



Dhammaloka Sub Committee Report - 2023 AGM

AGM 2023, (Dhammaloka Management Group / Facility Coordinator), Events Report, Security Report, Safety Report and Emergency Planning Report.

Dhammaloka Subcommittee:- Since last year's AGM, we have again lost some DSC members and we thank them for their valuable contributions, may the merits they have gained lead them on to Nibbana.

DSC members are: Bill Prins, Gah Siong Lam, Lynne Jackson, Nicholas Allott, Manel Fernando (Library). We have also gained and lost some new members, Stuart, Valter, Paul, Konrad and Truc from BMG/AV. And now have a **Volunteer Coordinator**, Gulshan, who will recruit, direct, motivate and retain the many volunteers needed for the BSWA, such as:- maintenance, cleaning, gardening, parking, Audio Visual, Dhamma School, Events, IT, Library, Meditation Teachers, Reception, Prison visitors, etc.

Due to turnover and leave BSWA is always in need of fresh volunteers:

Please indicate what area(s) you are interested to volunteer for and register on the website: www.bswa.org or Contact Gulshan, Admin's Elle and Aurora or myself, Bill Prins, events@bswa.org Mob. 0417 954 326.

Transparency of DSC expenses and meeting procedure:

As there is only one Dhammaloka account, Treasury has found it too difficult to sort out the DSC budget expense tracking problems. There are a lot of "Dhammaloka expenses" that I have no control over, such as staff pay, admin stationery, postage, library, Sangha requisites, petty cash, etc. Personally, I don't feel comfortable spending Dhammaloka finances, unable to track expenses and with no budget or transparency for the oversight of the committee or the membership.

There's also been a change in our meeting procedure whereby "non-essential DSC members (Volunteer coordinator, Library representative and BMG representative)" do not need to attend every month but only every 3rd month. Therefore, we now have an Executive DSC (consisting of: Lay Har, Gah Siong, Lynne, Nicholas and myself), in addition to: Manel, Gulshan and a BMG/AV representative for the normal DSC.

Maintenance: (Gah Siong)

Maintenance is ongoing, especially with aging properties the need for maintenance gets greater. Costs are up as well as we have no handyman volunteers and only have paid handymen.

- We had termite problems in the Carehouse, this was treated by a pest inspector, but the damage done is not fixed as we are waiting on a use for the carehouse.
- Gutters were cleaned regularly every few months, also gutters and downpipes for replaced for the Monk's quarters and Reception.

- Awnings were fitted for Reception doors.
- Flyscreens renewed at No.12.
- Doors: Male toilet door and workshop door replaced + security door for Workshop fitted.
- Sinkhole at No.37 filled in by professionals.
- Printer was serviced.
- Sound system in Community Hall repaired.
- No. 37 carport roof panel replaced.
- Conference room acoustic panels fitted.
- Sunken patio pavers at Community Hall and pavers around Monks quarters and around Main Hall were levelled several times.
- Colorbond sheds – doors sliders fixed.
- Termite treatment and inspection.
- Floor fixed and trapdoors cut at No.37.
- Loose panel on roof fixed.
- Disabled toilet fan replaced.
- No.37 Milford Carport Roof: panel replaced.
- New Google Nest Doorbell installed at Reception.
- Other minor maintenance.

A/C units: Office AC unit, No.12 and No.37 AC units serviced, were serviced, had supply problems with spare parts for Air Conditioning units in the Admin Office (Another fault in this unit resulted in the leaking water on top of the printer, causing damage to the printer, which has been fixed). A/C moisture guides fitted to main hall AC units. Also servicing and modifications to the AC at No 12 Nanson Way and 37 Milford Way. We are still waiting for Amil to fit a new AC in the RH Shrine room for the Dhamma School. Annual checks for Electrical safety, Fire equipment and First Aid kits done, as has the annual Spring cleaning of all facilities completed including carpets, windows and fans.

Plumbing: Taps in male and female outside toilets were replaced. Major plumbing at No.12 Nanson. HWS at Community Hall was replaced.

Electrical: Annual Electrical inspection was done. Still to do: stage spot lights and roof speakers to fix in Dhamma Hall (working at heights).

Feasibility study into Dhammaloka improvements as proposed to the last Committee meeting (08-01-2023) was dependant on getting pro bono expert advice.

DSC started a trial of a Pop-up Library outside of the Reception area to see how much difference it makes to library sales of books and merchandise.

Cleaning: (Lynne)

Cleaning and Gardening volunteers came and went, at times we had to pay people to do the work when no volunteers were available or absent. We really should have a pool of volunteers to cover any shortfall. Sanjee did the annual spring cleaning of the Dhamma Hall, while Thai volunteers cleaned the Community Hall.

Gardening: (Paul)

Called unsuccessfully for a new Gardening Coordinator – vacant for most of the year, but thankfully Paul came to the rescue. Gardening jobs and Reticulation repairs are ongoing. Trees trimmed regularly by Stuart our previous garden coordinator. Trees were also regularly trimmed at Lynne's place and Reticulation repaired again in some areas by various volunteers. The grass

/weeds and bushes behind the Community hall were slashed due to fire risk. Paul has organised his own group of garden volunteers, they are full of wonderful ideas, so watch this space.

BSWA Events Coordinator's Report

New Year's Dana, Chinese New Year, Songkran and Vesak events held at Dhammaloka all went well. Entry to the Rains and Katina Ceremony at the two Monasteries and at Dhammaloka for Kusala Hermitage were also successful. Several Thai fundraisers that were held at Dhammaloka were also a success despite reduced attendances this year and less donations (funds to Monasteries and Hermitages). Also, several Dhamma workshops were organised by Ajahn Bramali and Lay Har. The Bhutanese Community also held a couple of events in the Community Hall as well there were a few funerals and other events and finally Ajahn Bram's New Year's Eve Party was a success. The Wednesday night Caregroup Meditation was discontinued. The Be Quiet Group and the KFC groups are both going well.

Dhammaloka Security Report

ICP Security has not been engaged since the start of the Covid19 Pandemic, apart from Songkran, I forgot to order them for Vesak, which turned out to be manageable thanks to availability of extra volunteers and saved a few hundred dollars. Drug dealing in front of the Community Hall at night has been reported several times with syringes found nearby, this was reported to police but no action taken by them, however the City of Stirling ranger did extra patrols. Our CCTV system is/will also be upgraded with two extra cameras to cover blind spots.

Thefts: Over the year we had a ladder and padlocks stolen. Due to economic hardship thefts are up. As a result Lay Har asked if I could write a **draft Security Policy**.

Parking: Most of our regular patrons are doing the right thing by angle parking on Nanson Park reserve (3 cars between two trees). However as soon as one car parks parallel, others follow. Received complaints from neighbours about parking on weekends. We again need regular parking volunteers to police the parking, especially on weekends. Several incidents of Dumping of household goods in front of the Community Hall.

Dhammaloka Safety (OHSE) Report

The new WA Health and Safety Act 2020 that came into force in March 2022. Inductions of the new Committee members didn't eventuate, after the meetings during the year, the same happened last year. It is no good having a Policy if you don't implement it.

Accident: Renee fell into a new Sinkhole on the No.37 patio and was injured. The sinkhole was taped-off with danger tape and notices to keep clear. The filling-in of the sinkhole was a drawn out affair, as the committee insisted on a professional fix, which happened many months later (leaving the sinkhole open as a risk).

Covid Update: The Government eased Covid restrictions throughout the year, and by the year's end all restrictions were lifted. However, the medical profession is still recommending the wearing of Masks in crowded places.

Mental Health: Several mental health issues (physical and via email) occurred throughout the year which were resolved by various methods and people, some with Sangha input.

Waste Management: We are still recycling most rubbish generated. A new arrangement for rubbish collection has been agreed with the City of Stirling that is saving us a few dollars per annum. Lost items that are not reclaimed will be donated to charity. Food & drink items that are nearing their Use by Date are also donated to charity. **Containers for Change** in the Navy **Blue Bins** obtained from City of Stirling for recycling of drink containers (plastic bottles and cans with

the 10c marking) which have been placed in a prominent position are providing some income for us. Although some people think it is an ordinary rubbish bin.

OHSE Policies and Procedures: Inductions for volunteers - has been implemented. Other policies still in the pipeline or to be finalised and some are awaiting implementation.

Emergency Planning Committee (EPC) Report.

No change from last year, Plan is 85% complete.

Bill Prins

Ordinary Member – Events

Dhammaloka Sub Committee Chairperson

April 2023