



Community Newsletter

Winter 2018

Important Contacts

Onsite Building Manager (please do not call before 7 am or after 9 pm):

Mario Interlandi 0499272843 roimanager@live.com.au

Ace Body Corporate Management:

Angelo Voulgaris 0418264350 roi@acebodycorp.com.au

Emergency after hours contact: Angelo 0418264350 (building related issues only)

Fitzroy Police (24 hours): 99346400 (security issues and excessive noise)

EPA (24 hours) [1300 372 842](http://www.epa.vic.gov.au/your-environment/noise/residential-noise/prohibited-times-for-residential-noise) (noise after 10 or 11 pm) See <http://www.epa.vic.gov.au/your-environment/noise/residential-noise/prohibited-times-for-residential-noise>

Notes from the Owners' Corporation Committee

The ROI website is an excellent resource for owners, residents and real estate agents. It can be accessed on www.roiapartments.com.au or by scanning the QR Code at the end of the Newsletter.

If you have any feedback about the website or the newsletter, or wish to receive an electronic copy, please contact penny.bassett@outlook.com

ROI is a shared space, and while the vast majority of residents respect each other's comfort, it is necessary to remember there are some Rules to protect us all. Please download and read the Owners Corporation Rules on the Information webpage <http://www.roiapartments.com.au/information.html> or by scanning the QR Code.

Since its inception, the OCC have held their meetings at the North Fitzroy Arms hotel. The Committee would like to thank Terry for making the excellent meeting room available at no charge. There is a good, reasonably priced menu and a lovely community atmosphere, and we encourage residents to consider the hotel's excellent restaurant and bar menu when dining out.

Proposed redevelopment of Moonlight Reception site

All residents will have received a notice from the City of Yarra in relation to Planning Application No. PLN18/0172.

The proposal is to build a ten-storey commercial building with proposed access points from Bik Lane. This will affect all residents, particularly those in units with a westerly aspect in the West Wing. The OCC will be lodging a submission to Council and all residents and owners are asked to **put in individual submissions by letter or email before the submission closing date of 13 August 2018**. A template suggesting items to include will be displayed on ROI noticeboards and in the lifts.

There is an information session at the Richmond Town Hall next Monday 30 July at 6.00 pm, and the application can be viewed at <https://www.yarracity.vic.gov.au/services/planning-and-development>

Cladding

The OCC is concerned about the notice sent to all occupants by the Victorian Building Authority/ Cladding. We received previous notice that the Authority was concerned with some cladding issues and that they were waiting for confirmation and safety evidence from the builders, Probuild. Probuild were given until Friday 24 August to supply the information. The OCC is unsure why this warning was sent seemingly prematurely, however we are urgently following up a resolution. As a precaution suggested in the notice, the BBQs on Level 3 of the East Wing will be unavailable for use until there is a resolution.

Please note that the letter to residents clearly states that due to ROI's fire safety procedures, **the building is definitely safe to occupy.**

Water pipes and hot water issues

The hot water system in the East Wing has been replaced and the West Wing hot water system is being replaced on Thursday 2 August. In the meantime the solar hot water systems have been disconnected in order to avoid further burst water pipes.

Many of us bought in ROI because of its energy rating and eco-credentials: the OCC is investigating options in order to maintain our level of sustainability.

Survey of building issues

Thank you to all residents and owners who completed 1Call survey. The issues are being followed up.

Gardening at ROI

Do check out our communal garden beds on Level 3, East Wing, BBQ terrace and help yourself to herbs and vegetables for your culinary needs. The communal garden beds are there for all residents to enjoy.

Join the ROI Garden Club

The garden club meets every second month in the garden area, East Wing Level 3. The Spring meeting/planting is on Saturday 1 September at 10.00 am. For more information or to be kept updated please email melissa.a.height@gmail.com and watch the noticeboards.

Art Prize

Entries for the 2018 ROI Art Prize are being submitted and the closing date is 1 November. Please encourage your artist friends who live, work or exhibit in the Yarra, Moreland and Darebin municipalities to enter.

Last year an emerging artist, Katherine Gailer, who studied at RMIT as an international student from Columbia, won the \$10,000 prize. Her painting *Seedling* is hanging in the West Wing foyer.



The art prize has been widely advertised in the Cities of Yarra, Darebin and Moreland, for example look at <https://arts.yarracity.vic.gov.au/news/2018/07/08/roi-art-prize>

Fire and Emergency Procedures

In cases of burnt food – oven, cooktop or toaster - to avoid activating the building's alarm system and all residents having to evacuate the building **DO NOT OPEN YOUR APARTMENT DOOR** when smoke is detected, especially where the door opens to a hallway or common area.

Please read the complete Fire and Emergency Procedures in the Welcome to ROI Booklet that can be found on the information section of the website by using link or scanning QR code:
http://www.roiapartments.com.au/assets/roi_apartments_webversion.pdf

Recycling at ROI

Please recycle!

- Only recyclable plastic, glass and cardboard should be placed in the yellow recycling bins located in the B1 Basement area bin rooms.
- Good condition clothing and small household items can be placed in the purple charity bins located next to bin room 1 in the B1 Basement. If notified in advance, they will collect furniture that is in good condition. Please contact Mario roimanager@live.com.au if you want to recycle large objects.
- Do the Scrunch test to find out if your plastic is good for recycling. Scrunch the plastic - if it bounces back into shape it's hard, and great for recycling. If you scrunch it and it stays scrunched - it's soft: please put it into the red box beside the recycling bins along with your used plastic bags.

Carpark storage

Please do not leave furniture, boxes, cans of inflammable liquids or other rubbish on top of or between storage cages or elsewhere in B1 and B2. These items are a fire hazard, as well as being unsightly. An audit of the carparks has been carried out and relevant residents will shortly receive notices to remove items that are stored inappropriately. If items are not removed by residents, they may be removed by the OCC.

Pigeons

Many of us are continuing to experience problems with pigeons and pigeon droppings. A large bag of pigeon seed was recently delivered to a resident and it is assumed that this is being used to feed the pigeons. Please **DO NOT FEED** the pigeons or leave pet food on your balcony as this only increases the problem. If you have any concerns about the pigeons, please contact Angelo.

Security

Please avoid leaving keys and/or fobs in mailboxes in the Mailroom or in any other unsecured area in ROI. Several residents have had keys and fobs stolen from locked and unlocked mailboxes, with thieves using a variety of tactics, for example, magnets and hooks. Stolen fobs cause potential security issues for all residents, and obviously if your key is stolen your apartment is no longer secure.

Parcel deliveries

Parcel deliveries are placed in foyer in the West Wing. East Wing residents should regularly check for parcels as couriers do not usually leave a card in your letterbox.

There have been several parcels stolen from the letterbox area and the foyer, so consider having your parcels delivered to your work address, redirected to a 24/7 Parcel Locker or a local post office (Rathdowne Street, Scotchmer Street or 17 Nicholson Street, Brunswick East just past Park Street) see the Australia Post website: <https://auspost.com.au/receiving/alternative-delivery-addresses>

ROI OWNERS' CORPORATION

Access <http://www.roiapartments.com.au/> by scanning the QR Code:

