

The following is a presentation given at the 2008 AGM of the Waterways Owners Corporation. It has been reproduced for the benefit of new residents and those who did not attend the 2008 AGM.



Waterways – our type of place to live

This presentation is about why we the residents have chosen to live in Waterways, what makes it the right choice for us, and what is required of us to keep it that way.

For some of us, the decision to live at Waterways is little more than convenience – close to schools, close to family, or close to work. For my wife and I, it was a matter of moving from the inner suburbs to somewhere our young family could be close to our extended families, while still being within relatively easy commuting distance from our jobs in the city.

But for us, and for many other residents like us, the decision to come to Waterways was also about looking for something other than the norm – something that was a little better than most housing estates.

Wanting a better lifestyle comes naturally to all of us, but it is not without cost. Which is why at Waterways, we have

An Owners Corporation (to keep it that way)

Most of you would be more familiar with the term Body Corporate. At the end of last year, an Act of Parliament came into force which changed the rules governing all such bodies, not least of which was the name change to Owners Corporation, so that is the term we shall use here.

So what does the existence of an Owners Corporation do to make Waterways what it is? Firstly, it allows



More parklands than Council can afford

The City of Kingston has an annual budget to

maintain parklands, playgrounds and the like within the city.

(change photo)

Here at Waterways, we have extensive parklands, lakes, jetties, the wetlands, and the cost of maintaining all of these is far in excess of what the Council would normally provide or maintain.

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To establish this sort of estate, the developer entered into an agreement with Council to ensure the estate was maintained in perpetuity, a responsibility we the residents also took on when we signed our purchase contracts.

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This is a key role of the Owners Corporation, and a large proportion of the fees we pay ensures the maintenance of these parklands.

Interesting street scapes



The second thing the Owners Corporation gives us is

Interesting streetscapes

The rules of the Owners Corporation ensure that we all adhere to a set of standards in the design of our homes.

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These standards are aimed at producing a modern and visually attractive suburb. Again, this is part of making Waterways a little different to the norm, and it is something that I and many of my fellow Steering Committee members are heavily focused on.

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My wife and I were first made aware of Waterways when my wife came to look at the Display Village on Waterways Boulevard. We immediately appreciated the fact that not only was there a small group of builders who were determined to provide house designs that were better than what was then commonly available, but also that there was a housing estate which was actively encouraging this.

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As an end result, we have a well-planned suburb in which we can all enjoy living, and which hopefully can add value to all our properties.

The third result of having an Owners Corporation is

Eye pleasing, bird attracting, value adding gardens



Eye pleasing, bird attracting and value adding gardens

The design guidelines which are part of the Owners Corporation rules also ensure that every house owner establishes native gardens as part of their home,

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which make an active contribution to the environment and the local ecology,

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attracting birds and again adding value to the estate.

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When purchasing at Waterways, we effectively agreed to maintain our gardens for the benefit of all of us.

And finally, Waterways provides for all of us



A liveable community

A liveable community

Although not a direct effect of the Owners Corporation, this is a tangible result,

(change photo)

in that the natural and man-made aesthetics of Waterways have gathered together a like-minded group of individuals and families, and the environment promotes community-based activities.

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Last December, a community day was organized by some members of the Steering Committee, which was also sponsored by the developer and Turnbull

Cook.

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Also, a number of activity groups have been set up as a result of common interests. For example, a walking group meets every Tuesday and Thursday evening.

So in summary, we live at Waterways because



We want to live where

- Parklands and amenities can be enjoyed
- Streetscapes are modern and attractive
- The environment is liveable
- Our property value is enhanced
- Residents are positive, proud and pro-active

We want to live where

Parklands and amenities can be enjoyed

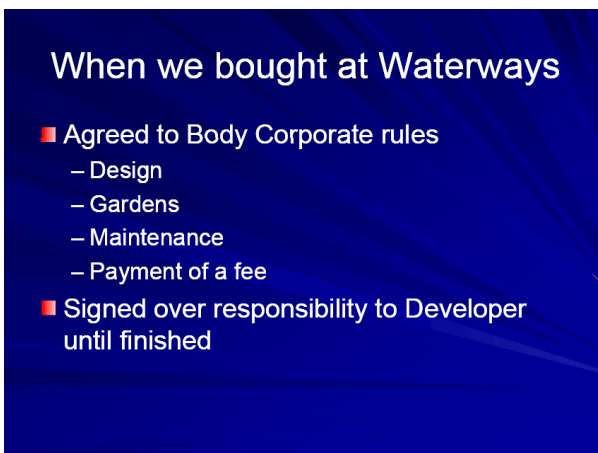
Streetscapes are modern and attractive

The environment is liveable

Our property value is enhanced, and

Residents are positive, proud and pro-active

There are a number of obligations we the residents have towards each other in achieving these goals.



When we bought at Waterways

- Agreed to Body Corporate rules
 - Design
 - Gardens
 - Maintenance
 - Payment of a fee
- Signed over responsibility to Developer until finished

When we bought at Waterways

we agreed to meet these obligations as part of the rules of the Owners Corporation. We agreed to ensure that our homes and gardens would be designed to certain standards, and we agreed to pay fees so that the environment could be maintained to a high level of amenity.

We also agreed to assign our privileges as members of the Owners Corporation to the developer until the last block is sold, so that they could ensure that the estate continues to be

developed in accordance with the original intentions.

Ultimately, Waterways is a reflection of the developer's vision, but it is up to us to ensure that vision is carried through as we see fit.

So it is important to understand that we the residents are the owners corporation.

The Owners Corporation (was Body Corporate)
will continue to collect fees to

- Manage and Pay for Maintenance
- Encourage and enforce compliance
- Be an avenue of communication for residents
- Ensure future owners know the rules
- Encourage neighbours to meet obligations

to abide by them

- we all help and encourage our neighbours to meet their obligations to each other.

The Owners Corporation

will continue to collect fees long after the developer has finished so that

- the estate can continue to be managed and maintained
- the residents can be encouraged to comply with the corporation rules and, as and when considered necessary, the rules can be enforced
- communications between residents can be facilitated in order to build community relations
- all future residents know the corporation rules, why they exist, and are encouraged

Success depends on all of US

WE
all of US
are the
Owners Corporation

Success

in these endeavours depends on all of us, for we, all of us, make up the Owners Corporation.

The Waterways Steering Committee

is a group of residents that got together after expressions of interest were called for at the 2006 Annual General Meeting. Since that time, we have been meeting on a regular basis to ensure that sufficient knowledge is invested in the residents so that the Owners Corporation can function effectively even before full responsibility is handed over from the developer.

There is currently about a dozen members of the Steering Committee, and committee meetings have been regularly attended by both Alan Grant and John Purdue, who have generously provided time to impart their knowledge on the running of Waterways.

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Regular topics of discussion at Steering Committee meetings have included:

- understanding the maintenance regime and ensuring the preparation of a full maintenance manual for the estate
- expanding on the financial statements for the estate to understand where the money goes, and where future financial risks may lie
- understanding the design rules and guidelines, and the statutory basis for them
- understanding the challenges involved in ensuring compliance with the corporation rules, and formulating a compliance policy

- strategies for building community spirit and ways of making residents aware of activities organized by their fellow residents.

Waterways Steering Committee

A group of neighbours

- learning what is involved in maintaining Waterways
- in close consultation with
 - the developers and
 - the body corporate manager

The primary goal of the Steering Committee is to ensure that the Owners Corporation has the necessary know-how to run the estate when the developer has finished. A lot of energy and thought from a few individuals has been put towards achieving this goal, but there is still a lot to do, not least because full responsibility could be invested in the residents as soon as the end of this year.

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There are some passionate people on the current Steering Committee, passionate because they want to see Waterways become our type of place

to live.

(advance slide)

Waterways Steering Committee

- The Steering Committee is looking at issues
 - Maintenance
 - Finance
 - Standards
 - Compliance
 - Community
- We have to run an Owners Corporation when the developer is finished

They also recognize that an Owners Corporation is not only what we've signed up to, but is vital in keeping Waterways Our Place To Live.

But we all need to be aware that rules and fees alone will not make Waterways live up to our vision, that it will take a combined effort, that

All of Us together

Will

Make it Happen

**Waterways
Our Type of Place to Live**

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To keep it that Way**

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