



# NEWSLETTER

No. 5 of 2016 (September)

Welcome to the Owners Corporation Committee Newsletter. It provides important and up-to-date information about our community for all Owners and Occupiers. All previous Newsletters are uploaded onto the Owners Area of the website.

## Proposed OC Rules 2016

All Owners should have received their ballot materials for the Proposed OC Rules 2016. The Ballot closes 7 October 2016 (no later than 4pm) and the Committee urges all Owners to participate. Owners are able to appoint a Proxy using the Proxy form on the website.

## Legal Fees Levy

Through OCMS the Committee has attached a single page explanation on the fees associated with ongoing litigation against Hamilton Marino and the alleged building defects. Although our legal advisers are involved in potential settlement discussions we are not at a point where there is a definite end. This means the legal levy must remain. As indicated above, it is important to note these proceedings were initiated many years ago from an Owners Corporation resolution where it was decided to proceed down the legal path. Your current Committee is merely maintaining an appropriate funding level to ensure our rights as Owners are adequately protected.

## Facility Management Services

The current FM Services provided by FMV expire at the end of this year. Your Committee has decided to test the market to ensure we are receiving good value for money and appropriate service levels. This means FMV and other potential providers will be invited to tender against a service schedule we are currently preparing. To ensure your investment is enhanced we invite all Owners to respond to the following (note this contract is for building management, not cleaning):

1. Are the current Building Management / Concierge hours adequate? Increase or decrease?
2. Is the coverage over weekends adequate? Increase or decrease?
3. Are there additional services that should be provided? Please explain

For your assistance the current services provided are uploaded onto the website under Owners Area > BM Service Schedule.

## Foyer Design

As it has been 10 years since the building was redeveloped as a residential apartment complex, the foyer design is an issue that needs to be addressed. Your Committee would like input from all Owners in writing to ensure all thoughts are captured and considered. Please communicate with the Committee through the website Contacts > OC Committee. Of course, if you wish to join the Committee you are most welcome.

## Internal Painting

We are currently reviewing offers for internal painting of common areas including the foyer and hallways on all levels. We will advise once a preferred provider has been appointed with a work schedule.

## Resident Information Form

It is important that all Owners and Occupiers keep their contact details current for reasons of security, safety and welfare. Residents should submit their information through the website Rules and Forms > Resident Information Form.

## Meet with the OC Chair

Your OC Chair (Dr Tony Zalewski) is pleased to advise many Owners and Occupiers now participate in regular discussions with him about the building and its systems. Tony would be pleased to meet with any Owner or Occupier to discuss relevant issues at a mutually convenient time, especially matters that will further enhance the property and residential life. Note, as a judicially and government recognised security and safety expert, Tony also recently provided an article on Storage Cage Security which is available through the Owners Area of the website > Newsletters and Relevant Articles.

## Website Enhancements

We are keen to receive suggested enhancements for the website. Please email your suggestions from the Contacts section of the website – [www.thehallmark.com.au](http://www.thehallmark.com.au) > Contacts > Building Manager.

## Building Manager

Our Building Manager Michael Kodye advises the following:

- **Tailgating** – A recent near miss collision in the car park highlights the importance of our anti-tailgating policy. If you notice a tailgater please report the incident to building management.
- **Common area mess or spills** – If you detect a mess or spill in any common area please advise building management who will arrange for cleaning asap.
- **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.
- **Smoke Detectors** – As outlined in previous Newsletters, Wesfel are providing servicing for AC units and smoke detectors. Call 1300WESFEL or 0420 246 828 to book your service. If you do not wish to use this service please ensure your smoke detector batteries have been changed.
- **Additional Bike Rack** – An additional bike rack will be installed shortly in the C1 car park. This means any bikes stored in car parks can be secured in the new bike rack.
- **Parcel Deliveries** – Building management will accept parcels for residents however for safety reasons nothing over 15 kilograms i.e. a dozen bottles of wine. Items heavier than 15 kgs must be delivered directly to the relevant apartment and cannot be accepted by building management.

## OC Management Services

### Current Services

OCMS and your Committee advise the agreed KPIs developed for services provided at the property are being met. We are currently enhancing the current KPIs to ensure the services we will require moving forward are identified and incorporated in our future planning strategies.

### Owners Corporation Fees

The next Owner's Corporation fees will be issued in December for the period 01/01/2017 - 31/03/2017.

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

## Other Matters



### Save St Kilda Road Tree campaign

Thank you to all residents who participated in the Save St Kilda Road Tree campaign. It was an enormous success and over 4500 signatures on the petition were tabled in Parliament last week.

Watch out for the next step in the campaign for deep tunnel construction rather than cut and cover.

### Help to improve our residential community by contributing

Your Committee is keen for input from all Owners. Why not join your Committee or volunteer for specific projects such as foyer design or suggest enhancements to the property or website. Please use the website for communication where possible – [www.thehallmark.com.au](http://www.thehallmark.com.au).

Note - This newsletter is also uploaded onto the Owners Area of the website.

## Legal Fees Levy

Listed below is a table summarising the budgeted versus total legal expenses. As a point of reference we have also highlighted the total annual percentage increase of fees as agreed by members at each AGM.

What must be considered is that prior to 2016 the legal fee allowance had been spread over 3 or 4 quarters depending on when the AGM was called. Based on last year's AGM and the fact that the first 2 quarters levies had already been issued at the time of AGM, the third quarter levy reflected the adjustments of the admin and maintenance fund whilst the fourth quarter reflect the legal levy as one instalment.

	AGM Budget	Actual
2011	\$ 10,000.00	\$ 11,401.00
2012	\$ 50,000.00	\$ 25,749.00
2013	\$ 80,000.00	\$ 91,129.00
2014	\$ 65,000.00	\$ 141,236.15
2015	\$ 100,000.00	\$ 160,992.78
2016	\$ 150,000.00	\$ 93,155.00
<b>TOTAL</b>	<b>\$ 455,000.00</b>	<b>\$ 523,662.93</b>

- The 2013 Admin budget of \$761,638.64 **included** a legal fee allowance of \$80,000.



- The 2014 Admin budget of \$799,720.72 **included** a legal fee allowance of \$65,000.



- The 2015 Admin budget of \$806,171.72 **did not include** a legal fee allowance of \$100,000 which was raised as a separate line item on the quarterly invoices. The total funds raised for the year (excluding maintenance fund) was \$906,171.72



- The 2016 Admin budget of \$800,000.00 **did not include** a legal fee allowance of \$150,000 which was raised as a separate line item on the final quarter invoice for 2016. The total funds raised for the year (excluding maintenance fund) was \$950,000.00

**As indicated above, it is important to note these proceedings were initiated many years ago from an Owners Corporation resolution where it was decided to proceed down the legal path. Your current Committee is merely maintaining an appropriate funding level to ensure our rights as Owners are adequately protected.**