

**MINUTES OF THE MEETING OF THE ROSS LOCAL DISTRICT COMMITTEE HELD IN THE READING ROOM, ROSS ON FRIDAY 5 AUGUST 2011 COMMENCING AT 10.00AM**

**1. ATTENDANCE**

Mr G Cadogan- Cowper (Chairperson), Mr L Harwood (Secretary), Mr H Johnson, Mr A Cameron, Mr P Bewg, Mrs J Bennett, Mrs J Cummins, Cr A Calvert (from 10.15am), Deputy Mayor Downie (from 10.16am)

**2. APOLOGIES**

Mr S Kummerow, Mr F Dowling and Mr R Goss

**3. GENERAL BUSINESS**

**Lease of the Ross Caravan Park**

At the Ross Local District Committee meeting held on Tuesday 26 July 2011, the issue about the future lease of the facility was raised.

Mr Harwood advised that the following advertisement appeared in the Examiner Newspaper on Saturday 16 & Saturday 23 July 2011.

**LEASE OF ROSS CARAVAN PARK**

*Tenders are invited for the lease of the Ross Caravan Park. The facility includes 21 powered sites and adequate space for a number of non- powered sites.*

*One sandstone building is located within the area which incorporates 5 self contained units.*

*Ross is one of Australia's most original convict built stone villages and offers a unique atmosphere of old world charm, tranquillity and picturesque landscapes.*

*An inspection of the Caravan Park will be held on Tuesday 26 July 2011 at 2.30pm. Tenders are to be addressed to the General Manager, PO Box 156 Longford and close at 4.00pm on Friday 29 July 2011. For further particulars, contact Lindsay Harwood, ph 63 977303.*

Mr Cadogan- Cowper welcomed members to the meeting and invited them to express their views about a proposal by Council to lease the Ross Caravan Park. He said the purpose of the meeting was to reach a balanced, objective set of views on the matter by all members of the Committee.

Summary of views expressed:-

- Lease proposal for a term of 5 years plus two options of 5 years each is too long.
- Suggested term of the lease should be 3 years plus one option of 3 years
- Lease agreement should not allow relet or re-assign provisions—to be referred to Council’s legal advisor
- Concern to ensure that the caravan park is always managed to benefit of tourists and village. Lease should cover this
- Ensure that in the case of a default arising from non-performance of the lessee, the agreement can be terminated.
- Positive benefit to caravan park being in the Ross Village
- Disposal of the asset to the private sector and funds directed towards improvements in the Village
- Non support for sale of the asset
- Use as a free caravan park not supported
- Lease to be on basis that it provides a commercial return to Council
- If the outlet for the disposal of grey water at the Caravan Park is not available to tourists (non users of the facility), another similar service be provided in the Ross Village
- Council should not be losing ratepayer funds whilst operator makes a profit. Costs of operation should lie with the profits.
- Lease to be on the basis that it provides a commercial return to Council

It was **RESOLVED** that the Committee recommends to Council that the following matters be taken into consideration in leasing the Ross Caravan Park:-

- i) Term of lease be for a period of 3 years with one option of 3 years
- ii) Any lease agreement be so framed that the lessee cannot assign his lease rights without the lessor’s (Council) agreement.
- iii) Lease arrangements be reviewed before proceeding and see what can be done to

achieve a better outcome for the ratepayers.

**4. CLOSURE**

Chairman closed meeting at 10.50am.