

# Sunshine Coast Council

## NOTICE OF MOTION

**SUBMITTED BY COUNCILLOR:** Councillor Greg Rogerson

**COUNCIL MEETING:** Ordinary 20 June 2013

I hereby notify of my intention to move the following motion at the Ordinary Meeting to take place on Thursday, 20 June 2013:

That subject to:

- (1) The availability of security satisfactory to the Chief Executive Officer to secure the loan; and
- (2) The execution of all necessary security documentation;

the Council agrees to provide to the Kenilworth Hall, Show and Recreation Ground Association Inc. a loan facility in the principal sum of \$120,000 (loan) for the purpose of purchasing land comprising three titles namely Lot 1 RP 91447, Lot 2 RP 43739 and Lot 4 RP 91447 to extend the use of, and make improvements to, the Kenilworth Showground. Such loan to be secured by a second mortgage or other suitable registered security instrument with repayments of the loan to be made over ten years, payable in arrears in equal monthly installments interest free.

And further:

That Council amend it's 2012/13 Budget to incorporate an allocation of \$120,000 to the Kenilworth Hall, Show and Recreation Ground Association Inc.

  
.....  
Councillor

13-6-2013  
.....  
Date

**To all Councillors and Executive Directors**

I hereby notify that Cr Greg Rogerson intends to move the motion as shown above at the Ordinary Meeting to be held on **20 June 2013**.

.....  
**Chief Executive Officer**

4/6/13  
.....  
**Date**

**COUNCILLOR COMMENT:**

The Kenilworth Hall Show and Recreation Ground Association Inc., is an Incorporated Association (to which I shall in future refer to as the Association) has entered into a conditional 60 day contract of sale – 30 days finance from 12 June 2013 - to purchase freehold property currently owned by Elizabeth Anne Doyle and Selby William Doyle as joint tenants. The land is locally known as the Old Doyle Mill site, and adjoins that owned by the Association. It is situated at the corner of Elizabeth and Charles Streets in Kenilworth and runs down onto the Mary River. (Copy of plan attached). The said land comprises 3 lots 1RP 91447, 2RP 43739, and 4RP 91447.

Situated upon the land are old mill operation buildings, office, house which was until recently occupied by a sister of the co-owners, and stables.

Area of the land is 3.7 hectares or 9.14 acres in the old language. State Valuation Service valuation as at 2013 is \$245,000

As I mentioned earlier, the land adjoins existing freehold land which is currently owned by the Association. Upon this land are the hall building, showgrounds, rodeo yards and various smaller buildings one of which houses the canteen and bar which services the grounds when the annual Show and Rodeo is conducted during September each year, the town swimming pool and skate bowl. The area of this land is 5.177 hectares or 12.79 acres in the old language. State Valuation Service valuation as at 2013 is \$325,000

Purchase price of the Doyle land is \$300,000, a price which is believed to be most generous. Toward this, the Association can contribute the sum of \$50,000 from its own funds, and is seeking assistance with the balance of the purchase price. In this respect it is seeking support from this Council to the sum of \$120,000 – the maximum this Council can approve in its own right – over a 10 year term, and has additionally approached Bendigo Bank for approval of a 10 year loan for the balance of \$130,000

As background, in addition to the annual Show and Rodeo, the grounds and facilities are regularly used by local sporting groups such as cricket and football, as well as the Kenilworth Pony Club for their regular events, the annual Chook Chase - a disciplined non-competitive off-road motorcycle ride through the local State Forestry area which raises substantial funds for local community organisations - the annual Kenilworth Celebrates! Festival and annual Kenilworth Quilt and Craft show. The local Community College also hold various events in the hall, and the RSL conduct their Anzac Day and Remembrance Day services at the monument which is situated in the hall grounds. The town swimming pool, which is managed by a separate local Association rent free, is also situated in the hall grounds and owned by the Association, as is the skate bowl area which is leased by the Association to Sunshine Coast Regional Council for a peppercorn rental.

Since the 1960's the Association has additionally allowed camping to be conducted upon the grounds, initially primarily for the convenience of Show and Rodeo patrons then, over the years, at the request of and for the benefit of the tourists who pass through the township and district. With the ever increasing popularity of caravans and motorhomes, the usage figures have expanded markedly over the years, not only by Show and Rodeo patrons but additionally by passing tourists. Due to this continuing and increasing demand this Association has undertaken, over a period of years at its own cost, extensive provision of power and water points for the tourists' convenience, as well as toilet and shower facilities. They also installed a 'Dump Ezy' Dump Point Unit which was provided by Caravan and Motorhome Club of Australia and which was installed, with Council approval, by the Association at their own expense for the benefit of visiting and short term stopover campers, caravans and motorhomes. It is available to the public 24 hours a day, 365 days of the year.

These camping, caravan and motorhome visitors provide a much need impetus to the financial viability of local businesses.

Due to these improvements provided by the Association, and the hospitality extended by the township toward visitors, Kenilworth was granted the status of RV Friendly Town by the Campervan and Motorhome Club of Australia in 2010

The camping facilities and numerous improvements, which have been performed over the years and executed with the best interests of the township in mind, have, through encouraging visiting individuals and groups, provided vital commerce for local businesses. This is, importantly, essential to the economic sustainability of the township. Further benefit is also provided to the whole of the Sunshine Coast as

these visitors often use these grounds as a base for visiting other surrounding tourist attractions.

The purchase of the property from Ms and Mr Doyle, which currently only receives limited use once or twice a year mainly as parking, particularly when the highly popular annual Easter Cheese, Wine and Food Festival is run, can and will be used by this Association for the benefit of the township and community. It will provide expansion of the Association's core activities which have been mentioned previously. This will directly promote better and wider use of facilities advantageous to the development of the wellbeing of the township and district.

The Association is a highly active and progressive Organisation managed by a Management Committee of 8 local citizens. Five of the committee, including the Vic-President, Secretary, Treasurer and 2 committee members, are residents who were born and bred in the area. The President is a long term resident and retired transport driver. The Secretary is a local Real Estate Agent of the highly respected Boxsell/Murtagh family who manages the local business. She is also a member of Pony Club Queensland executive. Her father is also a member of the Association. The Assistant Secretary is a retired bank officer who held senior positions in the NAB and also holds management positions in a number of other local Associations, as does the Treasurer who is a part owner and shareholder of Kenilworth Country Foods. One other Management Committee member is a retired Research Psychologist who also holds management positions in a number of other local Associations.

Kenilworth Hall Show and Recreation Ground Association Inc. are well worthy of consideration for financial support from this Council. They maintain their grounds and surrounds in a commendable manner and will ensure that any advances are respected and repaid as arranged. I would like to suggest that Council give favourable consideration to providing financial support on an interest free basis.

In respect of security, they have been advised by Bendigo Bank that they will require a first mortgage over all or part of the property being purchased and currently owned. Council can then, if security be required, hold a second mortgage over the properties, ceding priority to Bendigo Bank for the amount of their loan. All improvements currently owned by the Association are insured through Marsh Pty Ltd, the end insurer being Lloyds of London, for the sum of \$1,400,000, and this insurance will be extended over the improvements on the new land. A Forward 5 Year Cashflow has been made available to Council officers, who are comfortable, as is Bendigo Bank, with the capacity of the Association to meet its obligations.

