

A photograph of a hot air balloon with the word 'TRIPLE' on it, floating in a clear sky above a large, leafy tree. The text 'ARDOCH OWNERS' is written in a light, sans-serif font above the word 'NEWSLETTER' in a larger, bold, white sans-serif font.

# ARDOCH OWNERS NEWSLETTER

February 2021

## 5 YEAR MAINTENANCE PLAN

As most owners will know, by law large Owners Corporations like Ardoch must have a Long Term Maintenance Plan (LTMP). The purpose of an LTMP is to provide a solid basis for calculating annual contributions to the Maintenance Fund so that we have enough money to do the major maintenance and repair projects necessary to keep the common property of the buildings in good condition. It is not intended to provide a detailed forecast of specific capital works. Ardoch's last LTMP was conducted by RBL Quantity Surveyors in 2019; this will be updated in 2023-24.

However a LTMP does not schedule the actual *timing* of works.

*(continued overleaf)*



## LANDSCAPE RENEWAL

Stage B of the Landscape Renewal Plan continues.

Following a permit exemption from Heritage Victoria, two Manchurian Pear trees located at the north-west and south-west corners of the central Village Green area have been replaced with Crepe Myrtles (see pics overleaf). These match the new Crepe Myrtles planted along the Pilley St frontage, and those planned for the northern side of 6 Pilley St.

## REPAINTING THE BUILDINGS

Painting the exterior walls of the Ardoch's buildings is the largest project undertaken at Ardoch since its redevelopment. Mattioli Bros won the tender and is working intensively with the OC Maintenance group, the Site Manager and the OC Manager through the preparatory stages.

The first building to be painted will be 9 Ardoch. Once this is done, we'll all be able to see what an enormous difference it will make to the external appearance.

## ARDOCH SECURITY

A reminder to all Owners that Ardoch has its fair share of intruders.

This one forced open a window to the pool hall at 3.45am one morning and was captured by one of our security cameras. The St Kilda police are investigating whether he may be associated with a forcible entry to one of the garages that resulted in the theft of some valuables.

*If you own an apartment with a garage, please ensure it remains locked at all times!*



# 5 YEAR MAINTENANCE PLAN

Over the past few months, the Maintenance group and the Finance group of the OC committee have developed a 5 Year Maintenance Plan (5YMP) which lays out a schedule of when major projects - both building projects and gardens/grounds projects - are likely to be done over the next 5 years. Ardoch has never had a 5YMP before.

Working in conjunction with our OC Manager and our Site Manager, the committee will be able to use the 5YMP to better inform the timing of medium-sized and major projects., so we can avoid the need for a levy.

The 5YMP will be reviewed and updated each year.

Major items in the 5YMP include:

- repairing and painting the facades of the 1920s buildings
- repairing and painting the facades of the 1990s buildings
- tuckpointing the brickwork
- repointing plain course brickwork
- addressing rising damp issues
- repairing sinking floor in one building
- repointing roof ridge capping
- repairing chimneys
- repairing/replacing rotting windows
- replacing roofing tiles on one building
- replacing the pool hall windows and doors
- replacing a boundary fence
- repairing the Dandenong Rd fence
- completing the Landscape Renewal Plan.

# LANDSCAPE RENEWAL



*New Crepe Myrtle and lawn planted at the north-west of The Green*

*New Crepe Myrtle and lawn planted at the south-west of The Green*



Recent heavy rains showed that some drains needed clearing of major tree roots that had intruded into the drains, particularly from the large Cottonwood in front of 6 Pilley St.

Stage B of the Landscape Renewal Plan 's budget of \$22,500 plus GST looks likely to be met. The final stage, Stage C, of the three-year Landscape Renewal Plan is scheduled to be completed over the next 12 months, budgetted at \$41,500.

# FINANCIAL REPORTING

The newly established Finance group has devised charts that will enable the OC committee to more easily monitor expenditures against the budget agreed by Owners at the AGM. In this chart, the red line shows the budget.

