

18 January 2021

All Lot Owners
Owners Corporation PS627898Y

Dear Sir/Madam

RE: Appointment of new OC Manager for Saltriver Apartments
OC PS627898Y No 1 & 2 ("OC")
11-31 Moreland St, 3-5 Saltriver Place & 1-13 Swallow Lane, Footscray

Happy New Year to all.

We write to advise that the Committee of Management of the OC have recently determined to appoint ReKon Real Estate as the new managing agent of the OC with effect from 1 February 2021.

In addition to being registered Owners Corporation Managers with Consumer Affairs Victoria, ReKon Real Estate are the only OC Managers in Melbourne to have the skills of an in-house lawyer, qualified/registered builder, estate agents and three (3) CPAs. These credentials provide an unparalleled depth of knowledge on all matters relevant to the management of Owners Corporations. Our team also have a combined experience of over four decades in the field of Owners Corporation Management.

As you may already be aware, we successfully manage the neighbouring building at The Riverside Apartments, 1 Moreland Street, Footscray and the Saltriver/Riverside Gymnasium as well as other buildings across Melbourne. The OC Levies at The Riverside Apartments have remained at the same level for four (4) consecutive years and have achieved a budget surplus every year.

We also offer the following significant benefits:

- Our offices are conveniently located onsite at the property
- We are already working with the cleaning/caretaking contractor and other maintenance providers being utilised at the property in other buildings which we manage
- We are familiar with your property
- We will actively manage the OC
- We respond promptly to all requests/enquiries
- We utilise the StrataMax billing and payments system accepting all commonly accepted forms of payment (Bpay, EFT, Credit Card, Post BillPay, Cheque etc)
- We maintain an online resident document library for each building, accessible at <http://re-kon.com.au/Saltriver.html>

Should you require any assistance with any owners corporation matter, please contact our offices on: +613 9999 1088 or ocmanager@re-kon.com.au.

For any afterhours emergencies please leave a voicemail on our telephone answering service which will be forwarded to the OC Management Team or send an email to the above email address including the word 'urgent' in the subject line (it helps when emailing if you can include a clear photo of the issue you are reporting).

We will write to you again soon to advise the details for the forthcoming AGM once this is determined by the Committee.

Yours sincerely



Chris Kontis
Director and Licensed Estate Agent
ReKon Real Estate Pty Ltd