

# bulletin NEWSLETTER

维省中华协会简讯

-月 January 2023

Articles in this e-Bulletin are 本期简讯中的报告有:

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## President's Message 会长的寄语



Greetings to all CAV members.

Here's my overdue newsletter to give you updates on what has happened at CAV. In a roundabout way, that's a good thing. We've been very busy with a lot of activities at every level – and nothing untoward has happened that needed me to update you.

First, I hope that you all have had an enjoyable Christmas 2022 and New Year 2023 holiday with family and friends. On behalf of the EXCO, I wish you all a great year ahead in 2023!

### CAV Turns 40!

This has been an auspicious year for the CAV, and we celebrated this with our 40<sup>th</sup> Anniversary. In September 2022 we held the CAV School Cultural & Food Festival in conjunction with the Mid-Autumn Moon Cake Festival. There were lots of food stalls, children's performances and cultural activities throughout the day and we attracted close to 1000 patrons for this event. We also had a number of CAV sponsors open stalls at our event and we enjoyed the performances by the students of St. Jude's Primary School with their choir as well as musical performances by Music Time School's students.

CAV school parents also enjoyed performances by their children (from kinder all the way to grade 12) with singing, poem recitals, story-telling and musical performances. We had a very enjoyable day and good weather. Our event was attended by several VIPs including The Hon. Ros Spence, Jackson Taylor MP, Will Fowles MP, Nick Wakeling MP, the former Knox Mayor Cr. Susan Laukens and current Knox Mayor Cr. Marcia Timmers- Leitch.

We would like to thank the CAV School Council team lead by Vice President Neoh Chee Yeong and Chiau Lin Lau (as MC) for their efforts to organize this event.

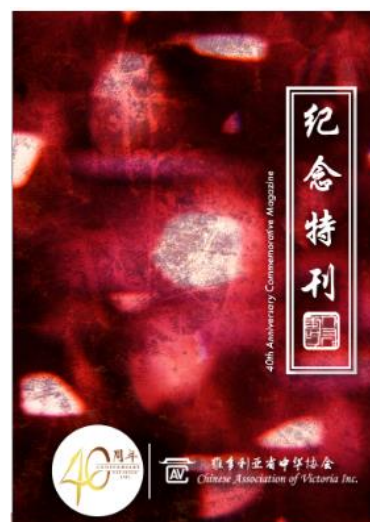


### 40<sup>th</sup> Anniversary Magazine

As part of the CAV's 40<sup>th</sup> Anniversary celebration, ExCo has decided to publish a magazine to commemorate this significant milestone of the Association. You can get a copy of the 40<sup>th</sup> Anniversary magazine from the shelf near the main entrance of CAV Centre.

### The CAV Gala Ball is back!

We also had our biggest celebration of the year with the CAV Ruby Gala Ball Night on 30<sup>th</sup> October 2022, held at the Vogue Ball Room in Blackburn. Attended by 220 patrons, we had a great night, with a mixture of traditional music, Balinese dancers, modern dancers and the CAV Lion Dance troupe. Although unintended, we even raised some funds during the auction from raffle tickets and auctions of donated items. VIPs that attended that night included The Hon. Michael Sukkar, The Hon. Matthew Guy, Jackson Taylor MP, Will Fowles MP, Former Knox Mayor Cr. Susan Laukens, Vice Chairperson of VMC Bwe Thay and many other dignitaries. I would like to thank Vice President Shirley Teh, Treasurer Shirley Thong



and committee member Christina Chia (as MC) who worked as a precision team to organize the whole event.



### Upgrades to CAV premises

On the grounds of the CAV, we also completed several important and critical projects. These projects have been planned by EXCO as we needed to upgrade our facilities for the security and safety of our members.

The most obvious one that all members can see, is the replacement of our fences across Wantirna Rd and Ashley Rd. With the help of a government grant, we replaced the wire fences across these 2 roads with a strong 2m high steel fence. We also replaced the old gate and padlocks, with an electrically powered gate that can be opened and closed using a mobile phone. This will be especially appreciated during the colder months or when it is raining as members rostered to open/close the gates no longer need to get out of their car to do so. The upgrade to our fences and gate is long overdue and we are very happy with the result of this project. Thank you to EXCO member Nicholas Lee who led this project from start to completion.

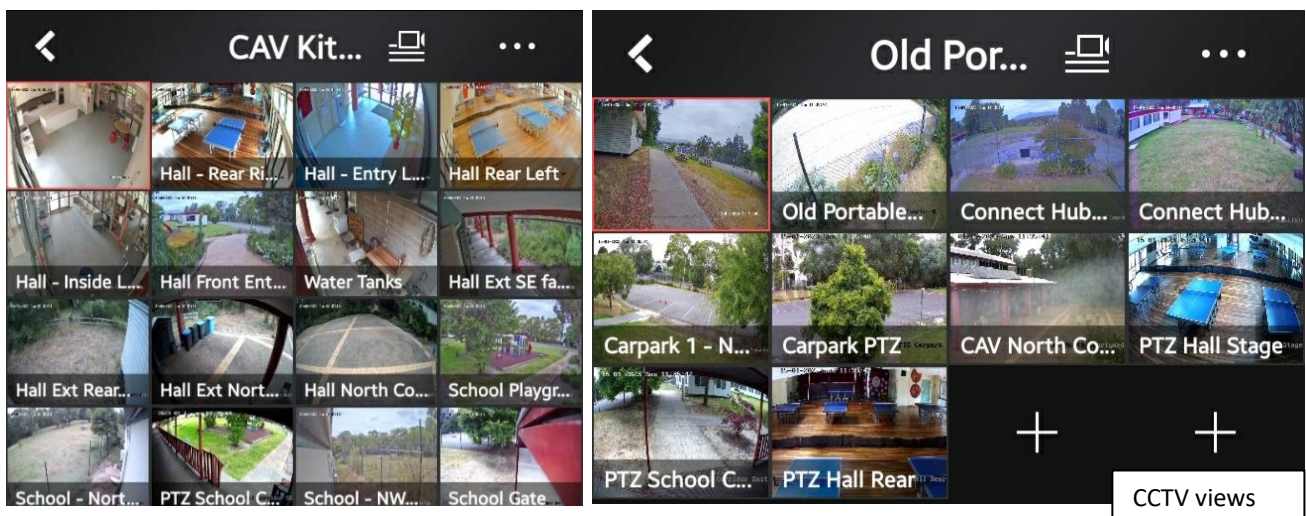


Along with the fence project, we also completed our CCTV upgrade and parking lighting. Over the years the CAV compound has been secured by a few CCTV cameras but that wasn't enough and there were a lot of blind spots. We have had many incidents in our carparks and buildings with external intruders and uninvited "guests". There was thus a need to add more, and better cameras.

We have since installed 26 high resolution CCTV cameras located in several critical spots to secure our site, including the gate and parking areas. With 24 x 7 video recording, this

has proven very useful when reviewing unplanned events or accidents. To support this upgrade, we also replaced the lighting in our parking area and fence along Ashley Street with new, low maintenance and brighter LED lights. As you can see, the parking area is now bright and has adequate lighting especially at night-time. Thank you to EXCO committee members Nicholas Lee and Mark Tyssen who led these projects to completion.

The project is supported by the \$126K Safer Communities Fund from the government.



We also recently upgraded the CAV Kitchen with a new set of island benchtop, washing facilities and cupboards to provide opportunities for better use of the utilities. This upgrade has been long overdue as we were unable to do it during the COVID lock-down period. As we operate a community centre, the Knox council H&S department regularly checks our kitchen and provides certification to allow usage. Our kitchen had quite a number of things to update, as there had been some water damage to our well-worn cabinets and we also needed to vent the stove hood to the outside. With the replacement of the rangehood & burners, sinks and cabinets, our new kitchen looks very fresh and clean. The project is made possible with the \$20K Stronger Communities grant and thank you to EXCO VP Shirley Teh who led this project to completion.



## CAV school updates

The CAV School's 2022 academic year ended on 4<sup>th</sup> December. We reached 320 enrolled students for 2022, and we expect even more students to join the school in 2023. As of now, we already have around 250 students enrolled for 2023 and we are sure that there will be more to come before school starts on 4<sup>th</sup> / 5<sup>th</sup> February 2023.



We would like to thank Ramona Chua who reprised her role as principal in February 2022 when she took over from Dr Ruilan Yuan after Dr Yuan's retirement. Ramona has now officially handed over the role to our newly appointed principal - **Shirley Chen ShiWei**. Although she looks young, Shirley has been with the CAV School for 11 years and has been teaching our VCE and year 12 students for the last 5-6 years. We congratulate Shirley Chen for her appointment and the CAV School Council and the CAV EXCO will support her in fulfilling her duties in making the CAV School better and bigger.

We also thank the 2022 school council: Neoh Chee Yeong (Chairperson), Beng Law, Mark Tyssen, Henry Teoh, Joan Tan, Eric Kong, Pin Boon Koay and former principal Ramona Chua. Their dedication, time and effort to support school staff and teachers are greatly appreciated and we hope for their continued support in 2023.

### No Chinese New Year celebrations at the CAV school in 2023

This year, EXCO and the School Council made a very hard decision when we decided not to have a School Chinese New Year celebration. This is due to Chinese New Year falling on the 22<sup>nd</sup> January 2023 before the school term has even started, and many families are still overseas. By the time school starts, we will already be in the 3<sup>rd</sup> week of Chinese New Year. Hence, it's not practical to prepare and hold the event. But rest assured, we have planned for another event at the end of term 1 for our families. We will provide details later in the school term.

However, we will still celebrate Chinese New Year 2023 (as announced in late December 2022), with our annual Yee Sang dinner. Thanks to Shirley Teh for organizing this annual event. The Yee Sang dinner is very popular event within the CAV community and it is usually sold out within 1-2 days. It is a very nice dinner with time to meet old friends and enjoy great food.

With this newsletter, I am also attaching a letter from the School Building Trust Fund committee chairperson Dr KaSing Chua for the SBTF Chinese New Year 2023 Appeal. We encourage members to support the CAV School as it will ensure that we can continue to teach our next generation our culture as well as provide them multi-lingual skills. If you wish to make a donation, please read the letter from Dr KaSing Chua as it has details on how to make the donation and who to contact.

### Congratulations to the elected leaders in our area

Last November, at the Victorian state election, Jackson Taylor MP was re-elected as Bayswater MP. Although the CAV is non-political, we have enjoyed working together with Jackson Taylor for the past 4 years and he has been very helpful to the CAV and other

multicultural organisations across his electorate. We hope to work with Jackson Taylor MP in the 4 more years to come.



We also would like to congratulate Cr. Marcia Timmers-Leitch - Collier Ward, for being elected Mayor of Knox City Council and also Deputy Mayor Cr. Jude Dwight – Chandler Ward. We look forward to working together with them both in the future.

### **Membership Fees and the 2023 Annual General Meeting**

I would like to remind to all members that CAV membership and subgroup fees are due by the end of January for **all** renewals. As is our standard policy, all renewals after **31<sup>st</sup> Jan 2023** will incur a re-joining fee of \$11 and they will be considered as new members. With our new contactless system, all current members will have received a renewal notification in December in their email. If you did not receive the renewal, please check your junkmail box as it may have ended up there. If you cannot find the renewal, please contact [membership@cavinc.com.au](mailto:membership@cavinc.com.au) to renew your membership.

Our 2023 AGM will be held a bit earlier this year as several key EXCO members will be away. Please save **Sunday 5<sup>th</sup> March 2023** in your calendar for the CAV AGM 2023. You will receive another official invite and notification at least 2 weeks prior to the AGM.

Lastly, on behalf of the CAV Executive Committee 2022-2023, I'd like to wish you all a Happy Chinese New Year! Wishing you luck, love and good health in the year of Rabbit 2023.

**Gong Xi Fa Cai!**

*Iwan Jusuf*

Iwan Jusuf  
CAV President 2022

在此向所有 CAV 会员们致以问候。

这是我逾期未交的会讯，为您提供有关 CAV 发生的最新情况。我们一直忙于在各个层面开展大量活动——很欣慰没有发生任何需要我向您通报的不幸事件。

首先，我希望大家与家人和朋友度过了一个愉快的 2022 年圣诞节和 2023 年新年假期。我代表执委会祝愿大家在 2023 年里有个美好的一年！

## **CAV 40 岁了！**

2022 年对 CAV 来说是吉祥的一年，我们庆祝成立 40 周年。2022 年 9 月，我们结合举办了中秋月饼节与 CAV 学校文化美食节活动。全天有很多小吃摊、儿童表演和文化活动，我们吸引了近 1000 名顾客参加此次活动。我们也有许多 CAV 赞助商在我们的活动中开放了摊位，我们欣赏了圣裘德小学的学生和他们的合唱团的表演以及音乐时间学校学生的音乐表演。

CAV 学校的家长们还欣赏了他们孩子（从幼儿园一直到 12 年级）的表演，包括歌唱、诗歌朗诵、讲故事和音乐表演。我们度过了愉快的一天，天气也很晴朗。当天的贵宾包括 Ros Spence、Jackson Taylor 议员、Will Fowles 议员、Nick Wakeling 议员、前诺克斯市长 Cr.Susan Laukens 和现任诺克斯市长 玛西娅·蒂默斯-莱奇。

我们要感谢由 CAV 副会长梁志勇和刘巧灵（担任司仪）带领的 CAV 学校理事会团队为组织这次活动所做的努力。

## **CAV 年度晚宴又回来了！**

我们于 2022 年 10 月 30 日在布莱克本的 Vogue 舞厅举行了 CAV Ruby Gala 舞会之夜，这是今年最大的庆祝活动。有 220 位嘉宾参加，我们度过了一个美妙的夜晚，传统音乐、巴厘舞者、现代舞者和 CAV 醒狮团相结合。我们甚至在拍卖期间通过抽奖券和捐赠物品的拍卖筹集了一些资金。当晚出席的贵宾包括迈克尔·苏卡议员，Matthew Guy 议员、Jackson Taylor 议员、Will Fowles 议员、前诺克斯市长 Cr. Susan Laukens，维省多元文化局副局长 Bwe Thay 和许多其他政要。我要感谢副会长郑吕雪丽、财政长唐翠婵和执委会委员谢智丽（作为司仪）以精准的团队组织了整个活动。

## **CAV40 周年周刊**

作为 CAV 40 周年庆典的一部分，执委会决定出版一本周刊来纪念协会的这一重要里程碑。您可以在 CAV 中心正门附近的书架上拿到一份 40 周年纪念周刊。

## **CAV 场所更新**

在 CAV 的场地上，我们还完成几个重要和关键的项目。这些项目是由执委会计划的，因为我们需要更新我们的设施以确保我们会员的安全。

所有会员都可以看到的最明显的一个是更新我们横跨 Wantirna Rd 和 Ashley Rd 的围栏。在政府拨款的帮助下，我们用坚固的 2 米高钢栅栏取代了横跨这 2 条道路的铁丝网。我们还更换了旧门和挂锁，换成了可以用手机打开和关闭的电动门。这将在寒冷的月份或下雨时特别受欢迎，因为负责开关门的会员将不再需要下车来打开/关闭大门。我们的栅栏和大门的升级早就应该进行了，我们对这个项目的结果非常满意。感谢执委会会员李明德，他从头到尾领导了这个项目。

除了围栏项目，我们还完成了闭路电视升级和停车场灯光。多年来，CAV 大院一直由几台闭路电视摄像机保护着，但这还不够，而且还有很多绑定点。我们的停车场和建筑物发生过外部入侵者和不请自来的“客人”事件。因此，需要添加更多、更好的相机。

从那以后，我们在几个关键点安装了 26 个高分辨率闭路电视摄像机，以确保我们网站的安全，包括大门和停车场。通过 24 x 7 视频录制，这在回顾计划外事件或事故时被证明非常有用。为支持此次升级，我们还用新的、低维护和更亮的 LED 灯更换了 Ashley Street 沿线停车场和围栏的灯光设备。正如您所看到的，停车场现在很明亮并且照明充足，尤其是在夜间。感谢领导这些项目完成的执委会委员李明德和马克泰森。

此项目得到了政府 12 万 6 千澳元的社区安全基金的支持。

我们最近还装修了 CAV 厨房，配备了一套新的岛式台面、洗涤设施和橱柜，以提供更好的公用设施。这个项目早就应该进行了，因为在疫情封锁期间我们无法进行装修而拖延了完工时间。由于诺克斯市政局健康与安全部门会定期检查我们的厨房以提供允许使用的证明书，我们的厨房有很多东西需要更新。因为我们破旧的橱柜有一些水渍，我们还需要将炉罩通风到外面。随着抽油烟机和燃烧器、水槽和橱柜的更换，我们的新厨房看起来非常清新干净。感激政府 Stronger Communities 2 万澳元的拨款使该项目成为可能，感谢副会长郑吕雪丽带领该项目完成。

## CAV 中文学校报告

CAV 学校的 2022 学年于 12 月 4 日结束。我们在 2022 年注册了 320 名学生，我们预计 2023 年会有更多学生加入学校。截至目前，我们已经大约有 250 名学生在 2023 年注册，我们相信在 2 月 4 日、2 月 5 日开学之前还会有更多学生加入。

我们要感谢马爱华女士，她在袁瑞兰博士退休后于 2022 年 2 月接替她的校长一职。马校长现在已经正式将这个角色交给了我们新任命的校长 - 陈诗玮女



士。虽然看起来很年轻，但陈校长已经在 CAV 学校工作了 11 年，并且在过去的 5-6 年里一直在教我们的 VCE 12 年级学生。我们祝贺陈校长获得任命，CAV 学校理事会和 CAV 执委员会将支持她履行职责，使 CAV 学校办更好、更优秀。

我们还要感谢 2022 年学校理事会：梁志勇（主席）、刘墨明、马克泰森、Henry Teoh、Joan Tan、Eric Kong、郭文斌和前校长马爱华女士。非常感谢他们为支持学校教职员工所付出的奉献、时间和努力，我们希望他们在 2023 年继续提供支持。

## **2023 年 CAV 学校不举行农历新年庆祝活动**

今年，行政会议和学校理事会做出了一个非常艰难的决定，我们决定不举办学校农历新年庆祝活动。这是因为 2023 年 1 月 22 日是农历新年，开学前，许多家庭仍在海外。到开学的时候，我们已经是农历新年的第三周了。因此，准备和举办活动是不切实际的。但请放心，我们已计划在第一学期末为我们的家庭举办另一场活动。我们将在学期后期提供详细信息。

然而，我们仍将通过一年一度的鱼生晚宴来庆祝 2023 年农历新年。感谢副会长郑吕雪丽组织这次年度盛会。鱼生晚宴在 CAV 社区内非常受欢迎，通常会在 1-2 天内售罄。这是一顿非常愉快的晚餐，有时间会见老朋友并享用美味佳肴。

在本会讯中，我还附上了校舍信托基金委员会主席蔡家声医生为建校基金 2023 年农历新年呼吁所做的一封信。我们鼓励会员支持 CAV 学校，因为它将确保我们能够继续向下一代传授我们的文化，并为他们提供多语言技能。如果您想捐款，请阅读蔡家声医生的来信，因为信中详细说明了如何捐款以及与谁联系。

## **祝贺我们地区的当选领导人**

去年 11 月的维多利亚州选举，CAV 的 Bayswater 地区议员 Jackson Taylor 议员成功的连任。

尽管 CAV 是非政治性的，但在过去的 4 年里，我们很高兴与 Jackson Taylor 一起工作，他对 CAV 和他所在选区的其他多元文化组织提供了很大帮助。我们希望在未来的 4 年内与 Jackson Taylor MP 合作。

我们还要祝贺 Marcia Timmers-Leitch - Collier Ward, 当选诺克斯市长和 Jude Dwight - Chandler Ward 当选诺克斯副市长。我们期待着在未来与他们合作。

## **会员费和 2023 年年度大会**

我想在此提醒所有会员，所有的 CAV 会员年费和小组年费都将在 1 月底到期。按照标准政策，2023 年 1 月 31 日之后的所有续订都将收取 11 澳元的重新加入费，他们将被视为新会员。使用我们新的非接触式系统，所有现有会员都将在 12 月的电子邮件中收到通知。如果您没有收到邮件，请检查您的垃圾邮箱，

因为它可能已经在那里了。如果找不到邮件，请联系 membership@cavinc.com.au 更新您的会员资格。

我们的 2023 年年度大会将在今年早些时候举行，因为一些主要的执委会成员将不在国内。请将 **2023 年 3 月 5 日** 星期日保存在您的 CAV AGM 2023 日历中。您将至少在年度大会前 2 周收到另一份正式邀请和通知。

最后，我代表 CAV 执行委员会 2022-2023 祝大家新春快乐！祝您在 2023 年兔年好运、如意和身体健康。

恭喜发财！

中华协会会长

游意旺会长

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## CAV Subgroup Activities CAV 小组活动

One of the many advantages of being a CAV member is access to various subgroup activities at a discounted fee. The regular activities held at CAV Centre are:

- Chinese language school (Saturday and Sunday mornings)
- Ballroom Dance (Wednesday and Thursday evenings)
- Table Tennis (Tuesday/Wednesday/Friday morning and afternoon and Sunday afternoon)
- Karaoke (1<sup>st</sup> and 3<sup>rd</sup> Sunday evening)
- Tai Ji (Tuesday evening and Sunday morning – New beginner class on Sunday morning will commence in February 2022, all is welcomed)



More details can be found in CAV website ([www.cavinc.com.au](http://www.cavinc.com.au)). If you are interested in any other activities, please register your interest with admin@cavinc.com.au.

成为 CAV 会员的众多福利之一是以优惠价参加各种小组活动。CAV 中心定期举办的活动有：

- 中文学校（周六和周日上午）
- 交谊舞（周三和周四晚上）
- 乒乓球（周二/周三/周五上午和下午和周日下午）
- 卡拉 OK（第一个和第三个周日晚上）
- 太极拳（周二晚上和周日早上 - 新的周日早上初级班将于 2022 年 2 月开班，欢迎大家参与）

更多质料可以在 CAV 网站 ([www.cavinc.com.au](http://www.cavinc.com.au)) 上找到。如果您对任何其他活动感兴趣，请通过 admin@cavinc.com.au 注册您的兴趣。



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### **Permanent pathway for Hong Kong citizens 香港公民的永居签证通道**

On 9 July 2020, the Australian government announced a new visa pathway for eligible Hong Kong (HKSAR) and British National (Overseas) passport (BNO) passport holders to become permanent residents in Australia.

This announcement covered the following aspects:

- BNO passport holders, who held a temporary graduate or temporary skilled visa on 9 July 2020, will be eligible to have their visa extended until 8 July 2025.
- Temporary graduate and temporary skilled visa applicants with BNO passports who applied after 9 July 2020 will be eligible for five-year visas.
- For those who live, work and study exclusively in regional Australia, the pathway to permanent residence would be available after three years.
- Similar visa pathways for Hong Kong and BNO passport holders are offered by the United Kingdom and Canada.

New legislation amendments and clarifications were announced on 30 October 2021 by the Australian government as to how to access the permanent residence pathway by eligible temporary visa holders. These announcements will be applied retrospectively from 9 July 2020 which means relevant visa holders who may have ceased to be eligible since the above date may have their visa re-enlivened and take advantage of this provision.

Contact our immigration team at Align Law for a consult if you need more information!

### **Foreign Investment Review Board (FIRB) Update 外国投资审查委员会更新**

From 29 July 2022, the Foreign Investment Review Board (FIRB) application fees have doubled, by way of the Foreign Acquisitions and Takeovers Fees Imposition Amendment (Fee Doubling) Regulations 2022 (Cth). It provides for a doubling of FIRB application fees from 29 July 2022, resulting in the maximum fee cap doubling from \$522,500 to \$1,045,000. These changes stem from the Government's commitment to double FIRB fees and penalties as promised during their campaign earlier in the year. As of yet, no regulation has been released to double FIRB financial penalties.

The increased FIRB fees will apply to any amount that is payable on or after 29 July 2022. Foreign investors should be cognisant of this change given the clear financial ramifications.

For further advice and information regarding FIRB applications, please contact Align Law on 03 7036 6726.

### **Property Law - Subdivision and Partition** 物权法 – 分割和划分

Unsure about the duty payable when partitioning co-owners' interests in subdivided land? You may need a partition agreement. Partition agreement is a document that outlines how subdivided property is going to be split between co-owners. If done correctly you can avoid or minimise stamp duty payable on the transfer.

The process of partitioning involves disposal by each co-owner of their interest in one of the blocks to the other co-owner and a corresponding acquisition by each co-owner from the other co-owner of their interest in the land.

According to the *Duties Act 2000* in Victoria, where there has been a partition or division of an interest in land, duty is payable on the value less any beneficial interest held by the transferee prior to the transaction. If the transferee is receiving property of a value that does not exceed the value of the transferee's interest in the whole of the property, no stamp duty is payable in that transaction.

With a Deed of Partition, the intended ownership split of the between the co-owners of the land is made clear. This deed will demonstrate to the Office of State Revenue that it was always the intention of the parties from the start, that upon the completion of the project, the parties would own the units in the building according to their percentage break-up as agreed upon.

If you are doing property development in Victoria, be sure to contact Align Law to be advised of everything you need to know about subdivision and partition of land.

### **Property Law - Fencing & Adverse Possession** 物权法 – 围栏与逆权管有

In Victoria, fencing law is governed by the Fencing Act 1968. Generally, owners of the adjoining lands must contribute equally to any fencing works and any subsidiary works for a sufficient dividing fence. As the first step, the owner proposing to carry out the fencing work and any subsidiary work must serve a notice to the owner of the adjoining land seeking their agreement. Before serving the written notice, it is a good idea to have a discussion with your neighbour with the view of reaching an agreement and avoiding conflicts. It is preferable to serve the notice via post so there is a proof that the owner of the adjoining land has received it.

A template 'Fencing Notice' and 'Urgent Fencing Notice' is available on the Dispute Settlement Centre of Victoria (DSCV) website

Once the notice is served,

- if neighbour responded and agreed: you can carry out the fencing work.
- if neighbour did not respond within 30 days: the owner can carry out the fencing work and recover costs in magistrates' court.
- if neighbours cannot reach agreement within 30 days upon the owner of the adjoining land receiving the notice: either owner may seek an order by filing a complaint in the Magistrates' Court. However, before taking any court action, it is

strongly recommended that parties seek free mediation through the DSCV. It is a free service that parties can use to help resolve fencing disputes.

When constructing the fence, it is important to ensure that the fence is built on the boundaries of the titles to avoid a future adverse possession claim. If such claim is successful, the adverse possessor could acquire the legal title of the wrongly fenced land.

For all things property law, contact Align Law.

**Align Law 是一家澳大利亚精英法律事务所。我们的律师团队在各自领域里凭借丰富的专业知识和经验为客户提供卓越的法律服务，协助客户了解当地的挑战，提供与众不同的商业解决方案和客户体验。**

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#### What's on at CAV

Visit [CAV website](#) for more news and information. 更多协会讯息，请查看[协会网站](#)。

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This bulletin is a regular newsletter produced by Chinese Association of Victoria, 8 Ashley Street, Wantirna, Victoria. Any enquiries should be directed to [admin@cavinc.com.au](mailto:admin@cavinc.com.au)

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