



July 2017

Friends of Point Moore Incorporated PO Box 399 Geraldton WA 6531

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### 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.

### Vale Betty Dann

In April, another Point Moore resident sadly passed away. Long time resident, Betty Dann of Passat Lane was laid to rest. Condolences to her husband Peter and family.

**A free bus will take residents from Pt Moore to the QEII Seniors and Community Centre for the workshop on 19 July and return home afterwards. It will leave from the former Tropicano site on Captains Cres, at 4.45pm, travel down Sailors Lane, right into Sextant Lane and will pick up residents from the top of Marines, Gunners, Zodiac, Passat and Monsoon Lanes.**

## FoPMI continues working for all leaseholders

Many of you would have been contacted to attend a meeting at Geraldton Volunteer Sea Rescue on Sunday 2 July.

Some of you would have been under the impression Friends of Point Moore Inc convened the meeting. We did not.

Unfortunately we have a small group of leaseholders who believe FoPMI has not been

working effectively for members, leaseholders and residents and believe we have been withholding information. This is far from the truth.

FoPMI has, for the past two-and-half to three years, been working diligently with all levels of government and the community to find a workable solution to the Point Moore beach cottage

lease issue, and we hope you will stay with us for the rest of the journey.

We are working to not only secure tenure, but to work with the City of Greater Geraldton to develop acceptable conditions to renew leases, such as looking at rate and lease reductions and rebates for pensioners.

## Next stage in the process in our bid to secure tenure

Leaseholders would have received a package from the City of Greater Geraldton outlining the next stage of the process.

It contains a letter explaining the process, a submission form and the Discussion Paper that Council endorsed for public comment at the Ordinary Meeting of Council on 27 July.

More than 30 leaseholders and residents attended the meeting.

The FoPMI Committee thanks all who attended.

It showed Council the human face of Point Moore and impressed some Councillors.

Five councillors (including the Mayor) who spoke for the motion to release the Discussion Paper for community comment expressed a desire to bring this issue to an end, recognising the length of time it has been going on.

All five said community feedback is important to them, and Mayor Shane Van Styn said he hopes to bring closure to this by September, in conjunction with the community. He said he recognises residents are exhausted by this process.

No Councillors spoke against the motion to release the Discussion Paper.

### What we need to do now

The Discussion Paper contains points for renewing our leases. Read them carefully and consider which discussion points you think could work for you and which ones you could not live with as we work towards lease renewal.

There are some suggestions on the back of this newsletter that the FoPMI Committee has drawn up to help you.

**The City of Greater Geraldton is holding a community workshop for Point Moore leaseholders, residents and other stakeholders at the QEII Seniors and Community Centre on Wednesday 19 July from 5.30pm to 7pm. Please make sure you register for the workshop by email to [JanellK@cgg.wa.gov.au](mailto:JanellK@cgg.wa.gov.au) or phone: 9956 6945.**

City staff – and it's hoped some Councillors – will be in attendance at this workshop. There will be a question and answer session so you will be able to find out more about the process and any other

concerns you may have.

The FoPMI committee realises this time is not ideal for our older residents as it will be over dinner time and cold, so we have organised a bus to take Point Moore residents to and from the workshop. We encourage as many people as possible to attend. If you would like to catch the bus the departure points are listed at left.

### After the workshop

FoPMI will hold a community meeting on Sunday 23 July for those interested in discussing the workshop and contributing to a unified submission to Council.

This will be followed by a sausage sizzle to keep the spirits up!

### Submission closing date

Leaseholders have until Monday 7 August to make final submissions to the City (on the form supplied or available on the CGG website).

This is your opportunity to let the council know what is and what is not acceptable to you.

**It is anticipated the item will come before Council to consider and vote on a decision at the Ordinary Meeting of Council on Tuesday 19 September.**

## Information on the Point Moore Leases Community Workshop

The recent document you received from the City of Greater Geraldton provided a comprehensive outline of the events that have led to the scheduled community workshop to be held at 5.30pm on Wednesday 19 July at the QEII Seniors and Community Centre.

This workshop will give you the opportunity to gain a deeper understanding of what a potential “new lease” might look like for Point Moore.

At the workshop you will be able to provide your feedback and concerns on potential lease options and conditions which will be submitted to Council to inform their decision making regarding leases.

The Friends of Point Moore Incorporated committee will be hosting a public meeting on 23rd of July.

This will allow you time to digest the information from the workshop and then provide us with your thoughts so we can draft a submission to the City that best reflects the opinions of our members and all like-minded leaseholders at the Point.

The best outcomes can only be achieved if we provide the City with a clear and unified response as to what we expect for our ongoing futures at Point Moore.

The City’s document outlines four lease options for the Point Moore reserve.

1. Non renewal;
2. A 20-year lease with the State paying for infrastructure;
3. A 20-year lease with the State and leaseholders paying for infrastructure; and
4. A 20-year lease with trigger points.

The FoPMI committee strongly advises all leaseholders making a submission to the City to give careful consideration to the potential dangers of a “Trigger Point Lease”.

If the trigger points were set too low you could find yourself “on the street” before the current expiry dates of 2025 and 2028.

We would advise that you:

1. Reject a trigger point lease unless any trigger point is agreed upon by all leaseholders. Trigger point breaches should only lead to remediation (fixing) of the problem – not the extinguishment of the lease.
2. Reject any provisions that see a lease be extinguished upon the death of a leaseholder – you need to be able to include your lease in your estate.
3. Reject no subletting of leases – Point Moore has provided affordable housing for many families for many years.
4. Reject the 20-year lease for an option that extends expiry to 2045 and brings cottage owners into alignment with the Belair Caravan Park and Lifestyle Village. A “one out, all out” situation.
5. All pensioners (not just aged) should receive the 50% lease rebate.

Once again we would ask that you give careful consideration to any individual or group submissions you make to the City.

If any leaseholder is unsure of any of the points raised in the City’s document please discuss them amongst your friends and neighbours or feel free to phone David Harrington on 0418 942 664, Terry Mouchemore on 0427 939 647 or Sue Chiera on 0416 277 707.



### Mitigation signs

You would have seen the depth markers and the explanatory signs attached, erected around Point Moore beach cottage streets.

They are neither to measure your kids’ height, as one joker suggested, nor anything to be alarmed about.

The signage has been erected in accordance with recommendations from the Point Moore Inundation and Coastal Processes Study and in response to the advice received from the CCG’s insurers and legal advisers.

It is to mitigate the City’s responsibility to warning of the likelihood of inundation over the coming years.

