

Applewood Property & Infrastructure Committee

5, Grand Boulevard, Doncaster , Victoria, 3108

MINUTES

Minutes from P & I meeting, 2.00pm, Friday January 10th, 2025 conducted in Private Dining Room.

Chair – Mike Reece

Present – Peter Sage, Rod Sinclair Dave Mullen, Peter Horton

Apologies – Blair Feenaghty, Bob Slater, Col Gosbell, John Sheedy (Guest).

Welcome

Mike Reece welcomed those attending to the first meeting of the P & I committee for 2025.

The primary reason for the meeting was to discuss elements regarding proposed amendments to the Retirement Village Act.

It was agreed that the ARC would submit a submission in-line with the State Governments deadline.

Rod Sinclair pointed out that the submission should cover key issues and these included:

- Deferred Management fees
- Capital Gains
- Renovations.

Peter Sage stated that residents at Applewood were responsible for wear and tear both inside and outside.

Discussion also centred around the resale of units and apartments. Members raised issues about significant additions made by residents including the enclosure of balconies, insurance etc.

The Deferred Payment (Deferred Management Fee), an amount equal to 3% of the New Payment multiplied by the number of years of residency, but not exceeding 24% of the New Payment, was felt to be a preferred formula as opposed to a lower fee but increasing monthly payments. Members also noted that a Fixed Fee of 9% of the New Payment was in addition to the Deferred fee.

The meeting thanked Rod Sinclair for the draft submission he authored. Rod agreed to take on board members comments and prepare a revised edition**.

Members also thanked John Sheedy for his extensive work in reviewing the Amendment Bill and recommendations for the Submission. Members expressed their best wishes for the speedy recovery of his son, that prevented him from attending the meeting.

The Submission once finalised would be forwarded to the ARC and the submission and covering letter to Government would be sent by the ARC.

Peter Sage mentioned that the next meeting of the ARC will take place on Wednesday morning January 15th.

Rod Sinclair indicated that he would work on producing a new report with the aim of distributing prior to the ARC meeting.

No other items were raised at the meeting.

The date and time for the next P & I meeting will be confirmed shortly.

Peter Horton

Secretary

**Rod has worked on the project and a new report has already been distributed.