

KIA ORA

It's been a few busy months for the Body Corporate Committee since our last newsletter in April, and we wanted to keep you updated on the work that is currently underway.

FINANCE UPDATE

The Finance Subcommittee has been carefully monitoring incoming invoices over the last two quarters. Several projects implemented earlier in the year (trees and wifi), as well as one-off repairs (fire equipment, garage gates), have exhausted any available budget beyond our core monthly charges. To manage costs, we have introduced a purchase order process that includes a quote from suppliers. The decision to delay our building and window cleaning has been made to manage our cash flow during this time. Additionally, we have postponed the installation of gates until the next financial year.

We are now developing our FY25 budget, starting with year-on-year estimates for core services such as building and BC management, insurance, rubbish removal, cleaning, Building WOF, garden and building maintenance, security, and garden presentation. We are also allocating a reasonable budget for one-off repairs and wear-and-tear costs across the Body Corporate areas, as well as some expenditure on improvements to the Union Green environment and an allocation for the Long-Term Maintenance Plan.

At this stage, we anticipate that this budget will likely include an increase in Body Corporate levies to cover rising costs, such as insurance, and to ensure we have funding for unexpected expenses during the year without impacting core services. Further updates will be provided prior to the AGM. Further updates will be provided prior to the AGM. It is our intention to also propose funding for one-off projects that the Union Green community has shown interest in, and we will be communicating further on this in our next newsletter.

ARE YOU ON MYBOS?

MyBos is the online centralised portal for Union Green which is managed by our building management. Log a maintenance request to OBMS, Access complex documentation, including rules & info, or making bookings for complex amenities.

Register at unionsgreen.co.nz

HAVE YOUR FOB ON YOUR PHONE

Residents are able to access the carpark and the complex swipes via the Gallagher app on your phone. There is an allocation of two users per apartment free of charge (additional users available at cost).

If you would like to take up this offer, log a request via MyBos. Details are included in the posters around site at the moment.

SECURITY & CAR PARK WIFI

Unfortunately, Union Green has been the subject of a number of attempted burglaries over the last couple of months. While this is not a new issue or one that is localised to Union Green, there has been a rise in reports over the last couple of months, which is concerning.

Being located in a big city, this type of behaviour can never be fully prevented. However, the committee is taking steps to minimise this, and we can all play a part in ensuring areas of the building remain secure.

Remain vigilant and report anything suspicious

If you see anyone acting suspiciously, tailgating, or loitering, please report it immediately. If it is an emergency and you feel in danger, please call police on 111. Otherwise, please call Building Management OMBS on 09 553 4557, who will be able to provide advice.

As you can see on the posters around the building, Wi-Fi is now available in the basement, and this should support us all around security.

If you are the subject of crime

Should you be the subject of any theft, force entry to property, or damage, please report this to the police and, provided it is not an emergency situation, also log a report via MyBos, which will go through to the building manager. Please include as much detail as possible, including timings, which can be used to look back via our security camera system.

Tailgating

One of the most common and easiest ways for entry to be gained to the building is by following someone in. We know it's a nice thing to do, but if it is someone you don't know, please make sure they have a swipe, and please don't be offended if you are asked!

An alarm is installed at the car park entry, which sounds when either a car or a person tailgates after a vehicle without scanning.

Please make sure you always swipe into the building.

RESIDENT DRINKS

Whether you've lived in Union Green for years or just moved in recently, this is a great opportunity to connect with the people who live around you. So come on down, raise a glass, and get to know your neighbours!

July 18th from 5:30 pm.
Thursday 18 July, 5:30pm
Norma Taps, City Works Depot

BODY CORPORATE RULES UPDATE

The Body Corporate Committee (BCC) will be tabling a revision of Union Green's Body Corporate Rules for owners' approval at this year's Annual General Meeting. The previous BCC began revising the rules last year, and Lauren supported by other members of the new Communications Subcommittee picked up this project for completion. Currently, the proposed BC Rules are with Union Green's lawyers for a final check and approval, so we expect to forward the revised document to owners for review before asking for a vote at the AGM.

Essentially, the revision includes most of the rules you are already familiar with, with occasional modifications to remove ambiguity or soften wording slightly if a rule was overly restrictive for owners, residents, and tenants. Importantly, we have taken on board key concerns expressed by community members and, where possible, have looked to strengthen rules to support the sense of security and right to quiet enjoyment that all Union Green residents rightfully deserve. We have worked within the limits of the law and regulations available to us on these matters. These areas include significant revisions of rules around Airbnb and short-term rentals, improper use of units, clearer rules for commercial units, the addition of a drugs clause, and clarity on security measures, such as the new tailgating clause.

Finally, the structure of the document has been modified to cluster rules under four guiding principles that are aspirational and seek to support a vision of harmonious and happy living at Union Green. Each principle is supported by a set of specific rules that provide details for achieving the desired principle as an outcome. However, there may be other unknown situations that are not included but may challenge the aspiration of our principles. In such circumstances, the Body Corporate, via the BCC, reserves the right to address such situations with an owner, resident, or tenant should they arise.

Body Corporate Guiding Principles

Principle 1: Be Honest, lawful and responsive

- Be honest in interactions and take responsibility for your actions.
- Maintain clear communication with neighbours, building management, and the BCC.

Principle 2: Keep Union Green Beautiful

- Commit to actions that contribute to Union Green's "curb appeal."
- Support the overall value and attractiveness of Union Green.

Principle 3: Respect others, our common spaces and share responsibility.

- Be considerate in behaviour towards neighbours.
- Be responsible in the use of common areas.

Principle 4: Practice safety, security and manage risks.

- Practice behaviours that help create a safe and secure environment for everyone in the community.