



Friends of Point Moore Inc.

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8 June 2017

Mr Ken Diehm, CEO
City of Greater Geraldton
PO Box 101
Geraldton WA 6531

Dear Mr Diehm

Position Statement from Friends of Point Moore Incorporated Community

Point Moore is one of Geraldton's most iconic locations and every effort should be made to extend the existing leasehold arrangements to 2045, to bring them into alignment with other leases in the precinct.

Point Moore is a unique and beautiful location, which should be preserved as an example of our unique Geraldton lifestyle, no different from any other leasehold and freehold land in Geraldton and WA.

The current uncertainty of lease extensions (expiry dates 2025 and 2028) has created a great deal of personal and financial stress for over three years now, for many leaseholders and tenants, a high percentage of whom are elderly or low income earners. The ability of these leaseholders and tenants to maintain and improve properties and community areas has been restricted by uncertainty.

The Friends of Point Moore Incorporated (FoPMI) would like to present a position statement on the following items for Council's consideration:

1. Erection of signage:

FoPMI supports that erection of signage mitigating the risk of coastal inundation should be actioned in a timely manner in accordance with recommendations from the M P Rogers Point Moore Inundation and Coastal Processes Study.

2. Risk to public health:

FoPMI acknowledges the level of acceptance of risk, by requesting that all new leases contain a waiver absolving the city of any liability, and additionally have the M P Rogers Point Moore Inundation and Coastal Processes Study included with the lease.

With any new purchases, buyers should be made fully aware of the obligations of purchasing a leasehold property and the constraints they are entering into.

3. Supply of new water/sewerage infrastructure:

FoPMI believes that to connect to reticulated sewerage is not a feasible option for Point Moore based on the prohibitive cost factors of the aquifer system and the topography. An alternative proposition is that all septic tank levels are tested on an annual basis at the owners' cost and when tanks exceed an agreed 75% solid effluent level they be pumped out at the owners' cost. This information is kept and recorded by owners.

4. Lease extensions:

FoPMI requests a 21-year lease agreement from January 1, 2018 with a 7-year option, which will bring the leases in line with the existing Belair Caravan Park and Lifestyle Village.

5. Non-approval of leases:

The current group of leaseholders do not accept the option of non-renewal of leases. FoPMI believes for the greater good of Geraldton, we would like to work together with the CGG to facilitate the continuation of leases.

6. Economic impacts of non-renewal of leases:

The CGG currently receives approximately \$450,000 from lease fees and a further \$250,000 annually from rates. This total figure has great economic benefit to the CGG. An estimate over a 21-year period would be approximately \$15 million revenue for the CGG, and based on the CGG's need to be in a debt-neutral position, removing Point Moore homes would not fall in line with its strategic plan. This financial figure alone should justify to this current and future councils, the importance of Point Moore. This doesn't take into consideration the costs involved for the CGG in the removal of its existing infrastructure (roads, drains etc) and rehabilitation of the area.

7. Social impacts of non-renewal of leases:

- 175 families would be homeless
- 175 families would be placed under undue stress and financial hardship
- Loss of community
- Loss of the iconic area to the whole of the Geraldton community
- The potential for a derelict site and vandalism with poor or low socio economic outcomes
- A magnet for squatters

FoPMI believes the CGG has a social and moral obligation to provide and maintain an environment that creates a prosperous, strong and vibrant community. We would therefore like to see the CGG adopt a 'real world' approach when considering this decision. We would also like to see a community consultation process as promised by the CGG.

FoPMI believes all leaseholders, residents and the wider Geraldton community should be afforded the opportunity to work with Council, all levels of government and non-government organisations to achieve a fair, equitable and positive outcome for all stakeholders.

We appreciate the opportunity to make this presentation and look forward to working with the CGG and Council in achieving a positive outcome for the residents of Point Moore.

Yours faithfully



David Harrington
PRESIDENT
Friends of Point Moore Incorporated