

Applewood Property & Infrastructure Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

**Minutes for meeting on Tuesday 5th March 2024 at 2.00 pm.
Private Dining Room, Community Centre**

Present: Blair Feenaghty, Peter Horton, Dave Mullen, Mike Reece (Chair), & Peter Sage

Apologies: Rod Sinclair, Bob Slater, & Col Gosbell

Welcome: Mike welcomed new members to the Committee.

REPORTS & FOLLOW UP MEETINGS:

Appointment of Minute Taker – a volunteer is still required.

Next meeting date and time – Meeting dates are set in relation to business in hand requirements.

GENERAL BUSINESS:

Update re Quantity Surveyors (CRF Forecast) Report – Col: – Due to exposure to COVID Col was unable to attend in person, however, he provided a copy of the commentary by Rod Sinclair on the Applewood CRF Forecast 2024. See attachment.

P & I members acknowledged and thanked Rod for his work.

Key items of note:

- Report is not in the format that the ARC understood was agreed with the ARD. Specifically that it was in two parts namely the Condition of items at present, when and frequency of replacement. The second is costing for replacement in current dollars, including forecast inflation.
- Report, as presented, showed a decrease in yearly expenditure, which is unlikely as buildings and facilities age.
- 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 is not reflected in income.

Members will seek details of the Plan of Staged development and the years applicable for construction.

Action: -Mike

Discussion re Refurbishment paper: Members have received copies of the Refurbishment paper, ARD response and subsequent questionnaire from ARC P & I. Members were previously provided also with ARD Sales Audit (SA) document that was taken as their response to our questions.

Members remain concerned that any major items retained, such as an oven are professionally cleaned as part of the refurbishment. Also that retained items, such as Air-conditioning are both thoroughly tested and have a short warranty. Members also appreciate the challenge who provides a warranty; and suggests it should be discussed further with ARD.

Discussion re ARD Sales Audit Document: Members were advised by the ARD that the SA document has been in use for past six months, though no member has actually experienced it being employed. The SA is understood to be provided to both the outgoing resident or their agent and to the incoming residents. Members felt that it was an improvement in the process, however, the SA example provided did not show any details such as age of equipment, specific condition etc. It was agreed to write to the ARD seeking more information.

Members raised queries about whether letterboxes are replaced or refurbished (painted) as from observation some are in a poor state of repair or poorly seated.

Action:-refer to ARC.

Discussion re progressing the Re-sale paper: Members agreed to review the current draft and send feedback to Mike. Dave recommended that the discussion points should be presented in stages to avoid overwhelming ARD. This suggestion will be debated as draft is finalised.

ANY OTHER BUSINESS

Discussion re correspondence from John Sheedy: Members thanked John for his input. Members agree that guidelines are needed in respect of age, maintenance etc and as above will progress their requirement with ARD.

Discussion re Capital Replacement Fund: For new members the purpose of the CRF and its revenue base were briefly discussed. Members are concerned that with the increasing intensity of adverse weather events and ageing of buildings that the current fund is inadequate. It was noted that Darren Lewis has proposed achieving a fund of \$1 million and members broadly support the initiative.

Members expressed concern that from observation roof tiles were in poor condition or misplaced and the condition of all roofs should be reviewed.

Action: Refer to ARC.

Discussion re Insurance Policy: Members discussed the recent meeting on Insurance and the lack of knowledge displayed by the representative of the insurer. Members noted that it was in both the AR and residents' interest to minimise small claims to keep the premium

as low as possible. As a result the ARD requests residents to make a claim against their own contents policy for small claims.

Peter Sage advised that his insurer AAMI will not insure lease-hold premises where the contents or some of them are owned by an external entity. Specifically, in Peter's case, AAMI refuse to insure residencies in a Retirement Village, and have acknowledged that they were in error in insuring his contents and have refunded his premium.

Dave advised that he was insured with a Pensioners insurer (Australian Seniors -APIA please advise) and was satisfied with their policy and premiums.

Electricity Charges: At the request of the Committee Dave undertook to conduct a review of Applewood electricity charges. Dave has previously compared the charges of the embedded network with external utility providers and provided advise to the ARC.

Action: Dave Mullen. Dave's Report is attached below.

Rent assistance: Peter Horton queried whether residents could be eligible for Rent Assistance, depending on their circumstances. Any help could be welcome for some residents and more information can be found at <https://www.servicessaustralia.gov.au/real-estate-assets?context=22281#howweassess>

Action: Volunteer required to follow up on this topic?

Mike Reece, Chair

Attachment:

1. CRF Report assessment by Rod Sinclair.
2. Sales Audit document
3. Applewood v Vic Default Offer report by Dave Mullen