

VIRTUOSO NEWS

Chair's Message

First let me thank everyone in Virtuoso for observing the various health directives in recent weeks and for all the neighbourly support which has been displayed throughout Virtuoso. I would also, on behalf of the Body Corporate Committee, express particular thanks and appreciation to Rhys Gordon for all the work he is doing to keep us safe and operational. Thanks also needs to go to Stockwell Living and to Owen Welsh and his RGD colleagues who are continuing to work here under increasingly difficult circumstance.

The Body Corporate Committee is keeping in touch via email, video conferencing and telephone. We have had to make difficult decisions in recent days relating to the gymnasium and the pool, both of which have had to be closed. The area outside the gym has been cleared of furniture to provide space for outside exercising. However, please observe the Government directives that no more than two persons or one family group use the area at any one time.

Some of our initiatives will need to be put on the back burner for the moment but there are a few issues on which we will continue to focus. One of these is the potentially date critical issue of Common Area Defects. The Committee has now provided Stockwell and RGD with a consolidated list of defects which have been identified by the engineers on the Committee and notified to us by residents. Some of these will have already been identified by Mode Architects. We have received a status report which identifies the many issues which have been rectified. However, much needs to be done. The work on the front lawn, for example, is designed to improve the waterproofing of the slab which forms the roof of the basement. The trenches are to enable the waterproof membranes on the slab and the walkways to be joined up. The soil and turf, currently piled around the protected trees, will be moved back into the trenches in the next day or so. Cracks in the walkways are being epoxied and the walkways will then be re-surfaced with the same material which has been used on the slope leading to the visitors' car park.

The colour will change to a light grey as you can see from the photo. We are restricted to the colours offered by Protek. I am advised that the brown flecks that can be seen in the sample will be removed. A Technical Data Sheet is available to anyone who is interested.



Contact has also been made in recent days with Matthew Lawson, the recently appointed new CEO of RGD Building Group. He has assured me that RGD is committed to Virtuoso for the long term and has every intention of fulfilling its obligations. He has offered to meet with me regularly. The RGD Board has paused all new work to enable resources to be focussed on Virtuoso. These verbal assurances are welcome but need to be confirmed by the RGD Board in writing. In the meantime the Committee is continuing to explore our legal and regulatory options.

Douglas Porter.

COVID-19 – Virtuoso – updated response

Residents are reminded to follow Health Department advice and directives in relation to COVID-19. Full details can be found at www.health.gov.au. An official government app has just been released and can be downloaded from your app store 'Coronavirus (COVID-19)'. This app contains up-to-date information that can be trusted.

As advised previously the Committee has arranged for daily cleaning of lift interiors, the lobby, and front doors.

Residents are asked to observe the following:

The lifts:

- Do not enter the lift if it is already occupied – wait just a couple of minutes for it to return to you.
- Do not cough or sneeze in the lift. If this is unavoidable ensure your face is properly covered and the tissue disposed of in a hygienic way.

The gym and the pool: In compliance with health directives these have had to be closed.

If you are self-isolating – let a Committee member know so that we can support you (Committee email contact details below)

Be aware of your TV etc. volume

Concerns have been expressed about the sound levels of TVs etc within the complex. For many people, inner city apartment living requires significant adjustment from the typical detached suburban dwelling and environment. Adjustments are two-sided. First we need to understand that noise levels often will be higher in an inner city location and a multilevel dwelling than in the suburbs. Second, we need to be more conscious of the volume of sound coming from our own apartments. If you have concerns take the time and be prepared to have a courteous discussion with your neighbour/s so that we can all enjoy our new homes comfortably and happily.

All Pets must be registered

The Virtuoso Bylaws requires that all pets living in Virtuoso be registered. While most residents have complied some have not. **If you have a pet and haven't registered it, please obtain an application form from Rhys, complete it and drop the completed form into letterbox 701 asap** so that the application can be processed. To date no applications have been refused. It is every resident's obligation to comply with the Bylaws.

Virtuoso Bylaws

The Bylaws have been reviewed. A revised version will be sent to Lot Owners very soon, with the request for feedback which will then be reviewed by the Committee, to enable a revised version of the Bylaws to be put to the **July AGM** for adoption. This is a fundamentally important document to our life at Virtuoso. Please take the time to read this document and provide feedback, so that it reflects the expectations of Lot Owners.

Contact details:

Body Corporate Committee: virtuoso-bcc@googlegroups.com
 Virtuoso Website: <https://virtuoso-on-the-river.mobirisesite.com/>
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