



July 2024

Newsletter

gcrh.org.au

From the General Manager's Desk

I'm back from our trip to Europe and an eventful trip it was. We flew through Dubai on the day after the big floods. Though we got through, after short delays, our baggage was a few days slower!

It was great to spend time in Stuttgart with our daughter Mercedes. I can recommend Stuttgart as a spot to visit. In southwest Germany it is a very pretty part of the world. Naturally we visited the Mercedes Benz Museum (good value) and the Stuttgart Zoo is well-renowned. It has a great rail system, which made travel around the city very easy.

Highlights were the European intercity train system, London, Amsterdam and Berlin (a must visit spot). Overall, our favourite spot was Nice in the South of France; it is a place that looks exactly like the photos! This was our home base for my visit to the Monaco Grand Prix; two days of racing, which was my number one highlight! (as per picture above)

* The answer to the last newsletter meme - "All we need is Radio Gaga" Picture included photos of Queen (who wrote the song), **Ray** Romano, Ronnie James **Dio** and Lady **Gaga**! I gather everyone got it, because no-one called?

Don't Ignore It!

If you ever feel like you're being ignored try being a keep left when overtaking sign



Bruce Eastick Complex Apartments

Unfortunately, the work on the first six apartments in the Bruce Eastick Complex at James Martin Village has been delayed. The reason being that we have faced an issue with the power being connected to the new residences. There have been some issues with the current power board and the transformer.

We have now negotiated to proceed with the connection. This will still take some time; due to the time it will take to have the new meter box made. Most of the internal work is complete. However, the outside work has been delayed as we wait for the power connection. We are expecting work will get serious again over the next few weeks.

We are still hopeful that we will be able to offer the apartments for occupation in the final quarter of this year. It has been a little frustrating for everyone.

Below are photos from inside the apartments:



Subsidised Entry – Price Increases

The Board of GCRH has approved increases to the pricing of the Subsidised Entry Units. The process for setting these levels is based around the market values. In the current climate values of all properties are increasing.

The new pricing levels from 1st July 2024 will be:

Elimatta:

- one bedroom - \$60,000
- one bedroom with sunroom - \$70,000
- two bedroom - \$85,000 (inc parking)
- ongoing payment - \$109.50pw (from 4th Nov)

James Martin:

- one bedroom - \$70,000 (inc parking)
- two bedroom - \$85,000 (inc parking)

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

Below is the floorplan for the two bedroom apartment in the Bruce Eastick Complex:



James Martin Village New Units

Work on the building of the six new three-bedroom units at James Martin Village is proceeding very well. The first three are at lock-up stage, with kitchens installed and tiling work nearly finished.

Our plan is to complete the first three units and offer them to prospective residents. This will be followed by the remaining three, shortly afterwards.

Our builder, JR Hutchins is hopeful of a handover in a couple of months, then we will need a few weeks to finish them off.

We do already have a list of quite a few people that are interested in the units. It is likely that letters will go out in mid to late September inviting viewings and offers. Final pricing hasn't been set but is expected to be in the mid \$400k.

Below are recent photos of Unit 27:



From the Board Table

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

Welfare & Safety

- Update Covid-19 protocols.

Marketing Committee –

- Gawler Show Stand
 - Treasure Trail item.

New James Martin Units –

- New units at JMV progressing well.
- Work on BEC apartments delayed due to power connection.

Property Committee –

- Elimatta parking options.
- Humphrey George Hall audio installed.

Finance Committee –

- Capital Maintenance Fund – expense update.
- Cash Report – use of market loan for short term funding of JMV developments.
- 2024-25 Budget update.
- Insurance Renewal – approved.

Executive Committee/Board Calendar –

- Defibrillators Act – update on requirements.
- Voluntary Assisted Dying Policy – still waiting on advice.
- Retirement Villages Act Amendment Bill – is before parliament.
- Funding for future development.
- Annual Operational Plan.

Reminder on Maintenance Requests

A reminder to everyone regarding making a maintenance request. It is important you follow this process to ensure that we are advised of what you need us to fix. We have been finding that some are contacting the out of hours number during work hours, rather than contacting the admin office first.

Why do we ask that everyone contact the office regarding maintenance requests?

- By contacting the office, we have a process to record and track the progress of the job.
- If you ask staff in the village, they are likely busy on another job and don't have time. This can lead to a request not being recorded. Staff have been told to ask you to ring the office.
- It is a fair process that ensures all requests are assessed on need and handled in a timely manner.
- The phone system has a very good message service in case the office is unattended. You can leave a request and ask for a call back.

When to use the out of hours number (0411 795 585):

- It is **urgent** and outside of our normal office hours.
- If the request is **genuinely urgent** and needs immediate assessment; eg a dripping tap is not urgent, but a running tap is. If not urgent ring the office during office hours or ring & leave a message.
- Should you consider a request be urgent, but the office isn't attended? Then you can call the out of hours number.

We find that most residents follow the process correctly, but some don't and this can make it hard for staff to manage.

The Admin Office no. - 8523 4255; After Hours no. – 0411 795 585.

2024 Social & Information Events

We had around 30 people at the "Face Dementia" presentation in June. I think everyone found Heather Engelhardt's talk very interesting and informative

Remaining functions & dates for 2024;

Tues September 17th: Gawler Bowling Club

Following the success of the social bowling day at the Gawler Bowling Club, we have made a booking in September. Will include social bowling and a light luncheon provided by the Club. Commences mid-morning. Was good fun last year!

Official invites will be sent out next month.

Wed. October 30th: Annual Residents Meeting

Annual Residents Meeting Wednesday 30th October 2024, commencing at 10.30am. To be held at the Humphrey George Community Hall, at James Martin.

All residents receive an invite to this when the annual resident's report is sent out.

Wed. November 27th: GCRH Christmas Party

The Annual Residents Christmas Party date is listed as Wednesday 27th November 2024. To be held in the Hewett Centre; it will commence at 10.30am. We have arranged entertainment that may involve some singing me me me meeee!

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

Can You See It!!!



2024 Gawler Show Stand

Joins us at the Gawler Show this year. Again, Gawler Community Retirement Homes will have a stand. The 2024 show dates are Sat 24th & Sun 25th August. Tickets are on sale now, get them prior, so you don't have to line-up. The car lottery is back, with a Toyota Yaris Ascent Sport to be won; total prizes to the value of over \$32,000. Come say hello at Gawler's biggest event for the year.



Current Villages Vacancies

Elimatta Village:

Unit 4, 27 Tod Street:

A two-bedroom unit, with a large living room and sunroom. Has a modern kitchen and dining area, both have tiled floors. Remaining floors to have new carpet. Will have a full re-paint and new blinds. Also to have upgraded LED lighting. Has both r/c aircon and ducted evaporative cooling. Includes a carport next to the unit. Offered as a Subsidised Entry contract – Price \$85.000.



We will also have vacancies coming up in Gov Daly Village, James Martin Village & Elimatta in the coming weeks. Contact the office for more detail.

Letterboxes - Governor Gawler & Vin Rice Villages

In recent months residents in Governor Gawler Village will have noticed replacement letterboxes appearing. So far we have replaced three and we will replace the remaining letterboxes over the coming weeks. The letterboxes in Vin Rice Village at 1 David Street will also be replaced.

The new boxes have bigger slots and will enable A4 sized envelopes to be posted, rather than them having to be folded. These will be more convenient for residents, the 'postie' and our staff.



2024-25 Budget Considerations

Once again, the Board has faced a challenging year with regard to the budget due to the cost of living pressures. The final budget isn't approved until August, after the end of year figures are finalised.

Increases of note are:

Council Rates, up 6% (depends on valuations).

Insurance increase now confirmed as 9.4%.

Annual Wage Review, increase of 3.75%.

Water Rates increases 4%.

CPI end of May up 4.0%.

In terms of the increase to Services Fees, we are expecting that we can keep them between 2.5% & 3%, subject to any other late changes!

New Residents – Welcome!

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

- Adrian Woolf moved into Elimatta in April.
- Jim & Jill Loller moved into Governor Gawler in April.
- John Hardy moved into James Martin in April.
- Alan & Margaret Ogden moved into Governor Gawler in June.
- Betty Fisher moved into Governor Daly in July.

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

- Unit 3 Governor Daly Village.
- Unit 5 Governor Daly Village.
- Unit 10 Governor Daly Village.

Amusing, Funny, Humorous, Witty, Comical.....!

A truck loaded with thousands of copies of Roget's Thesaurus crashed yesterday losing its entire load. Witnesses were stunned, startled, aghast, taken aback, stupefied, confused, shocked, rattled, paralysed, dazed, bewildered, mixed up, surprised, awed, dumbfounded, nonplussed, flabbergasted, astounded, amazed, confounded, astonished, overwhelmed, horrified, numbed, speechless, and perplexed.

