



City of
Greater Geraldton
a vibrant future



Our Ref: D-16-39166
Your Ref: Petition116
File Ref: EM/10/0002
Enquiries: P Melling

17 June 2016

Parliament House Perth
Hon Simon O'Brien MLC
Chairman
council@parliament.wa.gov.au

Dear Hon Simon O'Brien MLC

PETITION NO. 116 - POINT MOORE GERALDTON LEASES

Reference is made to your correspondence regarding the Point Moore leases, the information contained in the Hon Paul Brown MLC's submission is essentially correct with the following additional information below offered.

A key point is that the Point Moore beach cottages are located on Reserve 25495 with a management order for "Recreation and Leasing of Cottages with power to lease for 21 years". This Reserve has individual Certificate of Crown Title lots. This means each lot has its own Volume and Folio number much the same as freehold Certificate of Title lots. These lots are within the reserve.

The original management order (vesting order) was dated 7 December 1966 with the purpose being "Recreation". Leases were entered into prior to building of cottages which had to be constructed within 12 months of the commencement of the lease. Each lease contained the minimum requirements for construction of the cottage.

The original clause in the lease restricted people from living in the cottages for more than three months in any twelve-month period until the City was lobbied by lessees and in 1989 and the changes were sought and granted to the Management Order that allowed lessees to live there "permanently" for the duration of the lease.

Belair Caravan Park is located on a separate Reserve 29173 with a management order for "Tourist Accommodation with Power Lease for 35 years". Belair is not divided into lots as is Pt Moore. The lessee of the caravan park has this long term lease in accordance with the management order primarily as a commercial operation and investment in accordance with the management order and its conditions of tourist accommodation and applicable quotas.

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Under the lease the park operator has the ability to sub lease long term park homes under the Residential Parks (Long Stay Tenants) Act 2006 directly with those tenants.

It is for this reason longer residential terms than 21 years cannot be accommodated.

As the Hon Paul Brown mentions the City has been undertaking studies in the area that will inform Council on the possible options into the future. That process is still underway.

Yours sincerely

Phil Melling
DIRECTOR OF DEVELOPMENT & COMMUNITY SERVICES