

17 August 2021

Meeting Agenda

Bulleen Industrial Zone Business Liaison Group

Date	17/08/2021	Time	5.15 - 6.15 pm
Chair	Mike Marasco (MM), Micom Strategic	Meeting no.	7 for 2021
Location	Zoom due to COVID restrictions	Minute taker	Andrew Hocking (AH)

Attendees

Attendees		Apologies	
Name	Organisation	Name	Organisation
Andrew Hocking (AH)	North East Link Project	David Monk (DM)	Swan Plastics
Bruno Aleksic (BA)	North East Link Project	Cam Giardina (CG)	Cam's Greenaway Auto Repairs
Rebekah Kober (RK)	North East Link Project		
Bryan Yeow (BY)	Department of Transport		
Jane McIntosh (JMc)	Department of Transport		
Joe Mustica (JM)	MFJ Construction		
Bruce Plain (BP)	Bulleen Art & Garden		
Jodi Crocker (JC)	Wonder Pies		
Frank Vasilacos (FV)	Manningham City Council		
Duncan Elliott	North East Link Project		

Actions previous

No.	Action	Owner	Due	Status	Update last meeting
1	Investigate market research piece of work to address compensation within changing property market and follow up at senior levels including Duncan Elliott regarding impact	BY	14/09/2021	Complete	Update on progress and any outcomes next meeting. DE- reported that he has asked for some advice regarding valuations and market movement which he will receive in September and assess with DoT for potential responses.
2	Support communications to broader BIZ businesses regarding discussions and actions from BIZ LG meetings	AH & JM	27/08/2021	Complete	JM sent a note out to all the businesses on 10/08/2021. AH to follow up JM to assist with additional communications to members
3	JM -Issue regarding rent payment requirement and process and 8-10 week delay in response	JMc	20/07/2021	Pending	DE- sent email to DoT regarding JM's concern JMc- DoT is aware of and working through the issues raised by businesses and will work directly on a case by case basis
4	JM- raised issue for his business regarding requirement to pay 12 months of land tax for his Bulleen property. An issue for a number of the BIZ businesses.	BY	14/09/2021	Pending	JMc- DoT is working to understand and provide clear advice on land tax issues to businesses. JMc will provide update at the next meeting.

Key discussion points/decisions

Owner	Discussion
MM	Welcome, apologies and actions from previous meeting
MM	<p>Project update by Duncan Elliott, NELP CEO</p> <ul style="list-style-type: none"> 24 June Spark consortium selected as preferred bidder for the tunnelling works package of North East Link Spark comprises: WeBuild; GS Engineering and Construction; CPB Contractors; China Construction; Oceania; Ventia; Capella Capital; John Laing Investments; DIF; Pacific Partnerships The bidders' submissions were evaluated on a range of considerations, including design solutions, jobs and employment, land use, managing traffic, urban design outcomes and construction and community impacts, along with value for money. Working with the preferred bidder to negotiate a final contract and finalise their concept design Going out to market for other key elements of North East Link including Eastern Freeway upgrades, dedicated busway, the completion of the M80 and new and upgraded walking and cycling paths.

- Construction on the tunnelling package is expected to begin after contract award later in the year.
- Correspondence from 12 businesses who wrote to DE. Expressing concerns about a range of experiences and issues. DE and Andrew McKeegan (Executive Director, Transport Property, DoT) offered meetings. Three to have been conducted by the week ending 20 August.
- One thing that is obvious- relationship between case manager, lawyer and business owner is key to cases progressing and issues being raised and considered.
- Rent relief or rent free periods should be considered as part of case manager and lawyer discussion.
- Market valuation- DE has asked for some advice regarding valuations and market movement which he will receive in September. Know it is very challenging for some businesses and this should be discussed with the case manager and lawyer. BY to talk about further in his update.
- Important that businesses get the support from their lawyer. On occasions there have been changes made to legal representation where the business has deemed it necessary.
- Important to keep discussions going with lawyers and case managers. Doesn't underestimate the challenge faced by businesses with the past and ongoing COVID19 restrictions. Commends the business owners on dealing with the difficult process of compulsory acquisition and the COVID19 environment.

Questions

- JM- is it helpful to refer people back to their case managers to resolve issues and are you giving false hope in doing this?

DE- lawyers and case managers are the first and best place to raise concerns and road blocks. NELP and DoT want to understand the issues and need these to be raised so they can be addressed. Some lawyers don't want businesses discussing issues with their case managers, however, through your lawyer or directly with case managers issues and concerns should be raised.

JM- through his solicitor he wrote to DoT regarding rental relief and didn't get a response for 8 -10 weeks. This is too long a period for JM to make timely business decisions. Quicker responses to questions and issues is required for businesses so they can plan and move forward. This is an example of what JM has heard from other businesses.

DE - will take this on board and raise with DoT. DE agreed that quicker responses are required to help businesses make timely decisions. Eight to 10 weeks is too long and it is incumbent on NELP and DoT to resolve issues in a more timely manner.

DE- DoT / NELP can't issue a blanket policy on rent relief. Each business has unique circumstances and in regards to rent these need to be considered on a case by case basis in consultation with each business, lawyer and case manager.

MM- businesses have raised the issue of buying properties in a competitive and hot property market.

DE- DoT must do valuations in a regulated and governed way through the Victorian Valuer General which ensures a consistent and transparent process. The advice we are getting regarding market movement and valuations will inform any potential support and actions required.

RK

Business and employee support program (BESP)

- Update on business and employee support program by RK

CKC business relocation support

- CKC have started working with several new business bringing the total to 43% business impacted by acquisition
- Weekly update with properties available for lease and purchase continues to be popular with more than 50% recipients opening the email each week and about 30% clicking on a listing. The listings are carefully filtered every week by CKC and suitable options are sent to individual businesses directly.
- CKC brought to businesses information about a new development of warehouses in Matisi Street Thornbury. These are for lease and have warehouse space of around 140 sq metres and office space 53 sq metres. These are zone 3 industrial which means that they're suitable for auto repair shops. I'll include the details in the minutes.
- MM- had a look at this site and it is an impressive development and suitable for automotive mechanics.

	Office sqm <u>approx</u>	Warehouse approx.	Car Parking	Asking rental
Unit 1	53	131	4	\$35,000
Unit 3	52	145	4	\$31,500
Unit 4	52	137	4	\$31,500
Unit 5	52	139	4	\$31,500
Unit 7	51	142	4	\$37,000

Helping businesses apply for work with government projects:

- **Industry Capability Network** is a platform for businesses to promote their services to a national network of industry consultants. Businesses can register their interest in opportunities and receive updates about new projects. There are different subscriptions available including a free option. For more info: www.gateway.icn.org.au
- **Vendor Panel** is a similar platform which promotes businesses to procurement teams across local and state government. For more info: www.vendorpanel.com.au/marketplace.aspx
- Information on both of these services will be included in the minutes.

Local councils

- Organised a meeting with local councils to discuss private tours of their industrial precincts for businesses in Bulleen for later this year. I'll update the BIZ BLG when I have more info.
- Manningham Council have announced some support for businesses impacted by NELP – Frank will provide an update on this shortly.

Employee assistance

- The careers and skills advisor has followed up several enquiries from employees from businesses in BIP who are ceasing operation
- Tailored employee assistance plans and advice is available for all displaced employees and employers
- Businesses who are ceasing their operations in the short term are eligible for employee assistance
- If you'd like to meet with the employee assistance team for a confidential chat please contact sic@northeastlink.vic.gov.au

Manningham City Council Relief Fund

FV provided overview of this fund and next steps

- Council has allocated \$50,000 in its 2021/22 Annual Budget for 'Relief Funds to assist the Bulleen Industrial businesses impacted by the North East Link project'.
- Council is reviewing the current support offered through State Government to identify gaps. Once understood council will come back to the business group and individual business offering support that matches the current gap.
- Council welcomes any insights from the Business Group if they have any suggestions for how Council can financially support them, within the allocated funding provided.
- Council wants to emphasise that they aren't looking to overlap with State Government – they're keen to understand what State can offer and promoting that to the businesses.
- MCC and NELP business impact officers to meet to discuss and report back at the next BIZ meeting.

	<ul style="list-style-type: none"> Keen to utilise the BIZ Group communication channels to help promote the funding assistance to the BIZ businesses.
BY & JMc	<p>DoT Update</p> <p>BY-Andrew McKeegan and DE will consider the property valuation and market advice and what support options there may be based on this advice. Too premature yet to talk of options before advice is received and whether it is a NELP and DOT response or if a whole of government response is required.</p> <p><u>Commercial Tenancy Relief Scheme 2021</u></p> <ul style="list-style-type: none"> The State Government recently announced the introduction of the Commercial Tenancy Relief Scheme 2021 (Scheme) which will apply retrospectively from 28 July 2021. The scheme is very similar to the previous scheme released under the Omnibus Emergency Measures which for Commercial Tenants expired on 28 March 2021. Understanding the impacts of the COVID-19 pandemic and the recently released Scheme, the Secretary to the Department of Transport (Authority) is committed to working with all tenants/businesses to provide relief where appropriate. The period of relief is available from 28 July 2021 through to 15 January 2022. For the Authority to consider whether a business is eligible for relief under the Scheme, we need to understand the impact on the business and comply with the scheme. To do this, the Authority will need businesses to provide the following details: <ul style="list-style-type: none"> A written request for relief; Evidence that the business' turnover is less than \$50m per annum Evidence that the business has experienced more than a 30% reduction in turnover; and An accompanying letter from their accountant demonstrating the turnover reduction. Business owners can contact their DoT case manager to discuss.
MM	<p>Other business and next meeting</p> <p>MM- DM unfortunately couldn't attend this so we will need to get him along to the next meeting to formally thank him for his service with the businesses and the BIZ LG.</p> <p>14th September 2021 is the next meeting.</p>

Actions – new

No.	Action	Owner	Due	Status	Update
	MCC and NELP to update on how the 50K from MCC Relief Fund support package will be implemented.	BK / FV	14/9/2021	Pending	