

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

*This 11th edition of the MyMondrian Newsletter includes:*

- **Pool and landscaping – Progress Report**
- **Maintaining the pebbles on your balcony**
- **Mondrian’s Claim for Fire Defects against HOWI Allianz**
- **Additional repairs to apartments**
- **Hot water plumbing failures**
- **High speed broadband for residents**
- **Mondrian party**

## **Pool Renovation & Landscaping – Progress report**

The Mondrian pool was scheduled to be retiled as part of the rectification of defects. This provided Mondrian with a unique opportunity to upgrade the pool landscaping and to make improvements to the pool water circulation system (skimmer boxes) and lighting. As residents would be aware, the preparatory work of tree removal and stripping of the residual tiling commenced in July. This was followed by an exceptionally wet August during which the builder had limited access to work on the pool. In the course of these building works the waterproof membrane beneath the pool lining was damaged. This has resulted in the need to reassess the entire pool renovation scope, such that the pool will now not only be retiled but will have a complete new membrane and lining installed. The result should produce a “new for old” solution and will be achieved at no additional cost to the Owners Corporation. Unfortunately this has also meant that completion of the pool works has been delayed significantly. It is of paramount importance that the pool be recommissioned ahead of the Christmas break and the Executive Committee, the building manager and builder will all be working to achieve this. As soon as milestone dates for this work become available, residents and owners will be kept informed.

## **Maintaining the Pebbles on your balcony**

You will recall that there have been several incidents of the pebbles on the balconies of upper level units being displaced resulting in damage to furniture below. Owners were given various options at the last AGM to agree to modification of the pebble installations to prevent further occurrences. However the agreement of the necessary 75% of owners to these changes was not achieved. Nevertheless the Executive Committee believes that it has a duty of care to address this safety issue. The building manager will be providing residents with instructions on how to regularly check to ensure the safety of pebbles on their balconies. This will include ensuring that loose pebbles are not near balcony edges and providing a facility where owners & residents can deposit surplus pebbles. In the interests of the safety of all your cooperation in carrying out these checks regularly is vital.

## **Mondrian’s Claim for Fire Defects against HOWI Allianz**

The EC and Mondrian’s lawyers continue to press for the acceptance by the home owners warranty insurer of the costs of rectifying the fire defects identified by our consultants and forming part of the City of Sydney’s fire order. The fire order deadline for the completion of this work is just 9 months away and in the absence of agreement with the insurer we must continue with this work and pay the costs from owners corporation funds. Owners should be aware that depending on the level of acceptance by the insurer it may be necessary to strike a Special Levy in the new year.

### **Additional repairs to apartments**

Biltbeta the contractor carrying out the home owners warranty scope of repairs will be completing their work in the coming months. There are a number of other major repairs that Mondrian needs to have carried out including the replacement of at least a further 10 balcony waterproof membranes which were not covered by the insurer's scope of work. If you are an owner who is aware of repairs that need to be carried out in your apartment, please check with the building manager now to ensure that the work required in your apartment has been identified to be included in a future scope.

### **Hot water plumbing failures**

Mondrian hot water plumbing is predominantly constructed in polybutylene plastic rather than copper and over the past couple of years we have been experiencing burst pipes at an increasing rate. Not only are repairs to this type of system expensive but the increasing frequency of failures raises concerns about the condition of the pipework generally. We have had preliminary discussions with consultants and it appears that further investigation is required. For any rectification work that needs to be done, costs are unlikely to be claimable under any insurance policy.

### **High Speed broadband for residents**

With the prospect of an NBN connection for Mondrian being some years away we have been in discussion with other wholesale providers to provide either an airfibre or fibre cable connection to Mondrian. The objective has been to ensure that Mondrian residents have broadband of a quality no less than that available in nearby new developments and to find a means whereby residents could be assured of a choice of retail service providers. Owners and residents will be kept informed of progress with negotiations and once the "fibre to the basement" hardware is in place, broadband retailers will publicise the service offerings they are making available to residents .

### **Mondrian Party**

Mondrian's annual party would normally be held prior to the Christmas break in December. In view of the extensive site works going on it has been decided that it would be better to postpone this until early in the new year when the pool renovations and landscaping will have been completed.

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

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