents in their day to day living at Mondrian. It will be a resource where application forms can be downloaded for every purpose from keeping a pet to replacing a security fob. It will include all key contact information and extensive FAQ's. The Communications Subcommittee looks forward to developing the site further based on resident and owner input.

Insuring your apartment contents at Mondrian – why insure ?

To many residents it is not always clear to what extent they need to insure their apartment contents. Some erroneously believe that their contents are covered by Mondrian's insurance. The notes below should help in clarifying *but are intended as general guidance only and not be taken as professional advice. You should always check your personal situation with an insurance broker or other adviser.*

The Mondrian's owners corporation maintains insurance cover for the "common property"; in other words for the structure of the Mondrian buildings & facilities



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and the services outside of owners' lots / apartments. This insurance also covers "fixtures" within apartments – eg. kitchen units and bathroom fittings which belong to owners – (Note owners are still responsible for maintaining these.)

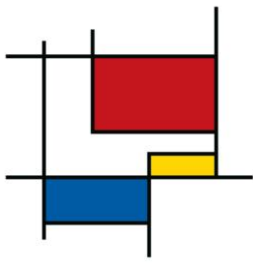
Mondrian does not, and cannot, insure the contents of individual apartments. Contents insurance is available for apartment owners / residents in the same way as it is available to house owners and provides cover for loss of, or damage to, floor coverings, furniture, personal items etc. Whether to take out contents insurance is of course a personal decision and some people may feel so secure in their double locked apartment on the 5th floor that they don't see the need for insurance.

In many ways, however, those living in apartments have as great a need for contents insurance as someone living in a freestanding home – if the washing machine in the apartment above overflows and floods your apartment, short of claiming on the resident above, the costs of replacing damaged carpets & belongings could only be recovered via a home contents insurance policy. If there was a fire at the Mondrian, perhaps not in your apartment but upstairs, and the fire brigade flooded your apartment, you would need home contents insurance to recover your loss.

Update on Building Work

Biltbeta Constructions starts work at Mondrian on February 3rd and will be on site for 7 months rectifying defects both in common areas and within apartments. The building manager has a draft programme of work and will contact the residents of affected apartments to arrange access for contractors. In the previous edition of My Mondrian we explained how owners could check whether the builder's Scope of Work extended to work in their lot / apartment.

There may also be further work within apartments that needs to be done which is beyond what is in Biltbeta's agreed Scope of Work. (Biltbeta is only fixing items agreed to by Mondrian's Home Owner's Warranty "HOW" insurer). **Owners and residents should bring to the building manager's attention any other repairs**



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they are aware of that need to be done to common property. In this way repair work can be coordinated and any disruption to tenants or owners minimised. *Enclosed with My Mondrian is a Notice giving further detail on the upcoming work.*

Update on the Fire Order

Apart from general building defects Mondrian has a number of fire services related defects arising out of the Fire Order issued by the City Of Sydney. The original list was extensive. Negotiations over the past year have resulted in a much modified fire order issued at the close of 2013. Nevertheless this still requires extensive compliance work to be carried out in common areas and within apartments. That work will now be scoped and costed and is scheduled to be completed in 2015. Efforts continue to recover a contribution to its cost from Mondrian's HOW insurer.

What else is happening?

- LED Lighting - New LED lights are being installed in the car park and firestairs. They will be sensor operated dimming to a low level in areas where no motion is detected. Once installed they will yield substantial annual electricity savings
- Swimming pool - At the end of the swimming season the builders will commence retiling the pool. This will go hand in hand with new landscaping next to the pool and in other areas where plantings have outgrown their location. The pool may have to be fenced to comply with the current interpretation of regulations and Council's determination on this is awaited.

The Mondrian Executive Committee:

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

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