RIVOLI GARDENS, CAMBERWELL

REPORT TO ALL OWNERS

FROM THE CHAIRPERSON, OWNERS CORPORATION COMMITTEE; NOV 2014

With your support the Committee is working towards enabling Rivoli Gardens to remain a first class apartment building in the Camberwell/Hawthorn area. In this way we intend to at least maintain but hopefully increase our property values.

For those of you who have been to the building recently, you will have noticed that the courtyard has now been properly waterproofed and retiled. We can now be assured that the courtyard slab is structurally sound and will not leak into the garage in the future. The new tiles look smart and they are intended to match the new building colour scheme which has been decided on, after extensive consultations with our Architects.

We are now enthusiastic to commence Stage 2 of our works. We intend to repair damaged balconies and balustrades throughout the building to remedy their current poor condition and provide a more contemporary aesthetic. We anticipate that these works will commence in the coming quarter. To complete the rejuvenation of Rivoli Gardens we then intend to repaint the inside and outside of the building.

The attached document contrasts the current appearance of Rivoli Gardens with our architect’s vision of what Rivoli Gardens can soon become. The intention is to paint the building a light grey with contrasting black balustrades. Courtyard features such as modern planters would be added later.

If you can attend the AGM, you will hear a presentation from Committee Members showing what our building can become with your approval.

In addition to the new Maintenance works described above, the Committee has also ensured that the administration of the building continues to run smoothly with the assistance of our Building Managers, the Engine Property Group. As you will see from the proposed budget for next year, your administration charges for 2015 will remain the same as for 2014. The major items include Building Insurance (from which we had some substantial claims), daily building cleaning, fire protection, waste removal, lift maintenance and electricity bills. Your Committee has made every effort to ensure that expenditure for 2014 was little more than that for 2013 and we hope to ensure that it remains the same for 2015.

We will be able to achieve all the proposed works over time within our present maintenance and administrative budgets which will be presented at the forthcoming AGM on Tuesday 25 November 2015.

Please note: It is essential that you send in your proxy if you won’t be attending the meeting to ensure we have your mandate to proceed with the proposed works. These will result in a very good looking building hopefully by the next AGM in late 2015. For legal reasons, in particular we need your vote to allow for work to be carried out on all private balconies (which constitute all apartments except those on the ground floor which have already been repaired) so that they can be re-waterproofed and re-tiled prior to painting the building.