

PRINCE HENRY COMMUNITY ASSOCIATION NEWSLETTER NO.1



Welcome to the first Prince Henry Community Association newsletter.

In this newsletter we outline a number of important matters for residents, such as:

- History and special features of the Prince Henry site
- Information about:
 - The Prince Henry Trust
 - Your Community Association
 - Neighbourhood Association
 - Strata Association
 - The Role of the Randwick City Council
 - The future role of Landcom
 - Current activities of the Community Association
 - The date for the next Community Association Annual General Meeting

UPCOMING AGM

The AGM will be held on Thursday 15 December, commencing at 6.30pm, in the Prince Henry Community Centre

History and special features of Prince Henry

The Prince Henry site comprises 85ha of land, bounded by Harvey Street, Jennifer Street, Anzac Parade and the former NSW University site to the north and the Coast Golf Course to the east.

The site was the original home of the Coast Hospital which opened in 1881. It was the first publicly administered hospital in NSW. In 1934, the facility was renamed Prince Henry Hospital. Over the next 70 years it became a teaching hospital for the University of NSW and saw the training of many doctors, nurses and other health care professionals.

The hospital specialised in infectious diseases, as witnessed by the headstones in the historical cemetery. It also provided chemotherapy, radium and deep x-ray treatment and cared for patients with renal, vascular and cardiac ailments. It was closed in 2002 with many of its services transferred to the Prince of Wales Hospital.

In 2000 Landcom was appointed by the NSW government to masterplan and re-develop the site. As part of that process, it drew up design guidelines and administered a design review panel to ensure the protection of each individual property, as well as, the on-going beautification of this wonderful place. Additionally, a number of buildings were designated as heritage sites. Landcom and the NSW Heritage Council as an acknowledgement of the site's history have preserved them and all have been readapted for modern use.

Prince Henry is also a place of great natural heritage. Landcom and the Randwick City Council went to great lengths to protect these state significant areas of natural heritage. They include sensitive Aboriginal sites and other archaeological zones within the site. The majority of the site is comprised of open parks, bushland and walking areas, all designed to protect the important vestiges of endangered native plant species.

To allow the CA to operate effectively, it has an annual budget, the larger part of its funds coming from the Trust and the Council. This is because most of the landscaping is on Trust assets and the Council is the main user of the irrigation system. Additionally, all CA Lot owners will make a contribution to the budget through levies, based on their entitlement according to the legal statement.

Where a Lot is an Association, individual property owners within that Association will pay according to their individual allotments, into the total budget of that Association, which includes the CA levies.

The levies, which are an addition to your council rates, will cover the maintenance of common areas for the benefit of all our residents. These levies are used for the upkeep of various parks, roadside nature strips and some buildings that are outside that which is covered by your council rates.

We'll explain more about these operations and how it all works in future newsletters.

What is a Neighbourhood Association?

The normal arrangement at Prince Henry is a cluster of private buildings, each grouped within a neighbourhood. A legal statement will exist to establish the operations of that particular neighbourhood's association.

Individual owners should have at least an Annual General Meeting each year to elect office-bearers, set a levies' budget and consider any nominee to the CA. It will also need to determine if the association will be managed internally or outsourced.

All correspondence from the CA will be delivered to the person nominated by the association to the CA manager (i.e. Dynamic). This will include CA levy notices, which are legally enforceable and which attract interest if not paid by the due date.

What is a Strata Association?

This is the same as a neighbourhood association but it pertains to apartments and some town house complexes. As a rule, the majority of apartment buildings have an appointed strata manager. They also have multiple contractors to deal with common property, covering such things as landscaping, mechanical, walls and flooring.

What is the Prince Henry Trust?

The NSW Government, through Landcom, established a Trust for Prince Henry using government funds to maintain public assets in defined areas of this historic property.

Today, your Community Association (CA) is close to finalising the Deed and accountability arrangements, which will formalise the use of such funds. This money will be used to maintain public open spaces such as landscaping, walkways, roads and lighting.

The Trust also has the responsibility to maintain native vegetation such as the Eastern Suburbs Banksia Scrub along Harvey Street and between Anzac Parade and Guttubeh Street. It will also manage long-term capital works to the historic and new buildings that accommodate the Prince Henry community groups. The Deed along with the terms of the tenant's lease will establish whether landscaping and related costs are to be borne by the Trust or by the relevant community group.

What is the Prince Henry Community Association?

You may or may not be aware that you belong to a Community Association at Prince Henry. It operates very much like a body corporate or strata management system for an apartment block, however, it oversees the management of broader 'whole of project' objectives on behalf of all residents.

The NSW Government, through Landcom, sponsored the creation of our Community Association (CA) in recognition of the site's heritage and special features. The CA, is a legally constituted body made up of willing nominees, all resident volunteers, from our various neighbourhoods and strata associations.

We have an elected committee of residents and a community management company (Dynamic Property Services) to assist with administration, to ensure compliance with the Community Land Development Act. They form the executive which then determines who will be the office-bearers – chair, secretary and treasurer.

The CA contracts out a range of administrative duties to Dynamic Property Services and enters into agreements for various requirements under its legal statement (DP270427). This requires the CA to have agreements with the Trust and Council covering such things as:

- Certain landscaping, access ways and roads
- Certain lighting
- Irrigation

It is also responsible for the maintenance of design guidelines and other requirements, such as, the general tidiness of the site.



Financial management of assets that are not the responsibility of the Trust or Randwick City Council (i.e. their assets) will be passed on to lot owners at Prince Henry. The separation of this responsibility is spelled out in the Deed, reflecting the intention of the original masterplan and ongoing vision of the site.

What is the role of the Randwick City Council?

The Council is responsible for the maintenance of a number of areas at Prince Henry. It maintains three parks - McCartney Oval, Bob a Day and Memorial Parks, the Little Bay beach area, the main roads and associated street lighting. Council also provides garbage and other services to all residents. As the greater part of the site's irrigation is for these parks, the Council is also required to contribute to its running costs.

The Council is also the consent authority for all development applications at Prince Henry.

What is the future role of Landcom?

Landcom has recently completed the last of the community group buildings on Pine Avenue for the Aboriginal and Islander Health Workers Journal and the Coast Centre for Seniors. It has also transferred all its other properties to both the Trust and Randwick City Council; as a result, its role at Prince Henry is now complete.

As such transitional arrangements are in place with Landcom working with the CA to finalise the deeds and provide further advice and assistance where needed. They have been on the executive of the CA for the past two years but will not be nominating for 2012.

Current Community Association Activities

The recent work of the CA includes the following:

- Finalising deeds with the Trust
- Approving a company to service and maintain certain access ways and private road lights
- Seeking tenders for landscaping and access way maintenance
- Sought quotes to have the irrigation system maintained to ensure adequate watering of grounds
- Drafted a resolution for all owners to consider regarding verge maintenance
- Discussed fence and landscaping works with the developer of Lot 24 (corner of Anzac and Guttubeh)
- Meetings with Council will be ongoing to discuss road safety, including regular patrols on summer weekends to ensure parking laws are observed, garbage bins are working in retail areas, maintenance of Council parks, including their verges and surrounding landscape, regular clean-up of beach area, maintenance of Anzac Parade its median strips and roundabouts and the management and maintenance of the irrigation system for the parks.
- Identified missing/dead trees in verge areas for referral to the Council for replacement

Upcoming AGM

The AGM will be held on Thursday 15 December, commencing at 6.30pm, in the Prince Henry Community Centre.

Dynamic Property Services will send out notices to each registered Lot person.

While all owners are encouraged to attend, it should be noted that:

- If your Lot is in arrears with levies (including interest on arrears), it cannot vote.
- Your Lot needs to nominate who will cast your Lot's vote (ie. If it is financial?). Specific forms are attached to the notice of meeting. Only one vote is allocated to each Lot.

We look forward to seeing you at the meeting and your possible interest in serving on the executive.

Contact

For further information on this newsletter please contact:

Dynamic Property Services
customerservice@dps.net.au
(Please quote reference SP270427)