



From the Chair

As Melbourne settles into another beautiful winter with frosty mornings, puffer jackets and AFL, I've been marvelling at the stunning sunrises and sunsets that winter can bring. I've also had the opportunity to attend two committee meetings and two subcommittee meetings and getting to know the other volunteers voted to represent owners on the 2025/2026 Willsmere Committee of Members (CoM). I'm incredibly proud of the collaboration to date and the genuine commitment to achieving agreed outcomes for our community. I've included below more information on current objectives and priorities, subcommittees and members for those that enjoy that level of detail.

Since the AGM your CoM have:

- Attended two CoM meetings
- Voted its Chair (Rebecca Mansour) and Deputy Chair (Jack Lord)
- Established subcommittees with agreed priorities and an appointed Chair
- Scheduled, attended and documented meetings for all subcommittees
- Attended MYBOS training to better understand system capabilities and gaps
- Planned three community forums (alternating format based on community feedback)

Lastly, I would like to welcome community requests and submissions for inclusion in future newsletters, if you have an idea, news story, business to share or interesting photo of Willsmere please email jxu@micm.com.au to forward for CoM consideration.

Upcoming events

Date	Time	Event	Venue
Tuesday 19 August 2025	6:00 pm	Community forum	Online
Sunday 17 August 2025	4:00 pm	Willsmere Museum open	Willsmere Museum
	5:00 pm	Willsmere History Presentation	Willsmere Library
Thursday 20 November 2025	6:00 pm	Community forum	Willsmere Library
Wednesday 11 March 2026	6:00 pm	Community forum	Online

Safety

From 1 July 2025 Fire Rescue Victoria have recommenced charging for false fire alarm calls. This can be quite expensive for you if the false alarm originates from your apartment so please remember:

- Personal BBQs must not be used under historic verandahs, or you may be liable for damage caused by a fire. Use is only permitted more than 3m from any building, per 11.10 of the Design Guidelines, www.willsmere.net/residents/rules-regulations.
- An increasing number of devices are being charged at home. As good practice, it's recommended not to leave these unattended or overnight. If possible place them on a non-combustible surface. Be wary of devices bought on-line that may not comply with Australian safety standards.

Parcel Room

There are a lot of unclaimed parcels in the parcel room, please take a moment to check if any of them belong to so we can keep this space tidy. Maybe you have something there that you didn't know was being delivered, or a parcel for a previous resident you have contact details for. You can access the parcel room from the rose garden with your security fob, the room is directly under the staircase to the library.

Rule Reminder: Moving In / Out

Are you or anyone you know planning to move into or move out of Willsmere? All moves require booking with the Facility Manager (FM) at least 24 hours in advance for Monday to Friday moves, and five days in advance for Saturday moves. No moves are permitted on Sunday under any circumstances. Further information and guidelines can be found on the Willsmere website at:

www.willsmere.net/residents/move-in-out

Rule Reminder: Animals on common property

Animals are not permitted to roam freely at any time on common property, this means that dogs must be kept on a leash and cats need to be supervised on all common property areas. This will ensure (and demonstrate to other residents) that your pet is under effective control and enable you to notice when you need to pick up after your pet. Please support all residents in having the choice to be greeted by your pet or not.

Hard Rubbish

The items in the image to the right were incorrectly deposited in household waste bins and should have been treated as hard rubbish.

To deposit hard rubbish please contact the Building Manager, who will organise a time to meet you and open the hard rubbish corral next to the maintenance shed. You are responsible for transporting your hard rubbish to the corral. The collection area is under CCTV. Anyone found dumping rubbish not in accordance with these guidelines may be breached and responsible for costs incurred to remedy the situation. Please do not leave rubbish outside the corral or throw it over the gates into the corral.



Willsmere Through Your Eyes

Aren't these photos from one of our residents of a sulphur-crested cockatoo enjoying the Willsmere acorns fantastic? Did you know that males typically have almost black eyes, whereas the females have a more red or brown eye, but this requires optimum viewing conditions to be seen.





How do I?

Access Official Willsmere information <ul style="list-style-type: none"> • Emergency and out of hours contacts • General information • Maps • Resident information • Rules and regulations 	www.willsmere.net
Access MYBOS <ul style="list-style-type: none"> • Report a maintenance issue • Book the function room • Book a tennis court • Receive resident communications and emergency alerts 	MYBOS V4 APPLICATION To register, please contact Robert 0466 554 534 facility.manager@Willsmere.net
Contact Owners Corp. Manager (OCM) Jin at MICM <ul style="list-style-type: none"> • Communications to the Committee • Questions about breach notices • Levies • Proxy votes • Owners Portal (Property IQ) 	Jin Xu 0466 421 366 jxu@micm.com.au
Contact Facility Manager, Robert <ul style="list-style-type: none"> • Register for MYBOS • Request FOB and/or gate remote • Register details for intercom 	Robert Regan 0466 554 534 facility.manager@Willsmere.net
Connect to Library Wifi	Network: Willsmere Guest Password: 0466554534

Update on Willsmere Advocacy from Jess Willson, Vic. MP for Kew

(Email 26-Jun-2025 addressed to Jack Lord, 2023/2024 CoM Chair)

As you know, at the end of last year I wrote to the residents of Willsmere outlining the actions I was taking to address the concerns raised by them following our meeting.

I am writing to provide you with an update on my progress in addressing these issues so far:

- **Cars blocking cyclists:** *I wrote to the Minister, bringing to her attention cars being parked dangerously along blind curves on Yarra Boulevard, which force cyclists into the path of traffic. The Minister has handballed the issue to local council and we are currently liaising with them to see if adjustments to the parking can be made.*
- **Lack of public transport:** *I started a petition calling for increased frequency at the Route 609 Endeavor Foundation/Hutchinson Drive stop, as well as an extension of Route 202 around Yarra Boulevard. So far we have received over 120 signatures. **I encourage Willsmere residents to support this petition by signing it on my website [here](https://www.jesswilsonkew.com.au/survey/petition-to-increase-access-to-public-transport-for-willsmere-residents). [www.jesswilsonkew.com.au/survey/petition-to-increase-access-to-public-transport-for-willsmere-residents]***
- **Support for the Estate from Heritage Victoria:** *I wrote to Heritage Victoria to request greater support for the estate and to explore opportunities for raising its profile through showcasing initiatives. Following a response from the Minister, I have provided the management of Willsmere with some ideas to pursue heritage opportunities.*
- **Insufficient Bin Services:** *I wrote to the Council regarding the lack of bin services near the corner of Wills and Redmond Streets, especially in an off-lead dog park area. Unfortunately, council has informed me that this will not be possible because this park is managed by Parks Victoria, who have "leave not trace" policy which encourages attendees to take their waste with them. Following this, I spoke to the Minister for the Environment, who is responsible for Parks Victoria, who noted this was a widespread policy issue and he is looking into it further. I will report back.*
- **Yarra Boulevard:** *I have called on the Minister to ensure that the community is consulted ahead of the planned Stage 2 works on Yarra Boulevard. However, the Alban Labor Government has advised that **they do not intend to consult local residents**, despite significant community concerns relating to noise pollution and dangerous driving. You can sign my petition to pressure the Government to consult the residents of Willsmere on my website [here](https://www.jesswilsonkew.com.au/survey/community-consultation-before-stage-two-works-start-on-yarra-boulevard). [www.jesswilsonkew.com.au/survey/community-consultation-before-stage-two-works-start-on-yarra-boulevard]*

Despite the lack of action from the Government, I will continue to advocate strongly for the residents of Willsmere. A number of these matters require ongoing follow-up which I will continue to do and keep you updated.

If you have any questions or concerns, please don't hesitate to contact my office. Please let me know if there is anything further I can do.

Kind regards

Jess

2025/26 CoM Objectives

1. Finance Subcommittee Thomas, Jack, Keith	1.1. Ensure implementation of MICM Dynamics to provide timely graphical analysis of accrual-based monthly and YTD budget expenditure and variance analysis for both Admin. & Maint. Funds 1.2. Scrutinize quarterly (monthly) expenses, budget, and LE (Latest Estimate) for CY (Current Year) 1.3. Propose procurement (quotations) policy, e.g. thresholds for, and number of competitive quotes, and contracts policy, e.g. tender every 3 years for all > \$75K/y 1.4. Propose financial authorities of FM for routine R&M 1.5. Propose invoice approval policy & process (preferably digital) 1.6. Identify savings opportunities 1.7. Tender insurance renewal early through additional brokers to CCI 1.8. Assist timely 2026 Budget preparation 1.9. Develop and implement procedure for handling claims on the OC not handled by insurer
2. Facilities Upgrades Subcommittee Jalal, David, Keith, Carl	2.1. Implement MyBOS asset management capabilities, incl. scheduling recurring R&M, inspections 2.2. Repainting of lines site-wide 2.3. Short-term EV charging options 2.4. Future electrical capacity modelling: EV's, induction, A/C, etc. 2.5. Consider need for switchboard upgrades. Consider group discount for private Lot switchboards. 2.6. Solar options and business case 2.7. Bike storage upgrade, audit, usage policy 2.8. Street sweeper business case 2.9. Consider pool fence replacement 2.10. Consider children's playground upgrade 2.11. Flags: Move pole, remove, add 2 more...? 2.12. Library: Couches, seating, screen, transparent door to museum 2.13. Main entrance beautification (moved from 4.4)
3. Gardens Subcommittee Mitra, Jalal, Thomas, Jack	3.1. Establish cooperation with Melb. Polytechnic for tree management, if possible 3.2. Site-wide tree audit: Action on risky trees. Replacement of lost trees. 3.3. Create/update a gardens master plan, incl. hedge & shrub renewal, garden borders, remove self-seeded weeds/trees, gravelling of pathways, beetles in bowling green, weeds in walls, etc. 3.4. Communicate definition of common vs. private gardens, process for exemption 3.5. Improve tree pruning & mulching practices 3.6. Consider getting a roller (donated) for the bowling green

	<p>3.7. Consider more chairs and tables to enhance use of the gardens</p> <p>3.8. Replace/refurbish fixed bins</p>
<p>4. Communications, Governance, Rules & Regulations Subcommittee Carl, Jalal, Bec</p>	<p>4.1. Fully utilise MyBOS for communications</p> <p>4.2. Establish MyBOS KPI dashboards</p> <p>4.3. Site-wide signage update, incl. maps at G1, entrance (screens?). Consider limited on-path directional signage (coordinate with 2.3)</p> <p>4.4. Main entrance beautification (moved to 2.13)</p> <p>4.5. Arrange quarterly community forums</p> <p>4.6. Coordinate quarterly newsletters (alternating with forums)</p> <p>4.7. Consider Owner-only discussion portal / medium</p> <p>4.8. Migrate Willsmere.net to supported platform; full review & rebuild</p> <p>4.9. Publish regular news on Willsmere.net (not FB!). Noticeboards or Flatscreens?</p> <p>4.10. Coordinate events: Xmas, Easter, Talks, Guests Speakers...</p> <p>4.11. Tours for \$ to satisfy HV requirements, earn revenue</p> <p>4.12. Reconfirm breach process, authority and responsibilities of FM and OCM</p> <p>4.13. Ensure effective execution of independent compliance campaign (FM + OCM)</p> <p>4.14. Enact process for handling exemptions: document applications & approvals (OCM)</p> <p>4.15. Survey potential rule or guideline changes, e.g. laundry/bicycles on verandas, use of car parks, support for projects</p> <p>4.16. Update Rules and Design Guidelines, incl. Special Resolutions if necessary</p> <p>4.17. Review legality of current rules</p>
<p>5. Major Project Management Subcommittee: MICM assistance Keith, David, Jack, Marcus, Carl</p>	<p>5.1. Laundry Chimney: scope, cost, options, grants, HV input, permits</p> <p>5.2. HWU: Options, cost, implications of reverse A/C, HV input, permits, Member consultation</p> <p>5.3. A/C: heritage architect advice on possible placement, HV input, permits, Member insulation</p>
<p>6. Carpet replacement Subcommittee Keith, Bec, David</p>	<p>6.1. Source quotations and recommend supplier</p> <p>6.2. Obtain CoM approval of supplier (via documented motion)</p> <p>6.3. Develop replacement schedule</p> <p>6.4. Establish process to identify and assess potential reversions from carpet</p>
<p>7. Security & Safety Subcommittee</p>	<p>7.1. Examine site-wide Wi-Fi and facilities networking</p> <p>7.2. Liaise with Ambulance Vic on access and communicate protocol</p> <p>7.3. Develop parcel delivery options to eliminate ugly trip hazards in main entrance</p>

Marcus, Carl, Jack	<p>7.4. Prepare discussion paper on Main Drive reconnection – safety, amenity, value</p> <p>7.5. Gym re-registration campaign (digital)</p> <p>7.6. Snake policy and procedure</p> <p>7.7. Identify and document all trip hazards on pathways and have them made safe</p> <p>7.8. Identify all required Essential Safety Measures and ensure that they comply</p> <p>7.9. Identify any trees that are hazardous and have them made safe</p>
<p>8. Committee of Members (CoM)</p> <p>Full CoM</p>	<p>8.1. Adopt CoM code of Conduct</p> <p>8.2. Plumbing infrastructure and risk mitigation analysis.</p> <p>8.3. Consider group discount for emergency shut-off in heritage Lots (paid by Lots).</p> <p>8.4. Schedule and conduct annual performance appraisals for all major contractors: (1) OCM (2) FM (3) Gardeners (4) Lawns (5) Cleaners</p> <p>8.5. MyBOS training and full implementation of capabilities (MICM to arrange)</p> <p>8.6. Implement StrataVote capabilities (MICM to arrange)</p> <p>8.7. Draft 10-year Strategic Plan</p> <p>8.8. Encourage constructive contributions / participation of community experts: Provide TOR</p> <p>8.9. Implement legally agreed disability access upgrades, incl. green door openers</p> <p>8.10. Implement DMS (Document Management System = SharePoint): Agree folder hierarchy, naming conventions, access, etc.</p> <p>8.11. Coordinate R&M to townhouse fences and heritage windows</p> <p>8.12. Review of LTMP and SC targets at every meeting</p>