

Applewood Property & Infrastructure Committee

5, Grand Boulevard, Doncaster, Victoria, 3108

MINUTES

Minutes P & I Meeting – Wednesday 30th April at 2.00 pm in Private Dining Room

Chair – Mike Reece

Present – Blair Feenaghty, Rod Sinclair, Bob Slater, Peter Sage, Mike Reece

Apologies – Col Gosbell, Dave Mullen & Peter Horton

REPORTS & FOLLOW UP MEETINGS:

Relocation Paper - Rod Sinclair & Blair Feenaghty

Rod presented his draft paper Relocation in Applewood – Assessment of the Benefits. The key finding is that there is a financial benefit to the ARD to facilitate downsizing from larger to smaller premises. The paper recommended delaying payment of the Deferred Management Fee, as some residents would have insufficient funds to purchase the lease of a smaller property after all departure charges are settled. Regardless the ARD still benefited, though to a lesser extent than if the DMF is levied.

Members recalled that in the past Sales Staff had said that a transition path was available to downsize, though no details were provided.

Members made a number of suggestions regarding details of the paper for consideration by Rod. It was agreed that the final paper would be sent to the ARD under a covering letter.

Committee members thanked Rod for his innovative and excellent work.

Action: Rod to draft covering letter.

Re-sale paper

The Chair has previously asked for comments on the Re-Sale paper. No response has been forthcoming, and the Chair recommended that the project is put on hold for the time being.

Action: No further action.

GENERAL BUSINESS:

Feedback from ARC – Peter Sage

RV Bill: Peter tabled correspondence from The Hon Nick Staikos, Minister for Consumer Affairs. The Minister thanked the ARC for its submission to the Retirement Villages Amendment Bill. The Minister noted that

further consultation will occur and another opportunity for RVs to comment prior to the commencement of the Bill in May 2026. A copy of the Minister's letter is attached for reference.

Action: Monitor announcements regarding future consultations.

Events: Peter advised that the concern is being expressed that functions, like the Friday Nighters, were being run solely by management. This wasn't a criticism of management, who do a great job, but it limited what residents could organise if management wasn't available. An example was that no refreshments were available after the recent ANZAC day event.

Action: The ARC is going to provide the ARD with a list of future events and hopefully find a way for residents to participate in providing drinks and food etc.

Lifestyle Village: The ARC will review a draft letter to ARD expressing concern about entry of persons who display physical or cognitive issues, being contrary to the intention of living in a lifestyle village. See attachment.

Reduction in Council Rates: Peter advised that our recommendation re a lower differential rate for RVs in Manningham was not on the agenda of the recent Council meeting. State MP Matthew Guy has offered to help in promoting our cause. ARC is to arrange a meeting.

Speed Signs – Location, Observance etc.

Members commented that there was no noticeable difference following the installation of the second Speed Sign, observing that some drivers totally ignore the posted limit, this includes visitors and residents.

Action: Refer concern to ARD for further action.

Entry to Applewood: Peter advised that the ARD will more rigorously monitor entry to Applewood via Tram Road at weekends. "Visitors" have to contact the duty ERO for entry and that checks should ensure that only authorised persons are admitted. Members also raised concerns that entry to the Community Centre was restricted when a receptionist was not on duty, particularly at weekends. It was recommended that the Community Centre doors were opened during daylight hours.

Action; ARC to make recommendations to ARD.

Property upgrades - furnishings, fittings etc

Peter expressed the ARC's concerns that furnishings, amenities and the grounds were not up to the expected standard for a leading RV, it looked shabby! Members agreed noting that entry was usually in excess of \$1 million; that resident paid substantially for refurbishment to maintain the standard and expected community facilities to be of the same standard. It was also noted that the tired appearance of public areas was a disincentive for potential residents to pay substantial amounts for entry.

Peter tabled a proposal, see attachment, for TIGcorp to provide an interest only loan to accelerate the implementation of scheduled work paid for by the CRF.

Members were supportive that more action was needed to increase spending on refurbishment and capital replacement. Members noted that the CRF fund has a substantial balance forecast as \$528,000 by 30 June, and that applying these funds should also be considered.

Mains issues - burst pipes, is there any remedy?

Members agreed that there was very little that can be done beyond routine maintenance.

ANY OTHER BUSINESS

Next meeting date and time.

Members agreed to adopt Wednesday for future meetings to avoid any clash with various lunch functions on Thursday. See below for the next meeting.

Projects for 2025

Members drew attention to the NEL being the focus of local attention and not to forget the benefits that the water treatment plant will bring to Applewood. We should maintain our interest, though the financial situation of the State may hamper progress.

Next meeting – Wednesday 28th May 2025 – 2.00 pm – Private Dining Room

Attachments:

- Correspondence from Minister for Consumer Affairs.
- Draft Relocation Paper
- Lifestyle Village Paper
- Draft Proposal for interest free loan to accelerate scheduled refurbishment and landscaping.