

# Thrive

## Community Newsletter

June 2018



Featured Resident:  
Erika Lodge (L)

## Welcome to the June Community Newsletter

**This edition provides you with handy maintenance information and a tear off poster that you can stick on your fridge for future reference.**

**We also meet Unison's new CEO Jack Panton and feature Erika Lodge, resident and volunteer extraordinaire.**

**Enjoy!**

## ***Volunteer extraordinaire!***

Erika Lodge has lived in Kensington for 10 years and is a volunteer extraordinaire! She is a member of Unison's Tenants Advisory Group (TAG) and President of the Kensington 78 Seniors Club. Erika leads tenant teams at Kensington that cook healthy weekly winter lunches and the annual Christmas lunch. Last Christmas 90 people had a sit down Christmas meal with all the trimmings.

Erika also supports many Kensington projects encouraging other tenants to take part. She helps out at the Hotham Food Bank and has volunteered for 11 years with the Ozanam Community Centre providing breakfast and lunch for people who are homeless.

"Volunteering is a way I can help those less fortunate than myself," says Erika. "It gives me great pleasure to involve people in the community and connect them with their neighbours. It reduces isolation, increases trust and community positivity."

National Volunteer Week was 21-27 May. We salute you Erika and your wonderful contribution to the community.

## Introducing Jack Panton, Unison's CEO

We welcome Jack Panton as Unison's new CEO. Jack has over 15 years of housing and property experience in Not for Profit organisations, government and the private sector.

Before coming to work at Unison, Jack was General Manager, Development and Assets at Housing First (formerly Port Phillip Housing Association). In this role Jack led several development projects providing supported accommodation for people experiencing or at risk of homelessness and homes for older people.

Jack has also held senior management roles at RMIT University and Development Victoria.

"I'm looking forward to meeting more of Unison's tenants and working with the Unison team to make sure we are creating great places to live and helping to build communities" said Jack.



## Building Cladding Update

Following our last newsletter update, Unison has inspected all our buildings to identify Aluminium Composite Panel (ACP) cladding which may not be fire resistant.

We identified four properties with Aluminium Composite Panel (ACP) installed and the residents have been notified. We have started work to remove the material. The first project is complete and works at the rest of the buildings are due to start in July 2018.

Unison takes the safety of all residents very seriously. All buildings comply with relevant fire safety regulations and are equipped with fire safety measures like fire sprinklers, fire hydrants and smoke detectors.

Please contact your Place Manager if you have any questions regarding ACP cladding, the potential risk, or what to do in the unlikely event of a fire.

## Hints and tips to reduce condensation

Every day 8 litres of moisture is released into the home from activities like cooking, showering and breathing.

The more moisture in the air, the more likely condensation will form and the harder it is to heat your home.

Here are some tips to help reduce condensation:

- Keep your home well ventilated by opening windows every day
- Open the bathroom window slightly and turn on the extractor fan when taking a bath or shower, turning it off a few minutes after

- Always keep the lids on pots and pans whilst cooking, and turn on the rangehood/extractor fan
- Dry your clothes outside where possible, or in the communal laundry dryer.



[unison.org.au](http://unison.org.au)



## Did you know?

Drying one load of clothes inside your apartment can release 5 litres of moisture.



## Did you know?

Charities such as the Brotherhood of St Laurence **1300 366 283** and St Vincent De Paul **1800 621 349** can pick up unwanted household items that are in good condition **for free**. Consider donating unwanted items to reduce landfill and provide goods to those in need. Many councils also offer hard rubbish collection for items that are broken and can't be reused. Contact your local council to find out more.

## Did you know?

Free single use plastic bags (such as supermarket bags) will be phased out in Victoria by July 1 2018. In the future, tenants who live in high density apartment buildings with bin chutes, please use **20 litre** rubbish bags to avoid blocking the chutes.



## How do I know if something is an URGENT or NON URGENT maintenance job?

Under the *Residential Tenancies Act 1997*, **URGENT REPAIRS** in a rental property are:

- burst water service
- blocked or broken toilet system
- serious roof leak
- gas leak
- dangerous electrical fault
- flooding or serious flood damage
- serious storm or fire damage
- failure or breakdown of any essential service or appliance provided by a landlord or agent for hot water, water, cooking, heating, or laundering
- failure or breakdown of the gas, electricity or water supply
- any fault or damage in the premises that makes the premises unsafe or insecure
- an appliance, fitting or fixture that is not working properly and causes a substantial amount of water to be wasted
- a serious fault in a lift or staircase.

Please telephone through your **urgent repair** immediately and Unison will respond **within 24 hours**.

**NON URGENT** repairs are maintenance to existing fixtures and fittings, for example a broken blind or a broken window winder. The **non urgent** job will be completed **within 14 days**.

If you would like to make any **modifications or changes** to your home you will need to discuss these with your Unison Place Manager.

## Feedback

If you have things you'd like to see in future newsletters, or any feedback on the current edition please call Pam on 03 9371 2000 or email [info@unison.org.au](mailto:info@unison.org.au)

If you would prefer to receive the newsletter by email please let your Place Manager know.

# Maintenance

## Hints and Tips

Maintenance is a shared responsibility between you and Unison. Here are some hints and tips for what you can do to fix common problems.



### Electrical

#### Are you having problems with your electric socket?

- Check if another appliance works in the same socket.
- Check with your neighbours whether there has been a power cut in your area.
- Check the switchboard in your unit.

**Still not working? Call Maintenance.**



### Lighting

#### Is your light not working?

- Try a new or working globe in the same fitting.

Replacement of light globes is the tenants' responsibility. If you need help to change a light globe please contact your Place Manager.

**Still not working? Call Maintenance.**



### Leaks

#### Have you discovered a leak or dripping tap in your home?

- Put a bucket or container under the drip or leak.

**Call Maintenance.**

Communities  
that thrive