

OWNERS CORPORATION NETWORK OF AUSTRALIA LIMITED MINUTES OF ANNUAL GENERAL MEETING

Saturday 19 November 2016, 10am – 12pm
'The Station' 58 Bowman Street, Pyrmont (opposite John Street)
Chair: Gerald Chia - Vice Chair

1. **10:00 - 10:10am:** Opening and introduction to new members and guests. Gerry Chia – Vice Chair acknowledged sponsors and supporters and welcomed members and guests.

2. 10.10 - 11.00am: Topic: Powering your cars and your building into the future

Electric vehicles are predicted to grow to 35% of all vehicle sales by 2040 and 81% of electric vehicle charging is done at home, forcing strata buildings to grapple with this problem in the coming decade.

Brent Clark of Wattblock presented the latest developments (acknowledging the research of Griffith University and The University of Queensland) under the heading “Electric Vehicle Recharging and Solar on Strata”.

Brent began by showing a picture of a vehicle being charged “illegally” and identified the many issues involved with this, including potential electrocution of passers-by.

Brent presented “How they do it in British Columbia” – Essential information for a strata complex before charging in carparks is agreed.

1. Identify suitable parking for charging locations (owners’ own parking spot recommended)
2. Determine the type of charging system necessary (different brands have different needs)
3. If parking re-allocation is deemed necessary, negotiate for re-assignment by special resolution at an Annual General Meeting
4. Identify the cost of installation of the electric vehicle charging system, accounting for any electrical or other service necessary
5. Identify any upgrades or permits that are necessary as the result of step 4
6. Seek approval for expenses incurred by the Owners Corporation at an annual general meeting or extraordinary general meeting
7. Establish a rule to recoup costs incurred to set up the electric vehicle charging system eg a special levy which goes down as there are more electric car owners, and swipe cards to measure and charge usage.

Brent identified types of Electric Vehicles - HEV – Hybrid, PHEV - Plug-in Hybrid, EV – Electric and

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identified seven manufacturers with relevant details for eleven different models. Fifteen new models are planned and China already has two models which sell more than the whole of the US.

Brent explained the difference between Managed and Unmanaged Charging and common and private meters – the recommended approach is to sub-meter the common area meter. He showed the relative costs of recharging indicating that electric vehicles are very cheap to run e.g. approximately \$14.80 per 1000kms, then demonstrated the difference in cost between common and private meters.

Brent showed some details of Recharge Solutions and pointed to a Melbourne company called Jetcharge which offers a simple billing service for strata buildings.

Brent said that 16amp charging is quite efficient, therefore the more expensive, 40amp charging that Tesla owners will want is not necessary. The selected system needs different nozzles for the different vehicles.

Power Management Solutions are available to manage excessive power(loss) to the building which will result in, for example, lift outages. Brent showed examples of buildings and how many cars they would be able to recharge without introducing power management upgrade

Sydney strata buildings actively investigating electric car charging include Quay West, Abode, Regis Towers. In the USA a new building was marketed with 35 chargers; agents were bombarded by electric car owners, increasing the value of the apartments. Challenges for older buildings include the split air conditioning units which increase the baseload, and the possible existence of asbestos in switchboards.

An audience member noted that petrol car owners don't expect to refill at home, and asked why electric vehicle owners should. Brent responded that it's a mindset, but in future someone enterprising might tap into the street lights as a charging source.

Key Takeaways:

Do Energy efficiency projects in strata common areas:

1. LED Lighting
2. Ventilation Fans
3. Cooling Towers

This will increase the building's capacity to simultaneously charge Electric Vehicles. Other considerations:

- Get a capacity report for your main switchboard
- Understand the difference between your building's peak capacity and your maximum load
- Look for proximity to supercharging stations
- Add the projected EV recharging costs to your sinking fund (capital works fund) now

Attendees asked a number of very good questions – one in particular related to the increase to the power load of buildings when a number of electric vehicles are being recharged.

There was a suggestion of a special levy on electric car owners to pay for the installation. Brent pointed to the valuation of the building that has electric recharging i.e. values will increase – and all owners would benefit so perhaps the Owners Corporation should accept the initial cost.

“Highgate” was brought up as a building which is about to install electric recharging – further costs will be involved for that building once there are more than 12 electric vehicles.

11.00 - 11.20am

Morning Tea

11.20am – 12.00pm Annual General Meeting

Gerry thanked the individuals and schemes that had donated to OCN's efforts this year.

Recording of attendance, proxies and apologies:

Present: Adrian Manger, Brian White, Caren Chen, Chris Vaughan, Colin Boswarva, Dennis Furini, Michael Heaney, Edward van Oort-Pieck, Godfrey Martin, Paulina Martin, Helen Elizabeth Allum, Jeff Knapman, Jennifer Kyd, Lance Christie, Leif Ekman, Maria Hoareau, Mary Aylward, Michael James, Bill Stinson, Dino Biordi, Gerald Chia, Gordon Streight, Graham Butt, John Campbell, John Freeman, John Hutchinson, Kevin Pedemont, Nick Penny, Pat Smith, Peter Davis, Richard Gratton, Robert Dickinson, Stephen Goddard, Steven King, Gene Black, Fernanda Rodas, Kay Porter, Pat Quirke-Parry, Rose Boutin, Tonja Gibson, Trish Burt, Peter Ward, Philip Gall, Ray Johnson, Sur Verdica, Suzanne Knapman

1. Apologies: Mavis Hedrik, Denise Boyle, John Brandenburg, Pat Smith, Sue Lamont, Jennifer Fitzallen, Brian Wood, Wally Patterson.

2. Business arising from the minutes of the previous AGM held on 21 November 2015

No business arising.

3. Acceptance of Minutes

Accepted. Moved by John Hutchinson and Richard Gratton.

4. Financial Report

John Hutchinson tabled the financial accounts for the year 2015-2016, noting increased revenue from membership and sponsors. Expenses had increased slightly due to the addition of a part time staff member. OCN needs more Sponsors, Supporters and Members. A member queried the \$33,000 website costs. This relates to a consultant on retainer who manages our website, which includes the members forum, as well as the integrated membership database. The financial report was adopted, moved Peter Davis, seconded Michael Heaney.

5. Auditors report and remuneration

Peter Davis moved to appoint a new reviewing accountant, with the Board to select the candidate. Seconded by Nick Penny. Carried.

6. Chairman's Report

As acting Chair, Gerry Chia reported that it was a very busy year for the Executive Officer and the new part-time membership coordinator, who had enabled OCN to deliver more seminars than ever before. The general meeting topics had been very successful eg short-term letting, which is a major issue for strata owners and residents. He invited members to propose quality strata suppliers as potential sponsors. In regard to funding, OCN had met with the NSW Treasurer, who understood the need for OCN to be publicly funded but so far no response has been received from Government.

7. Life Membership of OCN Chair 2004-2016 Stephen Goddard

Bestowing Life Membership on Stephen Goddard was moved by Graham Butt, seconded by Michael Heaney. Carried. Gerry Chia presented Stephen with a certificate of Life Membership, and spoke about how OCN had evolved under Stephen's leadership into a very successful advocacy group sought after by Government.

Stephen noted that he had come to OCN for help in 2002, as Chair of the troubled Regis Towers. When he needed protection, OCN provided it, and he discovered being part of a group is better than being alone. Within a short time, government looked to OCN for advice. In closing, Stephen remarked that it had been a privilege to participate in OCN's evolution.



8. Executive Officer's report:

Karen Stiles reported two further achievements in the last year; the public complaints register where dodgy businesses get named and shamed. And NSW Fair Trading's positive response to OCN's calls for a Strata Registry, which is a work in progress.

9. Election of Directors

Gerry reported that OCN had received five nominations for the Board – John Campbell, Gerry Chia, Michael Heaney, Pat Quirke-Parry, and Wally Patterson. He proposed the number of Board members be set at five with members accepting the five nominations received. Moved by Graham Butt, seconded by Nick Penny that the five nominations be accepted. Carried.

Member Michael Heaney then announced the upcoming march on Parliament re short term letting, and urged members to get active if they wanted a say in the future of their buildings. The recent Parliamentary Inquiry Committee Report recommends allowing short term letting in residential strata buildings.

Nick Penny proposed a vote of thanks for the outgoing Board Members.

10. Close of Meeting

Gerry Chia closed the meeting at 11.58am.