



NEWSLETTER

No. 5 of 2016 (November)

Welcome to the Owners Corporation Committee Newsletter. It provides important and up-to-date information about our community for all Owners and Occupiers.

Resignation of Chair of the OC

It is with regret that the Committee announces the resignation of Chair, Dr Tony Zalewski. During Tony's time as Chair he has led many projects with professionalism and tireless energy including:

- the update of the security system,
- the rebuild of the office space to accommodate change,
- the review of the OC Rules,
- a new website and newsletter

We thank Tony for his massive volunteer contribution to keep our building updated.

Mr Clifford Samson has stepped up to fill the role as Chair and we thank Clifford for his commitment to the Building.

OC Rules The proposed updates to the OC Rules were circulated for voting in September and October. Despite the work the committee did (in particular the Chair) to update the rules by consulting, incorporating feedback and then circulating, the proposed changes failed to be supported. Therefore we remain with the "old rules". We ask that residents continue to abide by those rules. Copies are available from the Building Manager.

Website - The Hallmark website was launched in July 2016. The website provides residents and owners with a range of information to make communicating and living at the Hallmark as easy as possible. Personal login for the Owners Area of the website are obtained from our Building Manager (Michael Kodye);

Fridge Magnets – The Hallmark fridge magnets are now available from the Building Manager. These magnets provide a 24/7 mobile phone contact number for the Building Manager, Concierge on duty or diversion to after-hours Monjon Security. Please note the After Hours Policy uploaded on to The Hallmark website under Rules and Forms;

Audit of Fobs – The Committee is working on a process to audit fobs for the building. The fob audit is necessary to improve security of the building and the safety of current owners/occupiers especially where former tenants and/or tradesperson have failed to return fobs. There are many hundreds of fobs out there and a substantial number not used over many years. There have been incidents at other buildings where unlawful access to the building and some apartments has occurred. We need to minimise the risk unlawful entry and ask that owners/residents visit the building manager to ensure your fobs you currently use are registered.

Building Enhancements - Members of our community are also encouraged to provide advice and suggestions relating to any aspect of the Hallmark and its systems. www.thehallmark.com.au > Contacts > Building Manager.

BUILDING MANAGER UPDATE

Michael Kodye advises the following:

Emergency Stairs – It is preferred that emergency stairs are only used for emergency situations or floor access where lifts are not available. The stairways are isolated and hence an incident such as a fall or similar may not be readily detected.

Cooking Smells - Please be aware that cooking smells impact upon others using hallways. If possible, opening balcony doors or windows will assist for smells to dissipate.

Visitor Car Parking - Please note visitor car parking has been extended to 48hrs. Should you anticipate a longer period please contact the Building Management before any extended parking as a nightly review of vehicles in the visitors parking areas occurs with overstay notices.

Resident Information Update On Our Website – Owners are now able to easily advise a change of details within the Owners Area of The Hallmark website under “Advise a Change of Details”. This electronic form is received by both the Building Manager and OC Management Services.

Oil Spills in the Car Park – Please ensure oil spills in car park lots are cleaned as spills create a slip hazard and look unsightly.

OC MANAGEMENT SERVICES

Building Defects

OCMS and the OC Committee met with the Solicitors representing both parties and final negotiations are taking place for the Building Defects settlement. It is likely that all windows that have reported leaks since the building was commissioned will be repaired during Feb – May 2017. During that period the OC will require access to those apartments for the remediation work to take place. A workplan will be prepared and those owners will be advised of the day/days that access is required. We understand this may be inconvenient, however it is necessary that we proceed with the works and the builder has indicated that they may only need access for a short period for each apartment. Please be aware that this is preliminary notice for you to consider how you may assist the process. (If you are not sure if your apartment is on the list to be fixed, please consult the Building Manager who has a list of apartments concerned.)

Domain Station

With the upcoming construction associated with the Domain underground station in mind, the committee would like to advise members of the processes in place to ensure that no structural damage is sustained by The Hallmark. There will be considerable disruption to St Kilda Road for 5 – 8 years.

The Melbourne Metro Rail Project must, as part of their contract, engage an independent contractor to conduct dilapidation surveys on all properties within the vicinity of the construction works. These dilapidation reports are then provided to the property owners and both parties must approve the report for it to be adopted. It is at this point, if there are any concerns about the provided report, the Owners Corporation can engage another contractor to review the report prior to sign off.

These will be conducted just prior to the commencement of construction.

For any Owners Corporation matters please contact Allister at OC Management Solutions on (03) 9863- 9707 or via email – allister@ocmanagementsolutions.com.au

Other Matters Important - Air conditioning units and smoke detectors See previous Newsletters for offers and pricing by Wesfel Electrical on servicing of AC units and smoke detectors. Many lots have now had their AC units and smoke detectors serviced. Call 1300WESFEL or 0420 246 828 to book your service. Note, Wesfel is also an approved provider under the VEET (Victorian Energy Efficiency Target) and can replace some existing lights in apartments under the scheme.



THE HALLMARK END OF YEAR FUNCTION FOR RESIDENTS AND OWNERS

DATE: Monday December 5, 2016

VENUE: Poolside

RSVP: to Building Manager by November 23rd (please include any special dietary requirements)