

**Owners Corporation Plan 2470**  
**Committee Report**  
**December 2010**

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- **Committee membership**  
The committee comprised Russell Dawe, Anthony Lewis, Margaret Wallis, Zofia Sagala and Rosemary Duck. Anthony has, due to work commitments, been unable to attend several of the meetings but has responded to issues via email.
- **Birch replacement**  
it is worth noting that the birch planted to replace the old birch which died at the end of 2008 is growing strongly.
- **Flooding in U10 & U12**  
It appeared that damp continued to affect the ceilings of Unit 12 and the insurance company refused to accept liability unless the box gutters were inspected and repaired. That work has been completed on the box gutters, both north and south side, over units 10 and 12.
- **Fencing**  
The tea-tree screen fence on the north side of block 2 has been removed, a retaining wall installed and the garden widened. The garden has now been replanted and is beginning to look attractive.
- **Northside damp damage to garage wall 8 Power Ave.**  
The works to repair damp seeping through the garage wall of 9 Power Avenue was completed, the wall painted in the annual Programmed maintenance round (as was the wall of the garage of 10 Power Avenue) and the adjacent garden bed has been replanted with shrubs which should
- **Website maintenance**  
The website <http://www.powerst.innobiz.com.au> has continued to be used to ensure that owners have access to owners corporation documentation as well as financial data.
- **Development, 158 Power Street**  
The Owners Corporation, along with several owners and occupiers of apartments at 162 Power Street, lodged objections to the issue of a planning permit for construction of 14 apartments on the adjoining land at 158 – 160 Power Street. Residents supported the views of owners and residents of Power Avenue. Nevertheless, a permit was issued by Boroondara Council, with the motion to accept being moved by cr. Phil Mees, the councillor for Glenferrie Ward within which our property is located.

**Electricity:**

The arrival of smart meters has resulted in electricity consumption being recorded (whereas over several recent years the only charge has been for 'service').

**Finance**

Currently Owners Corporation funds are held in three different bank accounts to facilitate cheques for payment and moderate interest. The committee has reviewed this position and discussed it with 4 Site and it is proposed that, following the AGM, banking will be through a single Macquarie "Cash Management Account" which will provide a higher overall amount interest, cheque facilities, Bpay facilities for owners who may prefer payment by that method (as well as cheques and direct transfers). This single account approach will also reduce 4 Site costs.

**Maintenance**

Stewart McKellar, who formerly worked for Hi-Flow plumbers, has undertaken a number of maintenance jobs on-site and has a further list of maintenance work to undertake over summer.