

## Fruit & Vegetable Wholesalers Advisory Committee

MMA Boardroom, Epping

6<sup>th</sup> September 2016

**In attendance:** Harry Kaporis (Chair), Brett Collins, Joseph Manariti, Grant Nichol, Shane Schnitzler, Mark Maskiell, Matthew Elliott, Kirsty Harvison (Minute Taker)

**Apologies:** David Whitchelo

### Item 1: Minutes from Previous Meeting

---

The advisory **AGREE** the minutes are confirmed as a true and accurate record of the meeting.

### Item 2: Actions Airing from Previous Meeting

---

- **Children in the market:** MMA agreed to revise the age that children can enter the Market to be 15 years old. This is based on the age restriction under the Child Employment Act which provides that a permit is required to employ a child (other than in a family business) until they turn 15.
  - **Cleaning:** MMA reiterated that this is ongoing challenge, currently being addressed with service providers.
  - **Forklift storage:** forklift storage bays in the EFS buildings have been remarked and allocated. Market Officers will be encouraging market users to store their forklifts and pallets either within their stores or in the allocated bays, rather than at the rear of the stores. Once a period of communication has occurred, non-compliances will be enforced.
  - **Condensation in Stores:** This is still under investigation and solutions being sought via DEDJTR.
  - **Door Seals:** Shane is meeting with Matt V of PAM to agree a schedule for MMA to undertake preventative door maintenance for each of the stores. Several advisory members raised issues with the door seals in their tenancies.
  - **Office Skylights:** MMA has investigated whether skylights can be installed in the store offices. MMA is awaiting advice re installation and potential impact on warranties. Advisory **REQUESTED** that this be prioritised to provide an option for natural light in the stores.
  - **East End Hire Signage:** MMA considers this closed, with signage already replaced. Shane Schnitzler raised the size of the sign and advised that Fresh State want similar signage at the gas station. MMA reminded obligation under the lease to first obtain consent to any proposed signage.
  - **West Melbourne Cleaning Bills:** Issues raised by individual tenants have been resolved.
  - **Buyers on the Trading Floor Pre-Trade:** This remains an issue of concern for the Advisory. **REQUESTED** that MMA either ban all electric vehicles on the Buyers' Walk and in the Trading Floor pre-trade, or ensure that Market Officers properly enforce access. Some concern that this will push trade to the back of the stores. MMA to increase enforcement.
  - **MMA Billing Cycle:** Advisory submitted that further work is required to improve billing cycle consistency.
  - **Electricity Charges:** MMA undertook price benchmarking before rates were set has since reviewed supply prices. Network and service charges are high due to the location of the site. Fresh State are considering alternative options which are approx. 50% cheaper, including network charges. There are 3 current tenants demonstrating savings to date.
  - **Glycol:** MMA advised that the option of providing a tenant portal to monitor glycol usage has been investigated but is not feasible. In the absence of tenant meters to each tenancy, Shane is still not confident that the charging is right and **REQUESTED** a usage chart on every bill. MMA advised that this the BMS system does not easily report in this way. MMA continue to investigate options for provision of data to satisfy tenant charge queries.
  - **Warehouse 5 & 6 Vacant Space:** fully let –four 95m<sup>2</sup> tenancies that were available following the end of initial lease term have each been let to new tenants.
  - **Warehouse 7:** MMA has circulated an EOI to ascertain demand. Providores and green grocers have expressed interest in a solution where they can more easily drive vehicles inside their warehouse. Currently not sufficient demand to justify construction expenditure.
-

### Item 3: Marketing Update

---

#### **Green Grocer Support programme:**

Currently going through RFT process to determine consultant to engage to develop and deliver the programme.

#### **Melbourne Polytechnic Skills Training**

MMA presented first tranche of courses to be made available. Courses available early 2017, with eligibility for government assistance in 2018, following recognition by Victorian Registration Qualification Authority.

### Item 4: Market Hours

---

Approximately 20 people have been in consultation with McKinna to have one on one consultations. MMA encouraged further participation.

### Item 5: Market Operations

---

- **Traffic Management and Buyer's Walk & Site:** Following incident with pedestrian and electric vehicle in Buyer's Walk earlier this year, Worksafe are seeking barriers between pedestrian and vehicle areas. MMA considering solutions to satisfy Worksafe and meet operational requirements.
- **Misuse of Parking Bays:** Use of parking bays as selling space remains an issue. MMA have undertaken enforcement and reassignment of some bays. MMA to continue monitoring and enforcement.
- **Tenancy Inspections:** AGREED that MMA will provide at least 2 weeks' prior written notice to tenants of proposed date to undertake tenancy inspections.
- **Dust Testing:** MMA continues to work with City of Whittlesea re enforcement of dust controls on the Alex Fraser recycling facility.
- **Truck curfew:** The trial period has finished. Curfew currently remains but the MMA has not yet received confirmation from Vicroads re future plans.

### Item 6. General Business

---

- **40 year service:** 40 year service entitles to free access card. Process will be that the Advisory signs off the application in collaboration with the MMA to confirm period of service.
- **Infringement notices:** issues raised with timing of delivery of notices; how notices are addressed; and that attachments are not always included. MMA to review process.
- **Dandenong Market:** Fresh State members have written to the Minister and to Council objecting to the proposed Dandenong Market.
- **Extension of undercover parking:** REQUESTED that MMA consider extension of undercover parking areas. The lack of undercover parking at the rear of the stores is causing significant congestion and OHS concerns during wet weather.