



## Kensington Park

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RESIDENTS' ASSOCIATION

# Kensington Park Residents' Association: Integrated Management Plan, January 2023

## Background

Under its constitution, the Kensington Park Residents' Association (the Association) is obliged to liaise and consult with each Body Corporate (BC) within Kensington Park to ensure an integrated management plan for Kensington Park as a whole<sup>1</sup>. This is the first such plan that has been developed.

The obligation on the Association recognises that BCs are not in themselves members of the Association as their governance arrangements fall under the jurisdiction of the Unit Titles Act (UTA), not the Association's Constitution or Bylaws. Nonetheless, Kensington Park BCs have important roles to play. Under the UTA bodies corporate are required to maintain property (buildings, grounds and gardens) held in common ownership by their members. As such there is a common interest between the Association and BCs over the maintenance of buildings, grounds and gardens within Kensington Park.

The primary object<sup>2</sup> of the Association is to work for the benefit of its members<sup>3</sup>. The owners of BC units are also members of the Association. All Association members are entitled to an equitable level of service from the Association (such as the maintenance of grounds and gardens) whether they live in apartment buildings, stand-alone or terraced housing.

As at September 2022 there were 18 body corporates within Kensington Park.

## Kensington Park Body Corporate Community Group

The Association facilitated the development of the Kensington Park Body Corporate Community Group (the Community Group) in August 2022 for bodies corporate and the Association to liaise and consult over issues where there are common objects and a community of interest with the Association, and for the development of an integrated management plan for Kensington Park as a whole.

The Community Group membership is comprised of the 18 BCs in Kensington Park. The group's primary interest is in fostering collaboration and information sharing between Kensington Park BCs over the UTA, Health & Safety, building warrant of fitness (Building Act), building remediation issues, etc.

The Community Group is self-governing by a committee of BC representatives. The Association has associate membership status of the Community Group.

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<sup>1</sup> Clause 3.2.9, Kensington Park Residents' Association Constitution

<sup>2</sup> Specific objects of the Association are set out in clause 3.2 of the Constitution

<sup>3</sup> Each owner is a member of the Association, and only owners are members

## **Proposed Integrated Management Plan**

The Association and KP bodies corporate have common interests in the following objectives and services of the Association:

- Preserving the value and integrity of Kensington Park as a premium lifestyle community
- Clarifying the roles respectively of the Association and BC's to members
- Design modification applications that require body corporate consent
- Gardens and grounds maintenance on body corporate property
- Rubbish collection services to body corporate managed buildings
- Targeted assistance for large sized recycling bins collection.

The Association and KP bodies corporate have common interests in the provision of certain services provided by third parties, including:

- Management services
- Access door security system managed by Kensington Park Holdings Ltd
- Property maintenance services
- Utilities (communications, power, wastewater, stormwater, drinking water supply).

## **Proposed Integrated Management Plan**

Through its associate membership of the Community Group the Association will cover the costs of meeting venue hire. The Association will make use of the Community Group to:

- liaise and consult with BCs over issues where there are common objects and a community of interest with the Association
- develop and maintain an integrated management plan for Kensington Park as a whole.

Subject to meeting their responsibilities under the UTA, BCs will ensure their building and grounds maintenance contributes to and is consistent with preserving the value and integrity of Kensington Park as a premier lifestyle community. In practice that means:

- Adherence to the Association's design controls, design modification procedures and Grounds and Gardens Maintenance Policy
- Body corporates submitting gardens and grounds project plans to the Association by October each year for consideration and incorporation in the annual Gardens and Grounds Maintenance Plan
- Providing the Association with access to their premises for the rubbish bin, recycling bin and irrigation system services

The Association agrees that member design modification applications are to have prior approval of body corporates where the modification requires body corporate consent.

The Association will ensure that the role of BCs is included in the Associations 'Who does What in Kensington Park' document to provide guidance to members on their respective roles.