



July 2023

Newsletter

gcrh.org.au

From the General Manager's Desk

2023 is halfway gone, and here at the office things have been very busy. We continue to be a little overwhelmed by the speed at which vacated units are selling; not a bad thing, but surprisingly stressful.

The James Martin development is moving along nicely; and the planning for the remaining six units along the roadway has reached approval stage.

It is a pretty exciting time for the future of the GCRH. We will be making a special announcement regarding James Martin Village soon. So, keep an eye out for an invite to it.

Know Your Rights Booklet – SA Health

The Office for Ageing Well (SA Health) has provided a booklet, "Know Your Rights – A Guide to the Rights of Older South Australians".

The publication is quite comprehensive with information on many subjects such as, access to information and services, age discrimination, Centrelink, consumer rights, fitness to drive, grandchildren, health, volunteering and many more. It also has information on retirement villages and residential aged care.

It contains many contact details of where you can go to find out more in the various areas. It looks a very useful go to resource for everyone, so we are delivering a copy to all residents current & new.

If you haven't received yours, please contact the administration office

Presumably good at helping people stay alive.



James Martin Village Apartments - Update

Work on the repurposing of the vacant facility at James Martin Village is now well underway. The first stage work is progressing on the six apartments in the southernmost building.

Demolition work is complete and most of the internal framework is ready. Electrical wiring and plumbing work is also well underway. The internal walls and ceilings are booked in for next month, as well as the replacement of external sliding doors and windows.

See next article for some detail on the Subsidised Entry pricing for James Martin Village, which includes the apartments. When the apartments are getting closer to completion we will begin advertising, this will include a mailout to interested parties.

Concept Plan for Remaining Stages:

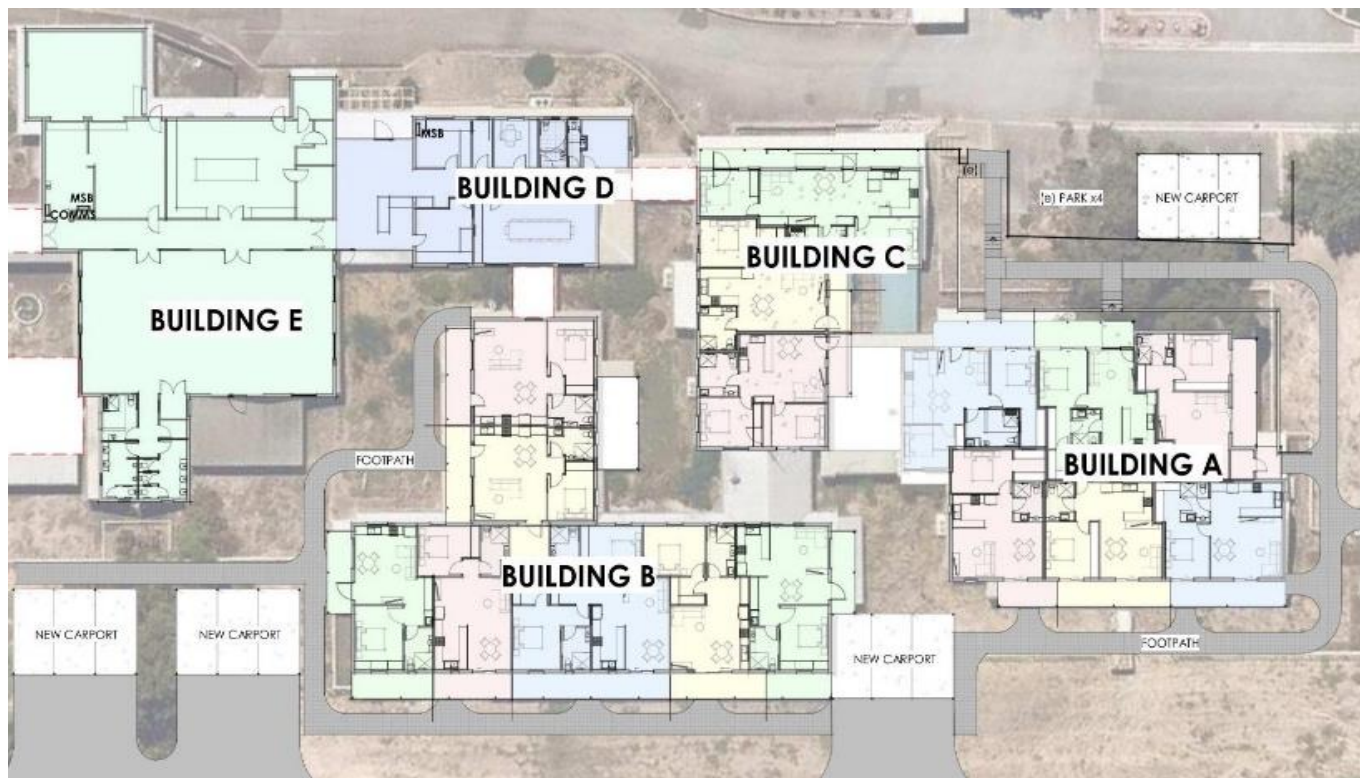
We now have the concept plan for all of the facility. As mentioned in the last newsletter we already had the plan for the first stages being a further seven apartments and roadway to service it. *(See copy of plan at the top of the next page)*

The concept now shows a further three apartments in building 'C', which will bring the total number to sixteen. The current main entry will form part of a new administration area, with new office space and boardroom; this is building 'D' on the plan. This will be serviced by new carparking for a western entrance.

Building 'E' has the old meals area which will be opened up to provide a new hall, which can take up to 200 people. It will have necessary support facilities.

The northern part of the building is planned to be demolished to allow for parking to be provided to support the hall & administration area.

Part of the James Martin Village Master Plan had previously identified moving the administration from its current building. The old house to then be demolished to make room for a new roadway and new stand-alone units.



Subsidised Entry – Price Increases

The Board of GCRH has approved increases to the pricing of the Subsidised Entry Units. The process for setting the pricing, is based around the current market values of the units. It is reviewed annually. The last increase to the pricing was back in 2016.

The new pricing levels are:

Elimatta:

- one bedroom - \$57,500
- one bedroom with sunroom - \$67,500
- two bedroom - \$82,500 (inc parking)
- ongoing payment - \$104.50pw (from 4th Nov)

James Martin:

- one bedroom - \$67,500 (inc parking)
- two bedroom - \$82,500 (inc parking)

When the new apartments are ready at James Martin Village, they will be offered as subsidised entry. This will include some offered under ongoing payment agreements. The pricing for these will be at \$120pw plus services fee. These units will have an assigned carport.

Resident Survey Results

Thankyou to all of those that filled out and returned a survey at the end of last year. The Board has now seen and discussed the results of the survey. A summary of the results has been prepared and is distributed to everyone with the newsletter.

It is an important part of maintaining our support for the residents. Especially that the Board receives not only the ratings, but also comments included.

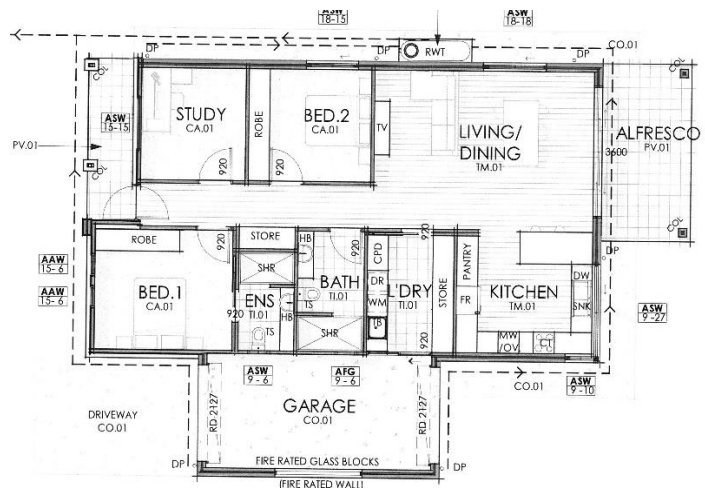
James Martin Village Units – Remaining Units

Planning for the remaining six units has progressed to the stage where updated plans have been lodged for planning approval.

The new units will be a similar size, but there are changes to the floorplan (*see below*). The design now has a separate kitchen at the back of the unit, opening to the large living area. These units will be the first units in our villages to have an ensuite off the main bedroom, along with a second bathroom/toilet. A large laundry will feature cupboard space on both sides.

Similar to the first two units, there will be an alfresco at the back; while the garage will again have a rear roller door allowing access to the back courtyard.

Once all approvals are confirmed the building is expected to start in the last quarter of this year. It is intended to build the next three initially.



2023 Social & Information Events

We held a session for residents on Advanced Care Directives back in May at the Humphrey George Community Hall; we had about 25 people attend.

Upcoming functions for 2023:

Tues. September 19th: Bowling Club Fun Day

Thanks to the Gawler Bowling Club, we have arranged a fun day at the club. It will include social bowling for anyone that wants to partake; this will include guidance for any inexperienced bowlers. For those that don't want to bowl, there will be activities in the clubhouse. Starting time will be at 10.30am, with a light luncheon provided by the club around noon. Bar facilities will be available. All residents will be sent an official invite in the next few weeks.

Wed. October 25th: Annual Residents Meeting

Annual Residents Meeting Wednesday 25th October 2023, commencing at 10.30am. To be held at the Humphrey George Community Hall, at James Martin Village. Invitation, annual report & services fees updates to be sent out no later than Tuesday 10th October.

Wed. November 29th: GCRH Christmas Party

The Annual Residents Christmas Party date is set as Wednesday 29th November 2023. To be held in the Hewett Centre; it will commence at 10.30am.

* If anyone has any suggestions for future social activities, please contact the Admin Office.

Think About it!



Goodbye Toyota Hilux

We bid farewell to the Toyota work ute that has served us well for many years. We have traded it for a new Mitsubishi Triton ute. We purchased a second vehicle 3 years ago, with a plan to eventually replace the Toyota.

The replacement vehicle is a Triton, similar to the one purchased previously. We will update the vehicles regularly, with the intention to always have our work utes under warranty.

Residents are reminded that the villages do not pay for the purchase or associated depreciation. The running costs are borne by the villages and the purchase won't add significantly to these costs.

Gawler Show Stand

Gawler Community Retirement Homes will again have a stand at the Gawler Show. The 2023 show dates are Sat 26th & Sun 27th August. Tickets are on sale now. The car lottery is back, with a Toyota Yaris Cross GX valued at \$30,000 to be won. Hope to see you at Gawler's biggest event for the year.



Current Villages Vacancies

Governor Gawler Village:

Unit 7, 11 Hutchinson Road:

Three bedrooms with single garage umr. Has near new kitchen inc modern appliances. Large living area with living & meals area. To have a full repaint, new floor coverings & blinds. Two-way bathroom with vanities to be refurbished. Rear courtyard area has a large verandah. Priced at \$360,000



We will also have a vacancy coming up in Gov Daly Village shortly. Contact the office for more detail.

From the Board Table

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

Welfare Health & Safety –

- Update on Covid-19.
- Staff Return to Work.

Marketing Committee –

- Gawler Show stand.
- Update on social functions.
- Marketing Budget 2023-24.
- Survey – residents summary.

James Martin Units & Aged Care Facility –

- Progress of stage 1 apartments.
- Three bedroom units – update to plans. To be lodged for PlanSA approvals.

Property Committee –

- Upgrade to Boardroom – on-line meetings.
- Capital Maintenance Fund – regular reviews.
- Vehicle replacement.
- Fire blankets ordered

Finance Committee –

- Review of Subsidised Entry pricing.
- 2023-24 Budget – updates to initial draft
- 2022-23 Audit commenced.

Other items –

- Annual Risk Assessment report approved.
- Annual Operational Plan approved.

2023-24 Budget Considerations

We have faced quite a changeable time with this year's budget due to the ongoing inflationary issues. The final budget isn't approved until August, after the end of year figures are finalised.

The main increases to note are:

Council Rates, up 3%-4% (depends on valuations).

Insurance increase now confirmed as 12.5%.

Annual Wage Review, increase of 5.75%.

Power pricing, increases 25% - 35%

CPI end of May up 5.6%. Hopefully no higher at the end of June.

In terms of the increase to Services Fees, we are expecting that we can keep them between 3% & 4%, subject to any other late changes!

New Residents – Another Big Year!

After the record number of new residents last year, 2022-23 has again seen a lot of movement. In total we have re-licenced 16 units during the year.

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

- Bill Gower moved into Dawes Village in April.
- Ruth Simon moved into Elimatta Village in April.
- Lynette Anderson moved into Elimatta Village in May.
- Linda Iliffe moved into Elimatta Village in May.
- Linda & Bob Fuller moved into James Martin Village in May.
- Leila & David Arthur moved into Dawes Village in June.

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

- Unit 18, Elimatta Village.
- Unit 17, Governor Gawler Village.
- Unit 19, James Martin Village.
- Unit 6, Dawes Village.

Maintenance Request Process

A reminder to everyone regarding the process for making maintenance requests. All residents are asked to ring the admin office to register your requests. A request form is raised, the urgency is assessed and it is recorded in the maintenance file. The request is then assigned to the maintenance staff. When the necessary work is complete it is then signed off and the result is also noted in the maintenance file. Outstanding forms are followed-up.

On occasions work may take longer than you may normally expect. This may be due to availability of a contractor or need to order a replacement part.

Sometimes staff are approached in the village about maintenance items. They have been instructed to encourage residents to ring the office to ensure the request is registered. Staff normally have a task they are undertaking and can miss recording a request.

When you ring the office if it is unattended, you can leave a message regarding the maintenance request, or to have someone ring you back. The request will be recorded or Karen or Peter will ring you back.

If the office is unattended and the request is urgent then you can ring the after-hours number. However, it should only be for a genuinely urgent item.

The Admin Office no. – 8523 4255

After Hours no. – 0411 795 585

Road is Clear?

a truck loaded with Vicks vapor rub overturned on the highway



amazingly there was no congestion for eight hours