



FRIENDS OF POINT MOORE INCORPORATED

COMMUNITY NEWS UPDATE

Friends of Point Moore Incorporated PO Box 399 Geraldton WA 6531 Email: pointmoorefriends@gmail.com

March 2017

Friends of Point Moore Inc Mission Statement

The mission of Friends of Point Moore Incorporated is to work collaboratively with all levels of government, non-government organisations and the wider community, to attain long term and secure tenure for all leaseholders and residents of Point Moore.

Membership fee reduced

The FoPMI membership fee has been reduced to \$10 per leaseholder per year for new members.

All existing members as at the 18th December 2016 AGM remain financial until the 2017 AGM to be held after the end of the FoPMI financial year (June 30th).

As per the rules, members will set the membership fee for the following year at the AGM.

If you have not yet paid your membership it can be paid into the

Geraldton Branch of Bendigo Bank

BSB: 633000

Account No: 153491139

Please ensure to use your surname as the reference and retain your deposit receipt.

Latest information from FoPMI meeting with City

The FoPMI committee continues to meet with City of Greater Geraldton CEO and other CGG staff on the lease extension issue. The following is what the CGG has done to date.

At the time of writing this newsletter, some government departments were not likely to make any commitment as the government was in caretaker mode. We now have a new government so maybe we can get some action!

However, the CGG has written to a variety of government departments mostly in reference to the ROETD Study with the following results:

Dept of Health – no response yet

Dept of Environment – they say the area doesn't warrant being registered as a contaminated site

Local Government Insurance Services – will meet with GHD (inundation study consultants) to discuss mitigation strategies

McLeods Lawyers – CGG should ensure new purchasers have access to the reports and sign a separate document acknowledging risks. (Deed of Assignment)

Dept Lands – no response

Dept water – no response

Water Corporation – at the time of writing they had no response to make.

Dept Planning – detailing what actions CGG is taking

Local Politicians

REIWA; Real estate agents;

settlement agents – Notifying of the potential health risk with direct/indirect contact with groundwater; advise of old letters regarding Point Moore not being fit for habitation; unacceptable risk due to inundation; CGG has

drawn up a Deed of Assignment that must be signed before a purchaser signs off on a lease.

Building Inspectors; Telstra; Western Power; Main Roads WA; DFES; local plumbers; NBN Co; NACC; State Heritage Office - lighthouse; AMSA - lighthouse; Belair Caravan Park; Geraldton Volunteer Sea Rescue; Owner of freehold around lighthouse; – Notifying potential health risk with direct/indirect contact with groundwater due to noncompliant septic systems; advise of old letters regarding Point Moore not being fit for habitation; unacceptable risk due to inundation

CGG staff – OHS coordinator to notify staff of potential health risk with direct/indirect contact with groundwater

Labor leader listens to residents

It was a close contest, but Labor candidate for Geraldton Lara Dalton was narrowly pipped at the post by Liberal incumbent Ian Blayney, who retains his seat. We thank Lara for all her efforts and support for Point Moore leaseholders.

As part of his whirlwind visit of the vast electorate, Opposition Leader Mark McGowan did a pit stop in Geraldton on January 9.

Mr McGowan listened to a few FoPMI members as they voiced their concerns about the situation



Lara Dalton was joined by Mark McGowan on his whistle-stop tour of the electorate.

at Point Moore and said he is very sympathetic to our plight and promised his support.

Congratulations to Mr Blayney, who is also a strong supporter of our mission to save our homes.

In Brief ...

- The Department of Environment Regulation says Point Moore does not warrant being registered as a contaminated site. A bit of good news!

- 13 submissions were received for the ROETD Study, which FoPMI hopes to receive a summary of at some point. Thank you to all who took the time to lodge a submission.

- A change.org petition was initiated but that did not originate from the Friends of Point Incorporated Committee.

Friends of Point Moore Inc wishes to sincerely thank Nationals candidate for Geraldton, Paul Brown, who unfortunately was unsuccessful in his bid to win the seat of Geraldton. Mr Brown has been a staunch and strong supporter for Point Moore and hopefully will continue to be so.

Chairman's Report –

**Meeting with Charles Kretzman,
Project Director at the Water Corporation**

In early January I met with Charles Kretzman, Project Director at Water Corporation, who knows the situation well at Point Moore, as he owns a rental property in Geraldton and often walks his dogs on the south side beaches. He has often seen greenish algae on the shoreline, which he says is a sign of Enterococci, but not in harmful qualities, as it would have been filtered going through the sand. Therefore he believes that this not a health hazard and added that you will see this type of algae all around the state.

He said lease renewal and non-compliant septic systems should not be seen as a combined issue.

He stated that whilst Point Moore is on the Water Corporation's infill list, it is not a priority. We discussed the cost and his thoughts were that \$10 million was over the top but said that \$6 million is quite realistic. The problem with Point Moore is the size of the blocks and closeness of each block, He feels that the only connection would be under the road, then the distance as the crow flies to joining the existing sewage, near the grain terminal, is 1.8 kilometres or about 2.1 kilometres underground, all in all an expensive exercise.

Charles said if he was given \$6 million he could rectify more than 175 houses, so at present Point Moore is low on the radar, however if the Health Department said we had a health risk that would be a totally different matter, and we would be moved rapidly up the list.

He also said if we were a company with capital funds we would be in a much better position to negotiate with the government, much the same as the commercial caravan parks. Charles said if he was to complete the infill of Point Moore, it would also include the caravan park site, despite them having their own system.

He feels that at present the sewage is not a health hazard just bureaucrats dotting the Is and crossing the Ts. He said again that the leases and sewage should not be entwined. He said the ROETD report was not definitive, no conclusions or directions could be gained from it, it can be interpreted any way.

– **David Harrington, Chairman, Friends of Point Moore Incorporated.**

Pensioner lease rebate explained

Confusion exists over pensioner discounts on lease fees; following is an explanation of how it came about and who is eligible.

The Council does not provide a pensioner discount as such, however at the 2007 anniversary of the Point Moore leases the City was required by the owner of the land, the Department of Lands, to have the land valued by the Valuer General.

This was a period of economic growth and land values soared and so did lease fees.

The City Council agreed that the increase would be difficult for pensioners to endure and granted a 50% rebate to leaseholders who were pensioners at the time of the renewal.

The rebate was allocated to the individual pensioner and is not transferable to new owners as future owners would have been aware of the associated lease fees at the time of purchase.

The same process occurred at the 2014 anniversary and only leaseholders who were pensioners at the time of the renewal were rewarded with the rebate. This means if you are a pensioner and not receiving the rebate, your next opportunity to become eligible is at the anniversary of your lease. This will be 2025 or 2028.

This system also means that you will not be eligible for the rebate if you become a pensioner until your lease reaches its anniversary.

The Friends of Point Moore Incorporated committee is hopeful we can broker the 50% lease rebate for all pensioners. To assist us we need to know the names and addresses of all pensioners currently not receiving the lease rebate.

Please contact Terry Mouchemore at email: g300@bigpond.com or call 0427 939 647 or Sue Chiera at email: susanchiera@bigpond.com or call 0416 277 707.

Valedictory:

Sad passing of three Point Moore residents

It is with much sadness we report the passing of three long-term Point Moore residents in February.

Corrie Geel – who lived for many years on Captains Crescent and would wave to many of us as we went by – passed away after a short stay at Nazareth House. Condolences to her daughter and Point Moore resident Helen Eastough.

Ben (Benjamin) Dunstan from Bosuns Crescent passed away after a short, but serious illness. Ben was riding his scooter and driving to visit mates in Perth until a few weeks before he passed away.

Condolences to his daughter, Patti Bourke who also lives on Bosuns Crescent.

Unfortunately, Lee (Leonie) Heinsen from Gunners Lane was laid to rest after she lost her long battle with cancer, and her beloved dog Rastas passed away on the afternoon of her passing. They are now resting peacefully together. Sincere condolences to her partner Libby McLauchlan of Gunners Lane.

Heartfelt sympathy and thoughts go to all the families of these well respected and popular Point Moore people.