

162 POWER STREET HAWTHORN

OWNERS CORPORATION PLAN 2470

Committee Report 2007

1 Membership:

The Committee appointed at the Annual General Meeting in 2007 comprised Sr Beth Calthorpe, Mr Russell Dawe, Mrs Margaret Wallis, Mr Anthony Lewis, Ms Frances Sagala.

The Committee appointed Sr Beth Calthorpe as Chair, and Mr Russell Dawe as Secretary.

2 Gardens

Following her expression of interest in the role, the Committee invited Sr Rosemary (U9) and Mrs Elizabeth Dawe (U10) to act as garden coordinators. Sr Rosemary was, consequently, invited to attend meeting of the Committee.

A white-board was installed in the "Power Room" as a means of communicating between the gardeners as direct communication is not always possible. Prior to the installation of the whiteboard, Sr Maureen undertook the primary communication role. The method has proven to be quite effective, and any particular activities required of the gardeners are written on the board, the gardeners indicating the status of the jobs after each visit.

Drippers were installed along the south side of the drive-way particularly designed to water the new camellias – not always completely effective as the water pressure was sometimes excessive, the tap being turned on too much, resulting in one or other join in the piping bursting. It is noted that the tap should be turned on no more than 1/8th of a turn. The dripper line has been extended right along the south side by linking the new line with the pre-existing line and installing a pressure regulating tap between the two lines.

Drippers were installed in the pre-existing lines on the north side of block 2, but this modification has not proven satisfactory due to leakages around old spray points, excess pressure being applied occasionally (resulting in drippers being blown out of the line) etc. It is proposed that the lines be completely replaced.

Watering plants has been an ongoing issue with water restrictions operating in Victoria. The gardens at 162 are a particularly important part of the property, and their maintenance, and that of the trees on the property, is viewed as particularly important and contributing significantly to the value of the property and the apartments. The normal times available for watering at 162 Power Street are 6am – 8am Tuesday and Saturday. It is noted that watering is being undertaken largely by a very small proportion of the owners, at no small inconvenience to them, and that all owners need to share in this responsibility equitably.

3 Other items

During the year several urgent maintenance items have been attended to by the Committee – including power failure to the television pre-amplifier (resolved by electricians as a blown fuse at the power entry point to the property – a circuit breaker installed)

- Safety lighting not operating due to fault in the sensor – sensor replaced by time switch
- Gas smells being checked, on two occasions, by plumbers – plumbers reported that meters were operating properly, with no leaks, but particular wind direction was blowing vented gas up ducts and into apartments
- Investigation of possibilities of installing individual water meters to each individually owned apartment. This item links with the poor water quality being found in a number

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of the apartments due to galvanised steel water piping being badly rusted and in need of replacement. Quotes are being obtained for the job.

- Following occasional requests, proposals for installing security gates at the front of the property are being obtained, along with associated quotations for the works which would be required.

4 Problems

3 of the newly planted camellias were stolen from the east end of the drive-side garden. These cannot be replaced until late autumn or winter due both to the plants not being available, and the inadvisability of planting during the dry conditions of summer. Larger plants than originally planted will be required to match the growth of other camellias in the bed.

A motor vehicle was pushed into the fence post on power-street, breaking the post and damaging the fence. The matter has been referred to the insurers.

Russell T. Dawe
Secretary