



ARDOCH OWNERS NEWSLETTER

November 2020

MEET YOUR NEW COMMITTEE

Each year, up to 12 people are elected to the Ardoch OC committee of management. This year we welcome three new members to the committee, and say farewell to three who have served the community well to date.

New Members

John Reynolds is a chartered accountant who works as a senior finance manager with Australia Post. He and his wife Aimee first rented at Ardoch and then bought one of the newer-style apartments in 2017. They have a young baby, Monty.

Claire McFarlane manages an international customer program for a global IT company, and is interested in sustainability and diversity (continued overleaf).



LANDSCAPE RENEWAL

Ardoch's gardens and grounds are a significant part of the estate's appeal and its value as an investment.

However after nearly 25 years, it was clear some parts of the gardens needed major renewal.

Last year, the committee commissioned *John Patrick Landscape Architects* to develop a Landscape Renewal Plan (John Patrick designed the 1995 gardens) and this is being progressively implemented in three stages over three years.

Each stage includes removal and replacement of some trees, either (continued overleaf)

FIRE SAFETY

Offsite owners should be aware that there was a fire in one of the



older-style apartments, caused by a faulty IXL Tastic bathroom heater and light unit.

Fortunately, the fire was quickly contained and damage was minimised.

However, it's a timely reminder for all owners to check the electrical fittings and appliances in their apartment.

ARDOCH HISTORY

Ardoch has a fascinating and unique history, being a "rare, innovative and intact example of the garden city philosophy derived from England and North America".

But Ardoch's architectural history is just part of the story. The Community Group has now commissioned a

professional historian to capture oral histories and other stories about some of Ardoch's more colourful characters.

If you know anyone who has a connection with Ardoch in the past, please email Meredith on meredithdoig@gmail.com

MEET YOUR NEW COMMITTEE

She and her daughter Estelle live in one of the older-style apartments.

Luke Smith works in data architecture and has provided IT solutions for top law firms across multiple countries. He has previous experience in lobbying for a more community-friendly development, and is interested in languages, and comparative religion and philosophy.

Retiring Members

Karen Crawford is a senior manager with ANZ Bank and was particularly influential in reviewing and then urging an update to Ardoch's Long-Term Management Plan (LTMP).

Bill Keay split his time between his beloved Ardoch and his family in New Zealand - and this time got stuck across the ditch! Bill was vocal in his advocacy for various aspects of Ardoch's gardens and grounds.

Marin Johnson, who organised an extremely useful drone survey of Ardoch's rooftops and spent hours analysing the resulting photos, had to step down from the committee mid-term for health reasons.

A huge *thank you* to all three for their valuable contributions.

The OC Committee

A full list of the OC Committee and members' qualifications can be found on the Ardoch website (<https://www.ardochvillage.org.au>).

Also on the website, you can view the chairman's report on the committee's achievements during 2019-20, the audited financial statements, and the 2020-21 budget.

LANDSCAPE RENEWAL



Maintenance building (north wall) now



Example of recommended treatment for the maintenance building



West side of the Green now



Example of new tree for west side of the Green

because they have come to the end of their useful lives, or because the tree was not planted in an appropriate location and its roots were damaging underground services or nearby buildings. Permits for the removal of these trees will of course be obtained from the local council and Heritage Victoria

During 2020-21, stage B of the Plan will see three areas renewed: the north side of the maintenance building, the west side of the Green, and the gardens surrounding 6 Pilley St.

The estimated costs for these three stages is \$37,500, \$22,500 and \$41,500 (ex GST). Having now seen the improvements arising out of stage A, we look forward to seeing how stage B progresses.

LEGAL DISPUTE

As reported in our August newsletter, the long-running dispute brought by an owner against the OC is nearing closure.

After VCAT decided the dispute in the OC's favour and also awarded costs in favour of the OC, the Costs Court determined the other party

must pay \$43,015, which will be paid in two instalments, \$25K on 4 November and the remainder on 4 December.

This amount represents about half the OC's legal costs, necessarily incurred defending itself against the other party's actions.