WELCOME!

SEASON’S GREETINGS TO ALL OWNERS AND RESIDENTS OF BOYD, PALLADIO AND SANT’ ELIA

The year 2016 has been eventful for NewQuay as Docklands is fast becoming ‘the place to be’ with the population reaching over 12,000 by early next year and more apartment buildings currently underway. With an 8% annual growth rate, Docklands is now the fastest-growing inner city area, according to the Australian Bureau of Statistics.

Our challenge will be to ensure that we engage with the City of Melbourne and Places Victoria to ensure that Docklands residents have a say on the future plans for this area. Now that the Harbour Esplanade development plans have been shelved, I will be keenly following what proposals Council puts forward for its future use and ensuring that the concerns of residents are taken into account.

As most residents are aware, we now have five Owners Corporations committees in our complex, following a decision by VCAT. (In 2006 the term ‘Body Corporate’ was replaced with the term ‘Owners Corporation’ and is often abbreviated as OC.) It is my hope that all five OCs will work together for the benefit of all owners and residents.

I don’t like the idea of having a ‘faceless committee’ and that’s why I have recently placed posters of the committees in each of the mail rooms of our three buildings. That way residents know who their new committee members are, and what they look like if you see them in your corridor (for those who have submitted their photos). I have also included a full list of all committees, below, for your information.

‘Residents now have five owners corporation committees across our buildings’

Many residents approached me to say they have lived here for many years and did not know who was on the committee. That’s what prompted this idea, but it also ensures that we are open and transparent. Likewise with
newsletters such as this one, to keep residents informed of what is happening in and around the building complex.

A separate poster will list the duties and responsibilities of each person or group, such as the building manager, strata manager and committees, so that residents know who to contact when they have any complaints, concerns or even compliments!

One of the areas of concern during the Christmas and New Year period is the prevalence of visitors who are intent on causing trouble. One of the initiatives we are considering to combat this issue is to have increased security in our buildings on Friday and Saturday nights, since this is when we encounter most incidents and security breaches. This is in addition to the usual Christmas/New Year security arrangements. It is important to have a visible presence at night so that all residents can feel safe in their apartments.

I strongly believe in creating a sense of belonging and community in Docklands, where all residents can get together and enjoy the beauty and friendly atmosphere that NewQuay has to offer. Unlike other suburbs where people walk past and ignore you, there is an amazing sense of community spirit in Docklands that I am keen to foster. Whether this be people walking their dogs and having a friendly chat with neighbours, or people taking a leisurely stroll along the promenade and talking to locals, I notice that people are always very friendly and enjoy interacting in our community.

With this in mind, I have organised a free **Meet and Greet Christmas BBQ lunch** for all residents and owners, as a way to meet your committee members and get to know your neighbours (see details on front page). Hope to see you there!

I would also like to take this opportunity to wish you and your family peace and joy this Christmastide and a safe and prosperous year ahead in 2017.

**John Kakos, Chairman**

**KNOW YOUR COMMITTEE MEMBERS**

The Special General Meetings were held on 17 August 2016 to elect five (5) committees and the current members of the committees are listed below. They will hold these positions until the next Annual General Meeting (AGM) in 2017.

**For the residential buildings:**

** Owners Corporation 2 – Sant’ Elia Apartments, corridors, lifts and common property**  
John Kakos (Chairperson), Iris Stewart (Secretary), Antony Roberts, Harry Wade, Elena Tsapatolis, Ury Lamburyano, Peter Constantinou, Silvana Cochran, Kevin Gleeson, Kon Kilopoulos, Mark Cochran.

** Owners Corporation 3 – Boyd Tower, corridors, lifts and common property**  
John Kakos (Chairperson), Iris Stewart (Secretary), Antony Roberts, Peter Constantinou, Elena Tsapatolis, Matthew Tiedemann, Kon Kilopoulos, David Wolfram, Kevin Watkins, Peter Gannon.

** Owners Corporation 4 – Palladio Tower, corridors, lifts and common property**  
John Kakos (Chairperson), Iris Stewart (Secretary), Maree Norris, Clinton Eldridge, Mark Cochran, Antony Roberts.

**For the common areas:**

** Owners Corporation 1 – Commercial tenants, ground floor car park and storage cages**  
David Wolfram (Chairperson), Anthony Dixon (Secretary), John Kakos, Harry Wade, Mark Cochran, Kevin Gleeson, Kevin Watkins, Silvana Cochran, Clinton Eldridge, Sam Vanikiotis, Peter Gannon, Maree Norris.
Owners Corporation 5 – levels 2 and 3 car park and storage cages, level 4 podium, BBQ, residents lounge, pool and gym


CITY OF MELBOURNE CHRISTMAS EVENT

The City of Melbourne has engaged a private company to provide a Christmas event for Docklands. This will consist of a ‘Forest of Xmas Trees’ installation along Harbour Esplanade, near the Cow up a Tree sculpture. Lights and projections will illuminate the waterfront and surrounding buildings. It will run until Friday 23 December 2016.

There will also be a Christmas Design Market, featuring artisan products by Melbourne producers on Friday 9 December, 16 December and 23 December 2016 from 5.00pm to 8.00pm. This will also include some roving entertainment on these three Fridays during these hours.

Building Manager and maintenance contact:

Marc Drew
Phone 0439 909 936
Email rm@3onewquay.com.au

The building manager works for the residents to coordinate and safely manage the general buildings, their security, maintain and undertake maintenance of infrastructure and any other building issues.

There is a building log-book located outside the building manager’s office where you can list any issues you may have that need addressing. You may also feel free to leave positive feedback.

The building manager’s office is located on the ground floor, to the left of the carpark gate, just inside the driveway.

Security Concerns over the Holiday Season:

MonJon Security
Phone: 0417 666 566
Building A Stronger Community In 2017

As Docklands continues to expand with construction and development in 2017, it’s important to keep a community feel and focus on what’s important to residents. Although Docklands is a great place for people to work, it’s an even greater place to live. And the key to making it more liveable is building a strong community. Let our buildings be the leaders of building strong spirit and friendship. Let our buildings be the envy of other apartment towers.

On the 18th of December 2016 we will have our first community event, a Christmas BBQ for you, the residents of Boyd, Palladio and Sant’ Elia, so you can mingle and meet your neighbours. At this event, we the committee members want to hear how you would like to socialise in 2017. And we would also like to hear any of your comments and concerns so we can address these moving forward.

Hope to see you on the 18th of December!

CHARITY COLLECTION

At our BBQ, we will be collecting toys and/or donations to assist the Anglicare charity, in co-operation with Woolworths.

Please bring any toys (new or in good condition) to donate to Anglicare, which is assisting displaced women and children in Melbourne.

Your help is very much appreciated.