



August 2021

## UPDATING THE LTMP

Last newsletter, we alerted you to the need to update Ardoch's Long Term Maintenance Plan (LTMP) to accommodate some significant projects that have become necessary. These projects are needed to repair existing structural damage to some buildings and to prevent similar damage to other buildings.

The LTMP is prepared by quantity surveyors. The firm that has been used by Ardoch is Rider Levitt Bucknall (RLB). They have prepared a draft update, which the committee is now reviewing.

This draft factors in the projects referred to above, which are unavoidably costly.

The committee is looking at ways these increased costs can be reduced to a more manageable level by spreading the work out over 8 years rather than five.

This requires balancing the unavoidable increases in LTMP contributions with the need to ensure the works are done in time to prevent further damage.

See over for examples of the cracking that has been revealed and which must now be repaired.

## ARDOCH AGM

*Most years, the Ardoch Annual General Meeting has been held in September or October.*

*This year however, it's been scheduled to later in the year so the OC can receive and assess a number of important reports for presentation to Owners.*

*These include an update to the professional Long Term Maintenance Plan and multiple engineering reports looking at repairing existing and preventing future structural damage to buildings. These reports will in turn have implications for Ardoch's Landscape Renewal Plan.*

*As always, owners will get 3 weeks notice of the AGM. At this stage, it looks like it will have to be a virtual meeting, as it was last year.*

*A zoom link will be included in the Notice of Meeting.*

## REPAINTING THE BUILDINGS

The repainting works being done by Mattioli have been suspended for the winter, waiting for better weather later in the year.

Thus far, 9 Ardoch, 10 Ardoch, 6 Pilley and much of 7 Ardoch have been completed.

Given the significant structural damage revealed as preparation for these works proceeded, it may be that repainting of the remainder of the buildings will have to be rescheduled to accommodate more pressing projects.

## INSURANCE

Following settlement of the long-running dispute with an owner at VCAT, the OC's insurers have paid out the full amount available under the Defence Costs item of the OC's insurance policy.

This means that of the nearly \$100,000 legal costs of the dispute, around half has now been recovered from the other party and around half from the OC's insurers.



# STRUCTURAL DAMAGE



Cracks in one of the older-style buildings: evidence of underlying structural damage that requires priority attention.

In this building, these cracks are what can be seen from the outside.

Inside, the structural shifts have caused significant damage to internal walls and ceilings.

Note: buildings are common property and therefore the responsibility of the OC as a whole.



## ARDOCH STORIES

Many people are curious about the history of Ardoch. Urban legends abound about the colourful characters who have lived here and when.

Not legend but fact, 'Doc' Herbert Evatt and his artist wife Mary Alice bought a home at Ardoch in 1930.

Evatt was a High Court Justice from 1930-40; federal Attorney-General from 1941-49; and leader of the federal Labor opposition from 1951-60. The Evatts divided their time between Ardoch and a home in Sydney.

If you know of any other famous or infamous people who've lived at Ardoch, please let us know!



## FINANCIAL REPORT

For the Administration Fund, full year Actuals vs Budget have tracked well over the past 12 months, with Gardens & Grounds significantly under due to lockdowns.

