

CCI SUB 37

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Sent: Wednesday, 29 April 2009 9:10 PM
To: Committee, Economics & Industry Standing
Subject: Notice

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To:
 Doctor Loraine Abernethie
 Principal Research Officer to the Committee

We being Owner/Operators of the Park (or we own the Lease) we have a few concerns which worry us and would say they would be of concern to most Parks that are Leased from the Local Government Bodies (Shire Councils)

That would be the set up of the Lease Agreement whereas we don't have enough security of extending the Lease before it comes to Expiry (We have a 21 year Lease and there are 12 years left, but there is no Guarantee that we will get another block of 21 years when the current one expires)

What we would like to see is the wording and context different.

(1) While the current Owners of the Lease are running the Park that they have an option of another term at a renegotiated rate . We don't have that option.

(2) If we sell, then the Shire can if they wish renegotiate a new Lease price with the new Lease Holders.

(3) For a Park to run properly you have to have a good infrastructure and 90% of Shire owned Parks are old and worn out and it isn't fair that the Lease holders have to foot the bill for essential Buildings at their expense when the Buildings etc are owned by the Shire (Maintenance [Yes] but major work [No]).

(4) Most Parks in Western Australia have a noise abatement Policy varying from 10 to 10.30pm but other Shire owned buildings are allowed midnight or later, and in disputes the Shire says it is a Police matter and the Police say some areas are Shire matters and neither will do anything about it.

(5) As far as the protecting of Rights of Operators there needs to be more done and when the Residential Parks Bill came out in August 2007 it took away a lot of rights from Park Owners and gave long stay tenants pretty much the same rights that tenants have in housing, which is totally different and shouldn't be aligned.

(6) Supply and Demand. There is a great demand for Parks Australia wide, the Government should be building more Parks to take up the Parks lost to Developers who have built Resorts where Parks were. FAMILIES CANNOT AFFORD TO STAY IN RESORTS.

All Shire Parks should have written in the Deeds (to be Caravan Parks for always) so they can't be sold off to Developers for Resorts etc

Also there is a great demand for Long Stay sites

But unfortunately Short Stay and Long Stay sites don't mix (Never have and never will)

Long Stay (Permanents) want a quiet life and when you have short stays (with children) there is a lot of friction which boils up to us Owners.

30/04/2009

Even Semi Permanents have a notion of don't come near my site. The same as Permanents and they are only there for limited times a year.

To alleviate the problems between Short and Long stays the Shire or Government would need to have 2 sections separate to one another as this Park is too small. They would need to open another Park close by but run under one management. (Even Semi Permanents have a notion of don't come near my site. The same as Permanents and they are only there for limited times a year.)

Just summing it up, if you want a viable Caravan Park Industry you have to have a greater cooperation between Local Government and Government Bodies, as we (The Parks) are weighed down with Restrictions and Rules and Regulations that we can understand why so many Private Owned Parks are opting out.

We like owning this Park and running it, but if we and other Parks can't get better cooperation from Government Bodies, we really are flogging a dead horse.

(IE. for us to run this Park it cost us in the region of \$125,000 a year before we make a cent for ourselves. Rates, Services etc are all charged Commercial Prices which are much higher than Private which is wrong.

These are just a few concerns we have but don't think much will happen in the near future or if ever.

Maybe when a greater number of Parks have closed down or gone broke something might get done.

Yours sincerely

Syd & Kaye Barnes