



Hallmark Management Committee Newsletter

The extended lockdown in Melbourne has delayed the completion or implementation of a number of major initiatives in the Hallmark. With the easing of restrictions we would like to update owners on expected activity over the next six months.

1. Refurbishment Project

Work on completing the ground floor lobby refurbishment has resumed. The laying of new carpets in the ground floor lobby is scheduled for Wednesday 3rd November, followed by replacement of skirting boards, lighting and final painting touches. This work is expected to take about a week.

Renzo Tonin has been commissioned to undertake acoustic testing on Levels 1, 2 and 5 in the Hallmark to measure the ambient noise following the laying of new carpet with a different underlay on those floors. Work is scheduled to start in the first week of November. Residents on these floors will be notified in advance of testing.

2. Window Leaks

The Committee has appointed Mr. Shane O'Brien of Insite Engineering to undertake a review of the rectification work done to date in the Hallmark, to carry out tests to identify the causes of the problems and to make recommendations to deal with the problems identified. The review is expected to be completed in December.

When the lockdown took effect in mid-July there was an extensive list of identified repairs in apartments and in the basement still to be completed. This list will form part of the review so that any urgent repairs can be undertaken promptly.

3. Building Management Contract

The existing contract with FMV to manage the Hallmark expires at the end of February 2022. The Committee has decided to seek tenders from suitably experienced companies for the next contract period for three years from 1st March 2022.

Documentation has been sent to potential suppliers and a final decision is expected in the first half of December. FMV is one of the four potential suppliers invited to tender for the new contract.

4. Maintenance Plan Update

The Hallmark is a 15 year-old building and it is timely to update the maintenance plan to take account of wear and tear on the building fabric and major mechanical and electrical systems, including water and other utilities.

An independent audit of the safety, reliability and expected life of the Hallmark lifts (installed in 2004/2005) was conducted in March/April 2021. The report noted that the life cycle of the complete lift equipment would be around the 20-year mark.

Assuming the equipment has been proactively maintained within the manufacturer's standards, a normal life cycle of major parts would be:

- Full Replacement between Years 20 - 25 or
- Rolling upgrades of Car Interior finishes and appointments Year 10; Door Upgrade Year 15; Controller / Machine Year 20.

The updated Maintenance Plan will incorporate plans to maintain and upgrade major parts as necessary, including costs. The Maintenance Plan budget will reflect these higher costs and is expected to lead to an increase in the Maintenance Levy in 2022 and beyond.

Details of any changes in levies will be advised to owners in advance of the next Annual General Meeting.

5. Domain Precinct planning

Last month the Committee made submissions in relation to the recently released draft development plan for the Anzac station precinct. The key issues addressed in the submission were the protection of mature trees, pedestrian flow on the footpath around the Hallmark, the effectiveness of the tram interchange and design of the station canopy.

The City of Port Phillip is expected to release the final concept design for the Park St bike path for comment next month. If you would like to contribute to the Hallmark response when the plans are available, please provide your views to the Building Manager who will pass them on to the Committee.

6. Hallmark Facebook Group

The Hallmark has an informal Facebook group. If anyone would like further information please search "Hallmark Friends" and send an add request.

Owners Corporation Management Committee

29th October 2021