**Update from Presiding Member 2017**

Dear Lot Holders,

As we approach the end of the year I would like to take this opportunity to provide you with an update with regards to the Committees activities over the last ten months.

**Negotiations with the Developer**

We have spent a large proportion of our time considering the future development options at Point Boston. The Committee have held meetings with the Developer, Mr Forster and his representatives and we continue to work together to focus on more suitable infrastructure solutions.

Drinking water and the disposal of waste water are the main restrictive and ultimately most expensive issues currently faced by residents.

At this stage Mr Forster is proposing that all of the new lots within his development areas will not require a mains water connection. Residents building in these areas will rely solely on rain water collection. This is good news for the current lot holders in “Stage 1” (current residential development) as it will mean that there is sufficient mains water for all our residents without rain water or recycled water.

DCLEP recently approved a slight amendment to the Point Boston Development Plan. Mr Forster has reduced the number of blocks within “Stage 2” and increased the actual size of a small number of the original lots. The amendment was necessary to increase the square meterage of lots which were too small to support the required rain water collection once the option of mains water or recycled water was removed. The news was welcomed by the Committee as it confirms that changes to the current development plan and the scheme description are possible.

Once the relevant authorities approve Mr Forsters plans with regards to mains water it is likely that we will no longer require a water treatment plant to supplement our drinking/potable water requirements. If this occurs the future health management risks associated with the distribution of this type of water will be removed and our current and future infrastructure costs will be reduced. All new dwellings would also benefit as the Committee will be able to abolish the requirement for a dual plumbing system, again reducing the cost of building a home at Point Boston by thousands of dollars.

The disposal of waste water continues to be our biggest challenge. The Committee and the Developer have contracted separate Water Engineers to offer alternative waste water solutions. We are keen to move away from the current communal waste water system due to the ongoing costs to residents as well as the potential requirement for future capital expense. The current infrastructure is capable of dealing with waste water from 50 homes. Our preference is to identify an option that allows for the installation of waste water treatment and disposal on individual lots. This would be a game changer as far as the Committee is occurred as it would simplify the building process and would immediately reduce the ongoing community corporation fees.

**Committee function and Corporation fees**

The Committee has many different roles and functions throughout the year. We currently meet monthly. As well as working on future solutions to some of the legacy issues, members have additional functions associated with the Point Boston community. In addition to maintenance and budget considerations members provide reports relative to bush fire management, native vegetation and waste water management. Contractors need to be met on site and in some cases inducted and supervised.

We are collectively responsible for the oversight of the Corporation Manager, the enforcement of our by-laws and have to ensure that all the Corporations legal and financial requirements are met.

The Committee at Point Boston is also responsible for providing and maintaining the infrastructure normally the duties of a local Council. We look after insurance, the underground infrastructure (water and sewage pipes), storm water infrastructure (including swales), street lighting, roads, grounds maintenance, testing of drinking water, annual health department reports, hiring and supervision of contractors to name but a few.

The Corporation fees lot holders pay are directly influenced by these ongoing costs as well as contributing to a sinking fund which ensures that the Corporation has sufficient funds to replace any infrastructure once it reaches the end of its life. The amount we contribute to the sinking fund was determined by a Quantity surveyor and is similar to a depreciation schedule.

You will be pleased to know that everyone on the committee donates their time for free.

I appreciate that all the proposed changes are taking time. Unfortunately, we are negotiating our way through layers of bureaucracy and planning legislation. We will of course be contacting everyone as soon as we have some options for lot holders to consider.

Wishing everyone a great Christmas and New Year.

Ian Crossland

Presiding Member

Community Corporation 25691 Inc