

“Montreaux Matters”

The newsletter of Montreaux Apartments, October 2014

There have been residents who have recently moved into Montreaux – to you we say ‘welcome’ and hope that your experience in our apartment complex will be a pleasurable one.

BODY CORPORATE COMMITTEE UPDATE

Since our last newsletter:

- The website upgrade has been completed and is now “live” – check it out on www.montreaux.co.nz
- Installation of Ultra Fast Broadband in the building has been completed
- Carpark numbering has been completed to avoid confusion over ownership
- Building WOF inspections, biennial fire sprinkler testing and the balcony and building washes have been completed
- Pool heat pump has been repaired (see separate item)

BUILDING MANAGEMENT

Contact Ange Corderoy (Ph. 04 472 5746 or 027 824 2200, email ange@oxygen.co.nz) for any building management tasks including provision of proxy tags, reading electricity meters, moving in or out of the building, storage lockers, etc.

OWNERS AND TENANTS REGISTER

For legal, security, and safety reasons our Montreaux register must contain the names and contact details for all persons living within 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 denise@oxygen.co.nz as soon as possible.

CLIFTON SOUTH CAR PARK – NOISY GATHERINGS

You will be aware that noise issues with groups of “car racers” congregating in the lower carpark in Kumutoto Lane are continuing, particularly over weekend evenings. If you hear or see them arrive, please contact the WCC (499-4444 – Noise Control) or Police (381-2000 advising that it is an ongoing issue previously reported to Police). The more we highlight and report incidents, then the more likely that a response will be provided. Meanwhile the BCC is contacting the WCC to gain a resolution, including the possibility of barrier arms being installed to solve the problem – watch this space.

UFB INSTALLATION

UFB has now been installed with wiring taken to outside every apartment. To arrange installation within apartments, residents should make arrangements with their ICP provider. Tenants must have (written) owner approval as installation involves wiring within apartments.

Note that CHORUS will only run wiring on the OUTSIDE of walls or ceilings, i.e. wiring is exposed or in a track similar to that in the foyers. You may therefore wish to arrange for an electrician to install the wiring within the ceiling cavity and install the powerpoints required for the UFB box and modem (and phone jack) before getting the UFB box connected – discuss this with Chorus when they come to assess installation. Be aware, one resident reported that installation involved 3 hours work by the electrician followed by over 2 hours work by Chorus to connect and test installation.

POOL – HEAT PUMP

Unfortunately we have had a bad run with the pool heat pump, causing disruption and frustration all around! After several repairs and further failures, a long term solution is still unclear. The BCC is taking this matter seriously, consulting with experts and is considering bringing forward by a couple of years the planned replacement of the heat pump to prevent ongoing expenditure on repairs. We'll do our best to minimize further disruption and get this sorted before the summer demand for the pool is upon us. We'll keep you updated as needed, including through notices in the lifts.

FIRE ALARM AND SPRINKLER SURVEY

Thank you for your cooperation with the annual fire alarm and biennial fire sprinkler surveys undertaken recently. There were some remedial actions required in some apartments and affected owners have been advised. Please be aware that if you are having painting undertaken, care needs to be taken to ensure paint is not splashed onto the sprinklers as this may lead to sprinklers having to be replaced at a cost to the owner.

UNIT KEYS

Access to apartments for the surveys was facilitated through use of the duplicate keys held (in a secure cabinet) by the BCC. Please be aware that these keys are only for use in building compliance matters (where owners are advised) or in an situation involving emergency services. They will NOT be made available to tradespeople or to residents who have locked themselves out of their apartment.

TIP: Please arrange for a friend or neighbour to hold a spare key and proxy tag in case of accidentally locking yourself out!

DRAINS

We recently had a major incident where water flowed into a commercial unit from the unit above because of a blocked drain with the consequence being a substantial bill to the owner for the clean-up. You are reminded of the information in the handbook, p8:

Sink, shower, and tub drains with traps need to be cleared of hair, soap and other waste often. Because they are directly linked to the floor drains, a blockage can very quickly cause flooding and extensive damage. Water and waste may flow back onto your floors and then seep through the porous concrete and into/through the ceiling of the Unit below.

If you do have a flood of any kind, please inform your neighbour below and check if there has been any damage. The consequential costs belong with the owner /tenant causing the flood.

REMINDERS:

- Nothing to be stored on the top of, beside or under lockers in the carpark
- Please take care in common areas not to damage paintwork
- If a lift goes out of service please phone the Building Manager (Ange) or the BC Chair (Brian) so we know there is a problem and can organize remedial action.