



August 2017

FRIENDS OF POINT MOORE INCORPORATED

COMMUNITY NEWS UPDATE

Friends of Point Moore Incorporated PO Box 399 Geraldton WA 6531 Email: pointmoorefriends@gmailcom

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.

If you would like help in putting together a submission or would like clarification on any points, contact a FoPMI committee member. If they cannot answer your query immediately they will get back to you with the correct information.

Chair

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Vice Chair

John Gaze
9965 2259

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Terry Mouchemore
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Another sunny day begins at the point...

Community input results in a submission for lease extension

The Friends of Point Moore Inc Committee thanks all those who attended the City of Greater Geraldton's workshop on Wednesday 19 July, and Sunday's FoPMI meeting where more than 45 people came along.

FoPMI also sincerely thanks you for your valuable input into the creation of a submission to put to the City of Greater Geraldton in response to their discussion paper on the possibility of extending the Point Moore leases.

The majority of leaseholders appear to have reached a consensus on what is and what is not acceptable in the City's discussion paper.

FoPMI has written a submission based on this input, and it is published overleaf for your information; and also for you to take any points from to use in your individual submission.

Submission closing date

Submissions must reach the CGG by 4pm Monday, 7 August.

You would have received a submission form in the mail from the CGG or it can be downloaded from the City's website.

Where to from here

These submissions will be considered by City officers and decision-makers and a recommendation to Council for consideration at the Ordinary Meeting of Council on 26 September will be placed on that meeting agenda.

Council will meet the week before on 19 September for the Agenda Forum at which this item will be discussed, but not voted on.

The public can ask questions at both the Agenda Forum and the Ordinary Meeting of Council.

Information on how to do this can be found on the City's website.

FoPMI committee members, Maureen Knight and John Gaze, will be visiting Pt Moore residents over the next few days to help residents with their submissions.

DID YOU KNOW...

■ In 1946 it was reported that the West End Beach Cottages housed many Geraldton families unable to find accommodation elsewhere. Today, the Point Moore beach cottages provide affordable housing for the elderly, young families and those who genuinely want to live in a close-knit, friendly and safe community.

■ In 1966, Crown Reserve Number 25459 was allocated for beach cottages at Point Moore. The reserve's use was vested in the Town of Geraldton Council, in trust, by an order dated 7 December 1966, under virtue of the provisions of Section 33 of the Land Act 1933, giving Council the power to lease out the land. The area was zoned "recreational" and from the mid-1960s lots were organised and leasing of these lots started. Lease documents were drawn up for each beach cottage for a term of 21 years. Today, we are striving to keep the 21-year lease agreement.

FoPMI membership continues to grow. FoPMI now has 114 financial members: join up – ensure you have voting rights.

FoPMI draft submission to CGG

*Mr Ross McKim
Acting CEO
City of Greater Geraldton*

The Friends of Point Moore Incorporated (FoPMI) welcomes the opportunity to provide the City with our submission to the Lease Extension process for the Point Moore reserve. We also acknowledge the open and transparent way the City has consulted with all the stakeholders at Point Moore, and trust this disposition will continue to an amicable conclusion for all involved.

The FoPMI currently has 114 financial members. We have provided information and advice to our members and non-member leaseholders through electronic and print media.

At a recently convened meeting, open to all Point Moore leaseholders, we were charged with providing a submission that reflects the views of the majority of leaseholders who have participated in the consultation process. There will always be individuals whose circumstances mean they may have a differing opinion and they will provide those opinions in a personal submission.

During the consultation process there has been unanimous support for a new, universal, 21-year lease that requires the surrender of current leases. Equally unanimous was the view that any new lease should not contain a provision preventing further extensions. The current leaseholders believe that decision should rest with the managers of the reserve at the time of the proposed lease expiry of 2039.

Most of the City's "possible lease conditions" are acceptable to the current leaseholders. Some however, will require negotiation. FoPMI's position is:

1. A trigger point lease breach should initiate a remediation action – not extinguishment of the lease.
2. A licensed plumber's report to be provided on a triennial basis.
3. A bi-annual return certificate is over regulating. The terms of the lease will require compliance, and self reporting will not provide the City with any increased surety.
4. All classes of pensioners should receive the lease discount if they are leaseholder occupants.

The following "possible lease conditions" are totally unacceptable to the current leaseholders:

1. Lease extinguishment upon death of the leaseholder. This provision will do nothing but prevent the uptake of new leases and portray the City as the "Grim Reaper" to the wider community.
2. Leases not to be sublet, transferred or assigned. A pointless inclusion in the possible conditions – has absolutely no impact on the expiry date of the lease or the other agreed conditions of the lease. Point Moore cottages have provided a much needed low income alternative to many families – one that the State and the City has been unable to provide.

The FoPMI looks forward to a process that results in the continuation of the vibrant community that is Point Moore. We appreciate the City has expectations placed upon it from the State Government and the ratepayers of the City. We believe our recommendations in no way compromise those expectations, or expose the City to unmanageable risk.

Every community has a story to tell – ours is that we love living where we do, and we will fight tooth and nail to stay here.

Implications of not surrendering your lease or renewing in 2018, and points to note from CGG discussion paper:

The CGG is prepared to consider extending the leases under the following suggested conditions:

New leases must be written and agreed to.

If you choose not to renew your lease it will expire with no option of renewal at the end of either 2025 or 2028. Leases expiring in 2025 will not be given an extra three years to 2028.

Existing Leases must be surrendered.

As above: If you choose not to renew your lease it will expire with no option of renewal at the end of either 2025 or 2028.

A 21-year lease is the only term on offer.

There is no provision for further extension after the 21 years.

Further suggested conditions put forward by CGG

Only leaseholder occupiers will get pension concessions.

A Demolition Levy will be imposed on the new 21-year lease.

No commercial uses will be allowed on new leases.

New leases would be subjected to CPI increases.

Reference to the two reports (Inundation and Septic) will be included in new leases.

Trigger Points to be part of the new leases.

Annual licensed plumber reports required by CGG.

Lessees to provide a written Compliance Assurance bi-annually (twice a year).

Only 'Age' Pensioners will get concession discounts not disability pensioners.

The following two requirements are not at all acceptable to the FoPMI Committee.

New lease to be extinguished upon death of leaseholder.

New leases not to be sublet/transferred or assigned.