

CCI sub 80

Abernethie, Loraine**From:** Graeme Campbell [shirepresident@broome.wn.com.au]**Sent:** Friday, 22 May 2009 9:25 AM**To:** Committee, Economics & Industry Standing**Subject:** PARLIAMENTARY INQUIRY - PROVISION, USE AND REGULATION OF CARAVAN PARKS (AND CAMPING GROUNDS) IN WESTERN AUSTRALIASubmission From
Graeme Campbell
Caravan Park Operator.

ATTENTION

Dr Lorraine Abernethie

Dear Dr ,

I am aware that the deadline for submissions has passed but I write anyway.

I have been involved in the Caravan Park Industry for 20 years having the leased (with one other) the Roebuck Bay Caravan Park in Broome from the Shire of Broome. I am also the Shire President of Broome . The caravan industry continues to flourish in Broome and demand this year has been high. The issue facing Broome is not dissimilar to other areas in so much that there is a drive to utilize caravan parks for other uses primarily because of the value of the land for uses other than caravan parks. There has been approximately 20 parks closed in the last ten years with only one significant one opened (Point Samson). The cost of building a new park versus the return means that no one is building new parks. In addition given the housing shortages in the North there has been a lot of occasions where the tourist component of parks is negligible due to permanent places being given to workers.

In Broome , the Shire has taken the step of declaring that the Park we lease is kept for caravan and camping with no park homes or chalets but we have no control over privately owned properties other than through Town Planning processes.

There are a couple of legislative factors effecting caravan park operators in the North.

_The imposition of limits on what can be charged by parks for permanents electricity (currently 15.23 c/pu when actual cost is 19.1cpu)

- The restrictive rules applying to parks in relation to permanents when they are already covered by the residential tenancy act.

This had the effect of most parks choosing to not have permanents due to the work involved and the lack of protection afforded to the owners or if they do have permanents rorting the system in how they deal with them. Eg 11 week stay. Check them out and in the next day etc etc.

These are just a couple of comments on what is a very involved industry.

Thank you for the opportunity.

Regards

Graeme Campbell

22/05/2009