

Applewood Property & Infrastructure Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

Minutes for meeting on 3rd April 2024 at 2.00pm
Private Dining Room, Community Centre

Present: Blair Feenaghty, Peter Horton, Mike Reece (Chair), Peter Sage, Rod Sinclair, & Bob Slater.

Apologies: Col Gosbell & Dave Mullen

REPORTS & FOLLOW UP MEETINGS:

Appointment of Minute Taker – Peter Horton volunteered to take minutes at next meeting.

Next meeting date and time -TBA in May 2024, subject to progressing action items.

GENERAL BUSINESS:

Water Damage: Peter reported that again his residence has been inundated following heavy rain. There is evidence that this property has a history of rain ingress, but it was not reported or rectified by the previous resident. Since Peter took occupancy the ARD has responded promptly, but the problem reoccurs when there are exceptionally heavy storms.

Peter advised that following inspection Valley Flashing under the tiles around the valley between two properties will be extended, and other measures taken. Members discussed the need for a qualified Building Supervisor, employed by TIGcorp/ to address these issues, see below.

Discussion re ARD response to the Refurbishment paper: Members noted the additional responses from the ARD. Whilst some concerns remain, overall there has been a positive response to our queries. Notably the adoption of the Sales Audit by Sales staff. Members would like more details to be provided of the status of each item and the criteria used for deciding whether to replace or retain major items.

The responses included an invitation by the ARD to hold a Refurbishment Forum and members fully supports that proposal.

Action: Mike to follow up with ARD to progress holding a Refurbishment Forum.

Discussion re Capital Replacement Fund, see Attachment 2: Members noted that the amount held in reserve in the CRF has some history. With rapidly increasing costs of labour and materials and the ageing of the development there is some concern that the current figure estimated to have a closing balance in June 2024 of \$501,103 is inadequate. Darren

Lewis, GM Finance TIGcorp has proposed a figure of \$1 million. In this context members discussed the intent of the QS Report to inform residents of projected costs for maintaining Applewood. Particular attention was drawn to the fact that the development was in stages, from 2002 to 2014, had different building contractors with different standards, construction used different materials e.g. wood and steel frames, etc., had not been taken to account in the QS Report. See below.

Update re Quantity Surveyors Report: – Rod commented that the concerns listed below have been previously tabled with ARD management, and it was agreed that change would occur, but have been ignored! Rod then spoke to the key items:

- Report is not in the format that the ARC understood was agreed with the ARD. Specifically that it was in two parts firstly the Condition of items at present, and when and the frequency of replacement. The second is costing for replacement in current dollars and a forecast of inflated expenditure.
- Report, as presented, showed a decrease in yearly expenditure when adjusted to constant dollar values, which is unlikely as buildings and facilities age. Consequently the estimated expenditure over 20 years in the Report is well below a realistic figure.
- No provision is made for the staged development of Applewood, that relates to age of property, quality of different builders and materials.
- Previously agreed that revenue contribution from increased turnover of units over the next 20 years is not reflected in income.

Mike noted that in the past the QS Report has been the prerogative of the Finance Committee and remains so today. However, with the appointment of the P & I committee the responsibility now overlaps.

Action: Follow up in conjunction with the Finance Committee.

Discussion re Insurance Policy. - Peter Sage advised that AAMI had reversed its previous statements about advised that they did cover RVs. Peter said that as he had already secured cover at substantially lower cost from Seniors insurance, that he declined the AAMI offer to reinstate his coverage but would retain the refund of the insurance premium.

Action: Item closed

Electricity Offer – Due to ill health Dave could not present his findings. However members thanked Dave and noted his report that confirmed that the service provided via the ARD was good value and cheaper than all but one competitive provider. Report attached.

Peter also advised that he had installed a heat pump water heater and that it was very efficient and had reduced the power bill.

Bob advised that residents in the apartments now received one account for electricity, as opposed to the previous practise of an occupant's usage and shared usage of the building.

Action: Maintain watching brief and review as needed.

Rent Assistance - Peter Horton has investigated the potential for rent assistance via MyGov (Centrelink) and found that only residents who paid less than \$203, 000 "Entry Contribution" would qualify for any assistance, above this amount Centrelink assesses the resident as a home owner. This would exclude any recent resident and would likely only be of interest to any very long term resident in the smallest of residencies. Members thanked Peter for his work and the report is attached.

Action: Item closed

ANY OTHER BUSINESS

Discussion re progressing the Re-sale paper: The paper will be progressed at a later stage.

Building Supervisor: Bob referred to the flooding issues raised by Peter and commented that TIGcorp lacked the services of an experienced Building Supervisor who had the skill set to assess and remedy the various building issues encountered in Applewood.

Whilst current management and staff were prompt and efficient in hiring tradies to fix problems there appeared to be a lack of "on the job" knowledge or expertise in construction and maintenance.

Bob proposed that someone was hired and shared with Riverview who could understand what needed to be done, monitor tradesmen work and assess competency, and inspect the outcome. The right applicant would also have the skills to conduct maintenance when needed. Centralised expertise available for managing maintenance should reduce costs and will also provide valuable input to the development of conditioning monitoring as the first stage of the QS Report and CRF.

This proposal has been raised with ARD management previously, however, it is timely to repeat the request.

Action: Bob & Mike to draft request to ARC to follow up.

Outdoor Furniture: Peter tabled his observations regarding outdoor furniture in the grounds. Peter noted that some items were old and should be replaced, other items were in the wrong place to be of use to residents and others were placed the wrong way round.

Action: Peter will follow up with the Grounds & Action Sub -committee.

Mike Reece, Chair

Attachment:

1. Response from ARD re Refurbishment paper
2. Applewood Plan with Stage Development Dates
3. Electricity Comparison Report from Dave Mullen.
4. Rent Assistance Report – from Peter Horton