

# "Montreaux Matters"

## The newsletter of Montreaux Apartments, March 2016

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

*behaviour and in their orientation emphasized student obligations to the community and appropriate standards of behaviour.*

*While the majority of our students behave very considerately, there are a few whose behaviour can be disruptive. We take immediate action in these cases where we can identify the student/s involved and I would encourage you to ring our 24/7 Control Room on 0800 VIC 8888 with any issues of concern. They will initiate any immediate action that is necessary.*

*Given the concern that some residents have expressed regarding student behaviour in the Terrace area, we are also trialling a street based intervention this weekend. From 9.30 pm – 2.00 am, we will have 2 welfare officers patrolling The Terrace and Boulcott St and talking with student groups to minimise noise. This will also enable us to better understand the issues and causes.*

VUW appreciated us contacting them ([jenny.bentley@vuw.ac.nz](mailto:jenny.bentley@vuw.ac.nz)). Please let them know next week if you have any further concerns or suggestions you may wish VUW to consider. When they advise of another public meeting in May we will provide you with the details.

### HEALTH & SAFETY

The BCC is currently working on a Health and Safety (H&S) Policy, along with a Risk/Hazards assessment for the building to meet its obligations under the new Health & Safety Act that comes into force on the 4 April. 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.

We would ask owners and residents to ensure that companies being employed to carry out work in their units, including moving firms, have the above list of requirements so that they meet the requirements of the Health & Safety Act.

We will continue to update you and place relevant information on the Montreaux website.

### POOL ROSTER VOLUNTEERS

We are always seeking 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 Sue Holman at [sue.holman@gmail.com](mailto:sue.holman@gmail.com)

### 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 (Claire) 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 entering their apartments from people smoking on nearby balconies, thus restricting them from using their balconies or opening windows/doors. Please be a considerate neighbor.

### BODY CORPORATE COMMITTEE

Since our last newsletter:

- Jamie Mortensen, building manager, has left Oxygen. Please see below for details regarding current building management.
- The building has had its six monthly wash.
- Maintenance painting has been completed, including unit doors
- The Gym temperature issue remedied
- Moving policy and procedure forms updated
- UFB installation information sent to owners and residents
- Garages' extraction fan on B1 repaired

**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.

### BUILDING MANAGEMENT

**Contact** Oxygen (Ph. 021 687 700 [Claire] or 027 824 2200 [Donna], [email buildingmanager@oxygen.co.nz](mailto:buildingmanager@oxygen.co.nz) for any building management tasks including reading electricity meters, moving in or out of the building, etc. You will be advised when a new person officially takes over and their contact details.

### AGM

This will be held on Wednesday 25<sup>th</sup> May at 6.00 pm at Meetings on The Terrace. The BCC appeals to owners to give serious consideration to standing for the BC committee which requires a minimum of five members. Current indications are that we will require a minimum of two new members but we would prefer more.

### 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 on 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 [claire@oxygen.co.nz](mailto:claire@oxygen.co.nz) as soon as possible.

### 'KATHARINE JERMYN' HALL

The BC Chairperson communicated with Victoria University (VUW) expressing concern for our environment as demonstrated by residents having to wear ear plugs in the evening, giving consideration to moving out of the building or going away for weekends to escape the unacceptable behaviour. Also, for the potential loss of value on our units

He noted that behaviours observed this year were by far the worst seen or experienced and the ongoing nature of this is of real concern. *'The University, if it is going to open halls of residence in already populated residential areas, has a responsibility/duty of care to ensure that the ambience of the environment is not unduly impacted by the students placed within these areas'*

Jenny Bentley, VUW Director Campus Services, replied that *'the University is very committed to proactively mitigating negative student*