



### **Message from the Chair**

Welcome to the first newsletter from your 2017/18 CoM. The Committee, elected by Owners to manage Willsmere comprises of Andrew Brydon, Marcus Benson, Tom Dowd, Nathan Alexander, Jason Foley, Glenn Payne, Mitra Anderson-Oliver, Angela Pedersoli, Mitra Jazayeri, David Hall, Carl Sarelius, and myself, Jack (Simon) Lord. I've also been re-elected as Chair of the Owners Corporation, (lucky me!). I'd like to extend a special welcome to David and Mitra A-O, who add strengths in gardens and planning. We are keen to get started and have formed the following subcommittees and objectives. Constructive participation is welcome! I also sense this is the time to coalesce as one supportive, happy community.

#### **Communications.** Members = Marcus, Carl, Glenn

1. Implement the [www.Willsmere.net](http://www.Willsmere.net) update, including publication procedure
2. Create a plan to connect Willsmere to hi-speed internet
3. Coordinate issuing newsletters
4. Coordinate participation in Open House Melbourne, July 29 & 30
5. Review the policy for use by 3<sup>rd</sup> parties for filming etc.
6. Update the "welcome to Willsmere" pack



#### **Gardens.** Members = Nathan, David, Mitra AO, Mitra J

1. Develop a Gardens Long Term Plan (GLTP)
2. Install a contract for maintenance of the entire gardens and lawns with adequate KPIs
3. Develop a policy on acceptable use of common areas

#### **Security & Safety.** Members = Carl, Marcus, Angela

1. Consider the need for additional cameras, and define who has access
2. Ensure the Salto system is effective and fob/buzzers audited
3. Develop a solution to the frequently failing vehicular gates



#### **Pool.** Members = Jason, Glenn, Angela, Nathan

1. Prepare a business case examining upgrade vs. refurbishment of pool & surrounds
2. Conduct any surveys, Special Resolutions, or such that may be necessary to make a decision

#### **Buildings.** Members = Tom, Jason, Marcus, Andrew

1. Oversee completion of the heritage building restoration, incl. any repairs
2. Oversee any major works necessary or as scheduled in the LTMP
3. Address the need for Heritage Victoria approval for all internal modifications



**Sustainability.** Members = Jack, Glenn, Marcus

1. Examine solar power options for Willsmere



**Vehicle Accessibility.** Members = Jack, Nathan, Carl, Angela

1. Examine the possibility to reconnect to Main Drive.

**Communications procedure.** Please report issues or ask questions concerning the common areas to our Facility Manager, Devang, at [facility.manager@willsmere.net](mailto:facility.manager@willsmere.net), 0466 554 534, or our Owners Corporation Manager, Anthony, [AnthonyH@micm.com.au](mailto:AnthonyH@micm.com.au). Please include sufficient information, including photographs, to enable an appropriate response. If it is



after hours and cannot wait, please call **ASF Security** on **1800 273 732**. In an **emergency, call 000**. Items posted on the Facebook group will not be acknowledged. Our new web site will have an opt-in subscription to receive official news in a timely manner.



**Snap, Send, Solve.** Use this app to conveniently and efficiently report incidents to your council or local service providers. Willsmere intends to move in a similar direction with the installation of a professional issue management system available from FFM.



**Facility Manager.** The transition to a Facility Manager model is going well, with a few areas still in need of improvement, notably the familiarity of ASF with Willsmere – this has been discussed with their management. Things will go wrong. When they do, please be constructive and patient in resolving the issue. There was a lot of frustration recently around the basketball gate lock. Firstly, since installation the security has dramatically improved in that area. Secondly, if anyone is to blame it is the person who damaged **both** the electronic Salto lock and mechanical lock. Camera footage is being reviewed. Please be advised that Salto locks track users – nothing to worry about except if you, or someone to whom you have provided a fob, abuse our facilities as recently happened in the library. Records will be accessed and appropriate action taken.

**Long Term Maintenance Plan.** The purpose of this plan is to ensure adequate planning and financial provision for major works to our wonderful home. It is also a legal requirement. An experienced and professional company, DCWC, was appointed to prepare this plan, as circulated with the minutes of the AGM, or available from our managing agent. This enables a rational basis on which to make decisions and plan for our future needs. As explained during the AGM, this does not require approval by Owners – it was offered as a courtesy. Since no comments have been received, except regarding the pool, the plan has been adopted to replace the outdated one. This is a living document and does not lock in any foreseen increases or decreases. A few key points to note:

**DONALD  
CANT  
WATTS  
CORKE**

- Over the past 10 years spending on scheduled maintenance has been short about \$1 million. This has left us with many overdue items.
- Previous CoMs and OC Managers have not given adequate attention to following this plan or updating it. Reviewing the LTMP will be a standing agenda item on future CoM meetings.

- Accruals have often been insufficient to fund the required maintenance work.
- The plan forecasts increases in annual maintenance levies to fund all the necessary works.
- The maintenance fund is about 30% of the total budget; about 70% is the operational budget, which is on average 12% lower compared to similar complexes.

**Car share survey.** An initiative from the previous CoM that just concluded is to survey the interest and potential demand for a car share service at Willsmere. Based on the overall response, no further action is considered at this time.

Survey open for three weeks. 26 responses – 24 online, two hard copy.

Q1: Access to a car – 22 all the time, 3 some, 1 none.

Q2: Familiarity with car sharing services – 10 somewhat, 8 not very.

Q3: Likelihood to use a car-share - 1 needs a service, 4 want one. 6 comments.

Q5: Type of vehicle wanted, most to least: Sedan, Van, Station wagon, SUV, Ute, Sports car

Q6: Motor vehicle parked at Willsmere – Yes 11, No 6.

Q7: Interested in peer sharing – 5 respondents.

Q8: Trial – 24 respondents, only 13 total uses expected over one month.



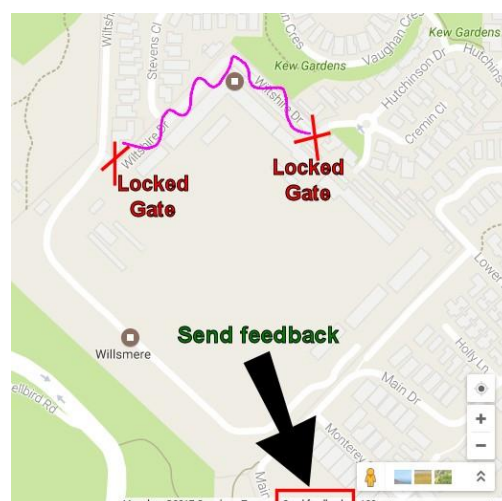
**Garden Supply Business.** The Boroondara Council has rejected the application to use the VicRoads site at the extension of Wiltshire Drive as a Garden Supply Business.

**Open House Melbourne - Call for volunteers!** After the resounding success of last year, we have again been invited to participate in this year's 10th anniversary of Open House Melbourne on **Sat/Sun, July 29/30**. This is a fantastic opportunity for us to raise the profile of Willsmere and contribute to our heritage custodial obligation. Volunteers are needed to host the tours. This will involve a minimum commitment of 2 consecutive tours with 20 minute breaks, attending briefing sessions in the Willsmere Library where information on the history and architecture will be provided, and rehearsing the tour. The rewards are many: Meet visitors many of whom have personal connections to Willsmere and fascinating stories; Meet fellow neighbours; Learn about the rich history and architecture of Willsmere; Earn priority access to some OHM buildings; Have fun! To express your interest, please visit [www.surveymonkey.com/r/YVJPGTX](http://www.surveymonkey.com/r/YVJPGTX), or **return the enclosed form** to our front office. Thank you to those who have already signed up!



**Taxi, Uber.** Ever been frustrated by a driver who comes into Willsmere the wrong way? (Or even a visitor?) Despite having advised Google and Uber several times, the map seems to revert to incorrectly show Hutchinson Drive connecting to Wiltshire Drive. Perhaps if we all report this it might get fixed: "No access to Wiltshire Drive from Hutchinson Drive – Locked gate!"

**Parking on Wiltshire Drive.** Since the first appearance of parked cars on Wiltshire Drive there has been quite an extraordinary amount of correspondence and debate with



our Council, escalating all the way to the top! The conclusion is that parking is permitted given that the road is wider than 3 metres. Although Willsmere retains an easement this only extends to right of access. The good news is that Council remains obliged to street sweep and maintain lights.

**Lights.** There are numerous lights out throughout Willsmere. These are scheduled for replacement or repair soon.

**Dumped / Immobile cars.** The visitor car parks at Willsmere are not to be used for long term storage. Cars in violation will be removed after an adequate notification period.

**Painting.** As part of the final stage heritage restoration, the buildings sub-committee negotiated painting of the gates, gym, and function room at no extra cost. They look great!

To recap some of the achievements over the past 12 months, these include:

- Final stage heritage buildings refurbishment, (paths & gardens will be fixed)
- [www.Willsmere.net](http://www.Willsmere.net) upgrade nearing launch
- Tennis courts refurbishment done
- Bowling green upgraded
- Long Term Maintenance Plan thoroughly updated
- Bus Service survey and Special Resolution completed
- Upgrade to Facility Manager model done
- Insurance renewal with claims excess reduction
- Pool area upgrade proposals obtained
- Participated in Melbourne Open House including a new, free self-guided tour brochure
- Ensured responsible financial management
- Upgraded security – cameras, new pedestrian gate, electronic locks installed at the basketball gate, bike storage privies, and library
- Installed a system to log issues, assign due dates, responsibilities, & review completion
- Communicated regularly – newsletters distributed in print and electronically
- Emergency Evacuation plan implemented
- Updated pots and plants at the main entrance
- Installed water mains isolation valves
- Repaired and made safe the sunshade “stick” rotunda

Best regards, your volunteer CoM for 2017/18



# Open House Melbourne July 29 & 30 Call for Volunteers!



Willsmere is a remarkable, unique heritage landmark in Melbourne! After the resounding success of 2016, we have again been invited to participate in this year's **10th anniversary** of [Open House Melbourne](#) on **Sat/Sun, July 29/30**. This is a fantastic opportunity for us to raise the profile of Willsmere and contribute to our heritage custodial obligation.

Our participation will involve Willsmere volunteers escorting tour groups of 15 following a printed guide. Tours will be pre-booked by OHM and commence every half hour between 10am and 3:30pm each day, with each tour taking 30-40 minutes. (Tours last year were booked out in 48 minutes!)



Volunteers are needed to host the tours. This will involve a minimum commitment of 2 consecutive tours with 20 minute breaks, attending **briefing sessions in the Willsmere Library on July 5 OR July 10 at 6:30pm** where information on the history and architecture will be provided, and **rehearsing the tour on July 15 at 4pm OR July 23 at 11am**. It is expected guides will become somewhat familiar with this material, which is hopefully a pleasure, but printed guides will also be provided to visitors. You don't have to be available both days, or even all day - scheduling should be able to accommodate preferences.

The rewards of being a volunteer are many: Meet visitors many of whom have personal connections to Willsmere and fascinating stories; Meet fellow neighbours; Learn about the rich history and architecture of Willsmere; Earn priority access to some OHM buildings; Have fun!

Would you like to volunteer as a Willsmere guide? If yes, please enter:

Your email:

Your name or nickname:

Your Lot Number:

Any comments?

**Please return this form to the Willsmere front office or email a scan or photo to: [ocadmin@micm.com.au](mailto:ocadmin@micm.com.au) by July 2.**

Footage of the conversion to private residences in the early 1990s will be available on a DVD for a \$5 donation. It shows some of the practical and heritage considerations, as well as providing a fascinating insight into the re-purposing of an aged government institution.

Narration: Adam Dean based on the original transcript.  
Photo: © Farley Webb Photography. Running Time: 32'; Promotional Video: 2'

