



AUTUMN 2025



April 2025

Newsletter

gcrh.au

From the General Manager's Desk

2025 has really had an interesting start. No rain, hot weather, lots of watering. Let's hope the rains come in autumn.

As I mentioned last newsletter, it has been a very busy time for us; with the first three and shortly the remaining new houses at James Martin being settled. The apartments will finally follow shortly and future apartments planning is underway.

Easter Arrangements and Anzac Day

Easter this year will start with Good Friday on the 18th April through to Easter Monday on the 21st April.

The admin office will be closed from 4.30pm on Thursday 17th April and will re-open on Tuesday 22nd April at 9.00am. Urgent maintenance requests should be made direct to Brenton on the mobile number **0411 795 585**.

Weekly Bins: Please note that the bins will be put out as normal on **Thursday 17th April**. They won't be emptied until Saturday morning, due to the Friday holiday. So, they will be on the kerb for an extra day.

Anzac Day:

The Anzac Day public holiday this year is on **Friday 25th April**; The admin office will be closed on this day.

Retirement Villages Act Amendment Bill

The Retirement Villages Act Amendment Bill passed through the SA Parliament late in 2024. We have been advised of this by the Office for Ageing Well.

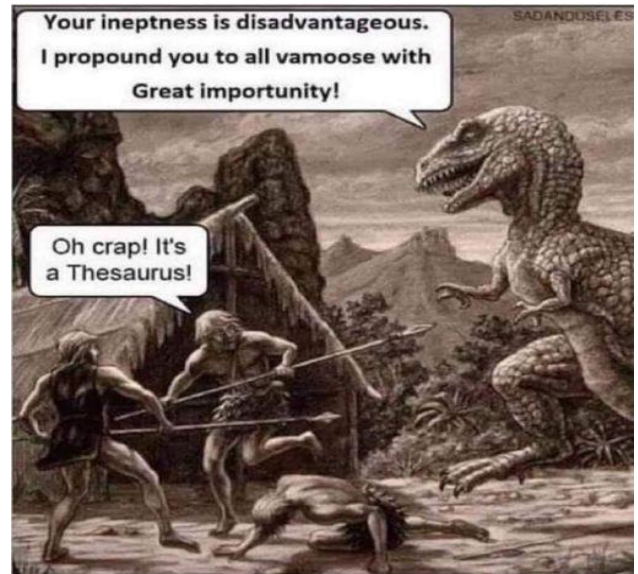
The changes to the legislation require regulations to support operation, so a start date has not been set.

Stakeholders will have opportunities to be involved in the development of updated regulations. It is anticipated that the draft regulations will be available on YourSAy for feedback this year.

A copy of the Amendment Bill can be obtained from the SA legislation website. Information sheets for residents are available. The Office for Ageing Well can be contacted on 8204 2420 or email: RetirementVillages@sa.gov.au.

We plan to run a session on the changes once finalised, for residents who would like to know more.

As Long as He Doesn't Become Tyrannical!



James Martin Village – Units 30 - 32

The new units 27 – 29 at James Martin were settled before Christmas. The remaining three units (30 – 32) have moved along fairly well in the new year. Much of the internals are complete, with the painting starting last week.

The rear fencing has been finished and concrete driveways and paths are completed. Side fences and landscaping will be ready shortly. Gas & electrical meters are in place. We have taken three offers, for which deposits have been accepted. We are expecting the units to settle in late April.



Bruce Eastick Complex - Stage 2 Development

Some work has begun on stage 2 of development of the Bruce Eastick Complex. The next stage will see a new roadway to the immediate west of the complex, along with a further ten apartments developed. The roadway will support not only the new apartments but will also become access to the administration office and community facility, in future stages.

Timing of the development will be determined by funding. We have applied for a grant to support Stage 2, for which we are waiting on an outcome.

It is planned that these apartments will be offered as subsidised entry agreements.

New Board Member – Paul Weiss



Paul Weiss joined the Board at the 2024 GCRH AGM. We would like to welcome him on board and acknowledge his support. Board members provide their time on a voluntary basis.

Paul has lived with his wife and family in Adelaide since 2002, moving from country Victoria and earlier from Melbourne. Having been in Gawler now for 3 years, Paul and his wife are reconnecting with a closer community while continuing their career and professional growth.

Paul holds a Bachelor of Engineering; a Master's in International Business and is a graduate member of the Australian Institute of Company Directors. He is currently managing operations and business development for a company he founded in 2012, which is now part of the Nova Systems group of companies. Paul has held voluntary roles including Director and Finance Committee Chair (Defence Teaming Centre) and Foundation Chair (Rostrevor College).

Paul also enjoys gardening, music and restoring historic homes, with plenty of opportunity for all three in Gawler.

From the Board Table

The Board met in February; following is a summary of some of the agenda items:

Welfare & Safety

- Update Covid-19 protocols.
- Resident Risk Review as per Board Calendar

Marketing Committee –

- Resident Analysis Report.
- Remaining Social Events 2025.
- Contacts for vacancies, new record in 2025.

Subsidised Entry Applications –

- Application approval for one unit.

James Martin Units Development –

- Remaining units ready shortly
- Stage 1 on BEC apartments.
- Funding submission for BEC Stage 2.
- Planning underway for Stage 2 apartments

Property Committee –

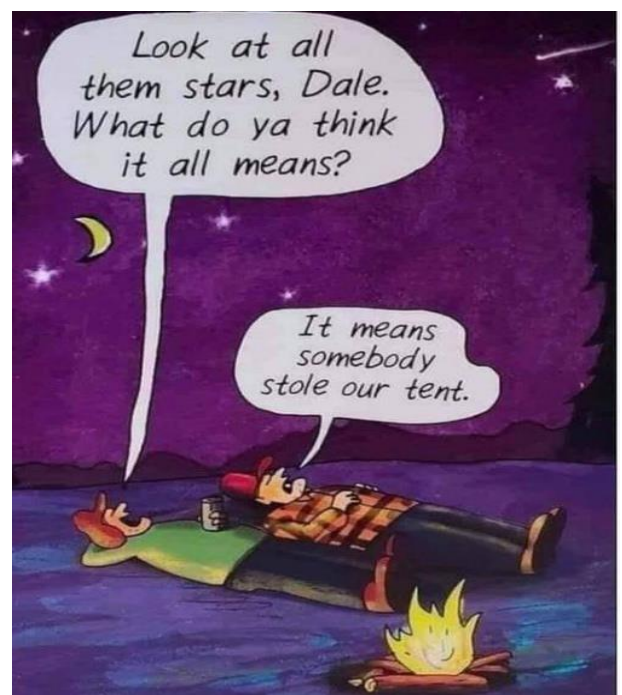
- Elimatta carparking, behind 14 Tod St.
- Major refurbishment 14 Tod St.

Finance Committee –

- ACNC Annual Return Lodged.
- James Martin Services Fee, date change.
- Capital Maintenance Fund Report.
- Cash Report - funding for JMV projects.
- Extension of Market Loan.
- Village Surplus – slightly over budget YTD.

Executive Committee/Board Calendar –

- Willaston Cemetery Management Plan.
- Gov Daly residents car parking responses.
- Funding submission for JMV Grant.
- Retirement Villages Amendment Act passed.
- Strategic Plan Implementation Report.
- Chairperson Performance Review



2025 Social & Information Events

It was great that we had 55 people attend the greyhound luncheon recently. Thanks to Nixon's for great service and food.

Functions still to come in 2025:

Date (tbc) Support at Home Information

We are planning a morning tea and information session on the changes and introduction of the Support at Home system. We are hoping to provide information on how this may affect residents living in retirement villages. We will send out invitations when a date is confirmed.

Tues. 9th September: Gawler Bowling Club

We have booked another day at the Gawler Bowling Club. The day includes social bowling or socialising and finishes with a light luncheon thanks to the Bowling Club. More details in the next newsletter.

Wed. October 29th: Annual Residents Meeting

Annual Residents Meeting Wednesday 29th October 2025, commencing at 10.30am. To be held at the Humphrey George Community Hall, at James Martin Village.

Wed. November 26th: GCRH Christmas Party (tbc)

The Annual Residents Christmas Party date is listed as Wednesday 26th November 2024. To be held in the Hewett Centre; it will commence at 10.30am. (To be confirmed).

We are still looking at the following:

- Gawler Cinemas are still offering silver screening mornings. They don't advertise them as far in advance as previously; so when we book one, we will send out an invitation, probably with a few weeks' notice.

* If you have seen or heard about any suitable options for social get togethers or information sessions, we would like to hear about it. Also, we are on the lookout for entertainment for the Christmas Party. Contact Peter at the admin office if you have any ideas.

Car Parking for Elimatta Village

We have been fully aware of the need for more resident parking for Elimatta Village. An opportunity has been identified to increase the capacity behind 14 Tod Street. Work has started on moving the fence towards the cottage and freeing up car parks opposite the carports. Initially they will open air parks, with a plan to eventually install carports. We will keep village residents apprised of the progress.

Current Villages Vacancies

Vacancies are continuing to be move quickly. If you know of someone interested in moving, get them to

contact the office and register with us. We send out letters to our list of people registered.

Current Vacancies:

Elimatta Village:

Unit 42, 18 Tod Street

(Now under deposit, but can still be viewed)

New Subsidised Entry opportunity. – One Bed with sunroom; large living/kitchen area; r/c ducted a/c; ceiling fan & lge robe in bed. Modern kitchen, bath/laundry, w/- showerscreen & door. Tiling and new carpet in bedroom. Sunroom opens to private courtyard, with secure entrance & easy access to the sep on site garage. Subsidised Price \$77,500.



James Martin Village:

Unit 24

Only just vacated, this 2 bedroom unit features a large living/dining room. Modern kitchen, large laundry & bathroom. Both of the bedrooms have robes. New floor coverings and full repaint. Large garage, with internal access. Rear courtyard. Price tba (contact the office for more details)

Apartments in Bruce Eastick Complex

The apartments in the Bruce Eastick Complex, James Martin Village are nearly ready. We finally have them powered up and we are finishing external areas. A letter to interested parties will be sent out shortly. There are six apartments available; five are one bedroom and there is a two bedroom. All will have full size kitchens, bathroom/laundry, split system aircon, ceiling fans to bedrooms and separate courtyards. A carport on site will be assigned to each apartment. All will be offered as **Subsidised Entry Agreements**. Details of apartment options are:

Apartment 1 – Two bedroom, "Premium" Contract, Price \$85,000.

Apartments 2, 4 & 6 – One Bedroom, Ongoing Payment Contract, \$215.50 per week.

Apartments 3 & 5 – One bedroom, "Premium" Contract, Price \$70,000.

Contact the Admin Office for more info. Units require an Application for Subsidised Entry to be submitted.

James Martin Village Changes

The office would like to thank all James Martin residents for their assistance in the change to the monthly services fee day. They are now in line with the other villages, with fees due to be debited on the 4th of the month.

Also work on the first two bin enclosures along the new roadway will be completed shortly. A third enclosure will be added near Unit 32, once the unit has been completed.

We will also be adding new 'off street' guest parking spaces along the new roadway over the next few months.

Must Be a Songbird!



New Residents

We would like to welcome the following new residents to Gawler Community Retirement Homes:

- Elizabeth Ecclestone moved into James Martin Village in December.
- Elizabeth Agius moved into James Martin Village in December.
- Bev Thom moved into Vin Rice Village in February.
- Bert Hofmeyer moved into Vin Rice Village in March.
- Agnes Couzins moved into Elimatta Village in March.

The following units are vacant, but have prospective new residents that have paid a deposit:

- Unit 3, Vin Rice Village, 1 David.
- Unit 30, James Martin Village.
- Unit 31, James Martin Village.
- Unit 32, James Martin Village.

GCRH Administration Office Hours & Contacts

Our normal office hours are:

Monday to Thursdays – 9.00am to 4.30pm

Fridays – office attended most Fridays, but please make an appointment prior to attending office.

For urgent maintenance requirements, when the office is unattended, contact Brenton or Stephen on mob no. 0411 795 585.

Office Address: 19 Dawkins Avenue, Willaston

Mailing Address: PO Box 647, Willaston SA 5118

Email: admin@gcrh.au **Website:** gcrh.au

To Give Away - selection of classical music CDs

A slightly different offer to everyone for this newsletter!

One of our residents has some classical CD's she is offering to give away. If you or someone you know has a love of classical music, please call Nan on 0448 165 146 (Gov. Gawler Village).

Memory Lane – Adelaide Airport

New (first) terminal building. Adelaide airport. 1961.

From 1927 until 1954 Adelaide's main aerodrome (as they were then called) was at Parafield, about 16kms north of the city.

The new (and current) airport site at West Beach, 6 kms west of the CBD, received its first flights in 1954.

The first passenger terminal at the new facility was a lean-to structure attached to one of the large hangars. It would be another three years before the pictured terminal was constructed and opened.

Funded and built by the Commonwealth of Australia, the new terminal was opened with much fanfare in 1957. While only intended as a short term solution, it served the airport's domestic and regional traffic until October 2005.

Members will note the airport control tower is integrated into the new terminal, as was the style of the time.

The photo shows the terminal around 1960/61, 3 or 4 years after the opening, with an FC Holden sedan in the foreground.

