

# “Montreaux Matters”

## The newsletter of Montreaux Apartments, May 2017

In recent months there have been a number of new residents moving into Montreaux – to all newcomers we say ‘welcome’ and may your experience in our apartment complex be a pleasurable one.

### Montreaux Apartments – Our homes, our investments.

With the AGM coming up in 3 weeks time this is our opportunity to take an active interest in maintaining the quality of our building and it's environment.

On my way to the last Body Corporate committee I was really delighted with an impromptu conversation I had with a new owner to the building. I asked why had they bought into the building. They told me they had been renting here and really liked the environment and the amenities and as an added bonus the local schools that were handy were great.

It is this type of thing that helps keep our building as a good investment for people to buy into.

With 112 apartments in the complex this is a large building to manage and of course this has its benefits. It is much easier to maintain a building well when it is a purpose built apartment building that is relatively new and built to a high standard. Maintenance costs spread across a 112 owners are a lot more manageable and careful financial management sees that our Long Term Maintenance Fund enables us to repair and upgrade as needed.

We are all in this investment together so if you have some spare time to volunteer for roles do get involved and lets ensure that Montreaux Apartments continue to be a desirable place to live or invest in.

### BODY CORPORATE COMMITTEE

Since our last newsletter:

- Please see contact details below for our Body Corporate Managers and our Building managers.
- The Garage Clean has been completed at the entrance and the Rubbish room
- The installation of new light fittings to Level 8, 9 & 10 in the South Tower has been completed
- The lights budgeted for in the LTMF on Levels B1, B2 & B3 have been completed

**Note:** If you require a bike rack, wish to install a locker or are requesting a proximity tag' (forms available on Montreaux website), please place completed application forms in the BCC letterbox.

### Contacts:

#### **Body Corporate Manager,**

Oxygen, Anita Reinecke Ph. 027 561 1354 or email

[anita.reinecke@oxygen.co.nz](mailto:anita.reinecke@oxygen.co.nz)

#### **Building Manager,** Alive Building Solutions Ltd, Jonathon Bell,

027 2844 850 or email: [jonathan@abswellington.co.nz](mailto:jonathan@abswellington.co.nz) For all general common area and building infrastructure maintenance faults and repairs and well as moves.

### **POOL ROSTER VOLUNTEERS**

We urgently need to enlist residents onto the roster of volunteers who check the pool area facilities each evening at 10pm to ensure the

lights are switched off etc. Please contact Mike Campbell at [mikeycambo@gmail.com](mailto:mikeycambo@gmail.com).

### AGM

This will be held on Wednesday 14<sup>th</sup> June at 5:30 pm at Oxygen, 27 Buller Street Wellington. The BCC appeals to owners to give serious consideration to standing for the BC committee, which requires a minimum of five members.

### OWNERS AND TENANTS' REGISTER

New occupants - for legal, security, and safety reasons our Montreaux register must contain names and contact details for all persons living in the building, along with all owner details. It is also important for communication with owners and tenants. When tenants change, it is the owner's responsibility (or their agent) to provide complete details to [anita.reinecke@oxygen.co.nz](mailto:anita.reinecke@oxygen.co.nz) as soon as possible.

### HEALTH & SAFETY - ONGOING

The Risk/Hazards assessment for the building to meet its obligations under the new Health & Safety Act that came into force on the 4 April has been completed and policy developed. The work also involves ensuring that all the contractors used by Montreaux have the appropriate insurance cover, a H&S policy and programme, induction and training provision for employees and are certified to carry out the roles contracted for, before working in the common areas.

You will receive information on the Health and safety requirements as part of the Building Managers Report in your AGM pack.

### Montreaux Website.

We are currently reviewing the website in order to look at using this more as a communication tool for owners and residents and to provide a tool that represents the quality of the building and its environs. If owners would like to submit ideas to us please mail thoughts and suggestions to [fitzgerald.margaret@gmail.com](mailto:fitzgerald.margaret@gmail.com)

### Courier Parcels

Courier companies currently deposit parcels that won't fit in letterboxes in the courier box inside the front door. When they do this they leave a yellow card in your letterbox. Please when you retrieve your parcel can you return the yellow card to the box for later use.

### REMINDERS:

**Rubbish Room:** Recycling requires cardboard boxes to be broken down before being placed in or beside the recycling wool sack. Please don't put cupboard in the Yellow paper bin.

**Moving:** A minimum of 3 days' notice to the acting Building Manager is required when moving in or out and ALL moves must be done through Level B2.

**Smoking:** This is prohibited in all common areas, including the garages. Some residents have complained of smoke and ash from people smoking on surrounding balconies.

**There is a long weekend coming up so we wish every one an enjoyable mini break and if you are travelling away travel safe!**