

**Newsletter for the Willsmere Community**  
**From the Willsmere Owners Corp. 326519P**  
**Committee of Management**



**April 2017**



**Message from the Chair, Jack Lord**

I am delighted to hear residents proudly describe how lucky we are. It's true. Where else in Melbourne, so close to the CBD, could you find such extraordinary gardens, facilities and magnificent heritage? To preserve our enviable place there has been much action lately – heritage building restoration, tennis courts, pool designs ... more details below. Another important improvement described below is the transition to a Facility Manager model.

This may be the final newsletter from your 2016/17 CoM. For Owners, **the AGM is proposed for May 8**, to be confirmed. I am honoured to have worked with a dedicated, intelligent and capable Management Committee, together with our tireless OC Manager, Anthony Henry. It is my pleasure to live in such a wonderful community. Thank you.

**Facility Management.** Recently the Committee have been considering the pros and cons of two ways of providing on-site management of Willsmere in the future – a Caretaker or a Facility manager. We have decided to change to what is currently generally regarded as best practice – a Facility Manager. For Willsmere this will mean lower costs, more dedicated resources, accountability, and objectivity. Expected improvements include:

- A full-time Facility Manager on site during normal business hours
- After-hours services, such as emergency plumbing, available on call
- Contracted cleaning services
- Contracted gardening services or a full-time gardener, (still to be determined)

More details on this change will be provided before the new services begin.

**Long Term Maintenance Plan (LTMP).** The professional update of our LTMP has been finalised and will be sent to all Owners separately. This enables a rational basis on which to make decisions and plan for our future needs. A few key points to note:

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

transitions could also be improved.

- Accruals have been insufficient to fund the required maintenance work. For example, we could only fund the much overdue third stage of the heritage building restoration because the Maintenance SC negotiated a 3-year payment plan.
- Increases in quarterly levies are needed to fund all the necessary maintenance. This is estimated to be a 10% increase each year for six years, then smaller increases for another five years. Bear in mind that in the proposed 2017 budget maintenance costs at \$330,000 represent just 28% of the total annual budget.
- Benchmarked against 10 comparable housing complexes, our operational budget is on average 12% lower. While direct comparisons always have limitations, this does however indicate that Willsmere is operating below industry benchmarks.

### **Budget 2017**

The proposed budget for 2017 is \$1.191M versus the 2016 budget of \$1.123M, (+6%). This is comprised of an increase of the operational budget from \$0.834 to \$0.861M (+3%), and an increase in the maintenance budget from \$0.299 to \$0.330M (+12%). Details will be communicated to all Owners prior to the AGM.

### **Willsmere Courtesy Bus Service**

We are pleased to advise that the courtesy bus service has been contracted to a charter company. The bus will have more seats than the last one; the burden of regulatory compliance is eliminated, and the Facility Manager will be able to focus entirely on effective buildings and grounds management.

**Maintenance Sub-Committee**, Brendan, Jason, Marcus, Tom

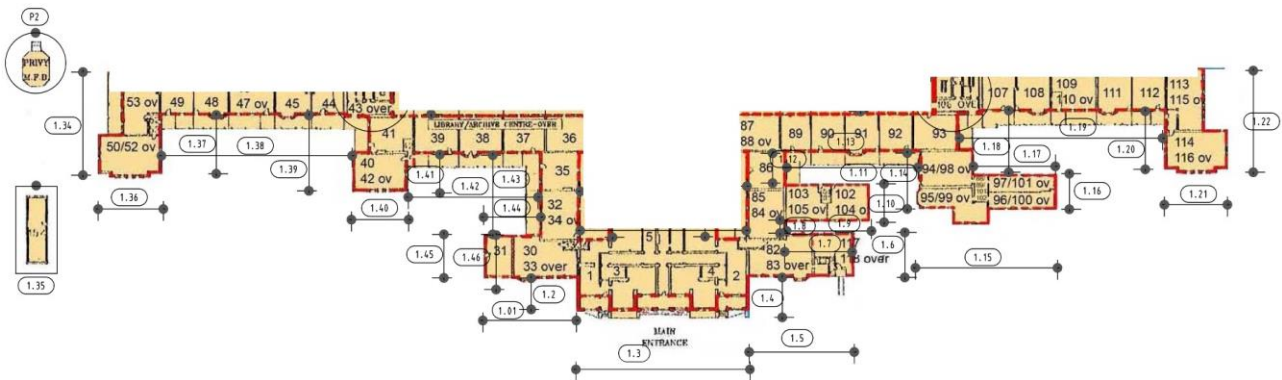


**Tennis Courts:** Upgrade done - get your game on! The more action the courts get, the better, as this will help the sand settle. For the next couple of months, the ball may not have the best bounce until the sand has settled. Enjoy!

**Stage 3 Restoration – Front of Building.** The third and final stage of heritage building restoration has already

commenced. Notices have been posted to all Lots involved – **please take note**. Completion is expected within 3-5 months. The scope is outlined in the diagram below

which essentially includes all the front of the building. Also included are the internal lobbies, the function room inside and out, and the gym exterior.



**Pool Sub-Committee**, Jason, Carl, Angela, Mitra, Nathan, Glenn.

The pool is overdue for refurbishment. This is a large and expensive task. Rather than simply spend money on the existing facilities, a subcommittee has examined options for substantially improving usability, safety, and appearance. Exciting options have been prepared by a landscape architect. We are currently examining whether to proceed and if so, how to best fund it.

**Security Sub-Committee**, Carl, Marcus, Angela, Glenn

Freeloaders have been spotted using our private facilities, for example swimmers getting changed outside the library after using the pool! Please ensure you close gates after you and report any not working properly.

### General Information

**Rats and Mice.** Melbourne is experiencing an increase in vermin. Bait boxes that are pet-friendly have been discretely positioned throughout the gardens. Please ensure you **do not overfill bins** and close lids.



**Open House Melbourne.** Sat & Sun, 29 & 30 July 2017 – mark your calendars! The 10th OHM anniversary will feature over 200 buildings across the city, including Willsmere. Volunteers needed!

Guides had a fantastic time last year – fascinating visitors, meeting neighbours, learning about Willsmere's history, and earning priority access to other OHM buildings. If you're interested to volunteer, please send an email to [AnthonyH@micm.com.au](mailto:AnthonyH@micm.com.au).

**Timber “Stick” Rotunda.** Repairs are about to commence to the sunshade rotunda in the South-West quadrant. This will reduce the risk of a seat collapsing when someone sits on it, as well as improving aesthetics. The timber to be used was purchased and then cured to meet heritage





requirements.

**Pets.** It is unacceptable to allow your pet to defecate on the lawns without picking it up. If you witness an incident, or believe you know which Lot/Pet is responsible, please report it to the OC Manager, preferably with photos.

**Gutter Guards.** The initial assessment looks good, with the autumnal onslaught soon to commence. Tests also need to be carried out in areas with conifers to determine how the guards perform against pine needles.

**Chandler Highway Bridge.** VicRoads have published the bridge expansion details at [www.vicroads.vic.gov.au/planning-and-projects/melbourne-road-projects/chandler-highway-kew](http://www.vicroads.vic.gov.au/planning-and-projects/melbourne-road-projects/chandler-highway-kew). Work is scheduled to commence May 2017 until mid 2018. Most important for us is that lights will be installed at the intersection with the Yarra Boulevard, and there will be dedicated pedestrian and cycling paths connecting to the Main Yarra Trail.



**Visitors Parking.** Please note that these areas are intended for short-term rather than long-term parking. Given the history of dumped or stolen vehicles, any that appear to be abandoned or neglected may be notified for removal.

**Garden Supplies Business.** **Garden Supplies business.** There has been no further correspondence from Council since objections were lodged.

