

Items for Consideration of the Trust

Reports from Executive 5

1. ORIGIN: Executive Manager 5

Fees and Charges 2000/2001

Items for Consideration of the Trust

CONFIDENTIAL

Reports from Executive in Committee 5

1. ORIGIN: Executive Manager 5

Boyd's Bay Kiosk Lease - Request to Exercise Option for a Further Term

Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret

2. ORIGIN: Executive Manager 7

Fingal Kiosk Lease - Request to Exercise Option for a Further Term

Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (d) commercial information of a confidential nature that would, if disclosed: (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret

Reports from Executive

1. **ORIGIN:** Executive Manager

FILE NO: Fees & Charges, Tweed Coast Holiday Parks Reserve Trust

TRT REF No: TCHP0005

REPORT TITLE:

Fees and Charges 2000/2001

SUMMARY OF REPORT:

This report recommends revising the fees and charges for 2000 / 2001 following receipt of a ruling from the Australian Taxation Office.

RECOMMENDATION:

That the Tweed Coast Holiday Parks Reserve Trust adopts the fees and charges, reservation deposit rates and seasonal period dates detailed in this report for the year end 1 July 2000 to 30 June 2001.

Reports from Executive

REPORT:

In February 2000 the Trust adopted the fees and charges as submitted by the Executive Manager.

Subsequent to that report advice has been received from the Australian Taxation Office (ATO) concerning the treatment of Holiday Vans. Essentially the ATO ruling requires GST to be levied at 10% for the first 27 days of occupancy, rather than the 5.5% included previously. This has necessitated a recalculation of these fees, which typically has effect in the peak Christmas period when Holiday Van owners are most likely to occupy their vans for more than 27 consecutive days.

In the interests of clarity and to avoid confusion this report also recommends specific fees applicable to all products where occupied for greater than 27 days. Previously only the method of calculation was stated, refer to note a. under heading Price Movement Factors.

Reports from Executive

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2000 TO 30/06/2001 - FINGAL HOLIDAY PARK

(nights)	1999/2000 OFF PEAK		1999/2000 XMAS & EASTER		MID WEEK OFF PEAK Mon - Thurs inc. 4	2000/2001 OFF PEAK			2000/2001 XMAS & EASTER			MID WEEK OFF PEAK Mon - Thurs inc. 4
	1-6	7+	1-6	7+		1-6	7-27	28+	1-6	7-27	28+	
TOURIST ACCOMODATION												
Powered Site	16.00	14.00	21.00	19.00		18.00	16.00	15.00	24.00	21.00	20.50	64.00
Beach Front Powered Site	18.00	16.00	23.00	21.00		20.00	18.00	17.00	26.00	24.00	22.50	72.00
Tent Site	12.00	11.00	15.00	13.00		13.50	12.50	12.00	17.00	15.00	14.00	50.00
Beach Front Tent Site	15.00	12.00	17.00	16.00		17.00	14.00	13.00	20.00	18.00	17.00	56.00
Extra Person :16 yrs & older	3.00	3.00	3.00	3.00								
Extra Child : 2-16 yrs	2.00	2.00	2.00	2.00								
Extra Person :5 yrs & older						3.00	3.00	3.00	4.00	4.00	4.00	16.00
Onsite Van - with annexe	37.00	33.00	66.00	57.00	120.00	42.00	37.00	35.00	75.00	64.00	61.00	148.00
Cabin with ensuite	58.00	53.00	91.00	86.00	197.00	65.00	60.00	57.00	102.00	97.00	92.00	240.00
Extra Person 16 yrs & older	4.00	4.00	5.00	5.00	16.00							
Extra child : 2-16 yrs	3.00	3.00	4.00	4.00	12.00							
Extra Person :5 yrs & older						5.00	5.00	5.00	6.00	6.00	6.00	20.00
LONG STAY ACCOMODATION (weekly)												
Holiday van : on site (paid 4 weeks in advance)		37.00		133.00			40.00	40.00		147.00	143.50	

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on the first Friday night.
2. Off Peak is all periods other than those defined above.
3. Mid Week Off Peak only applies to Off Peak periods.
4. All Tourist Accommodation is based on 1 or 2 persons.

Price Movement Factors.

- a. GST under Div. 87 requires 5.5% impost on all products continuously occupied for > 27 days, and 10% for all products occupied < 27 days.
- b. Procedure is to apply above movements using CPI increase to "round of" final price into whole dollars.
- c. All 2000/2001 prices include GST

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2000 TO 30/06/2001 - KINGSCLIFF NORTH HOLIDAY PARK

(nights)	1999/2000 OFF PEAK		1999/2000 XMAS & EASTER		MID WEEK OFF PEAK Mon - Thurs inc. 4	2000/2001 OFF PEAK			2000/2001 XMAS & EASTER			MID WEEK OFF PEAK Mon - Thurs inc. 4
	1-6	7+	1-6	7+		1-6	7-27	28+	1-6	7-27	28+	
TOURIST ACCOMODATION												
Powered Site	14.00	12.00	18.00	16.00		15.50	13.50	13.00	20.00	18.00	17.00	54.00
Tent Site	13.00	12.00	16.00	14.00		14.50	13.50	13.00	18.00	16.00	15.00	54.00
Extra Person :16 yrs & older	3.00	3.00	3.00	3.00								
Extra Child : 2-16 yrs	2.00	2.00	2.00	2.00								
Extra Person :5 yrs & older						3.00	3.00	3.00	4.00	4.00	4.00	16.00
Onsite Van - with annexe	30.00	28.00	52.00	45.00	106.00	33.00	31.00	30.00	58.00	50.00	48.00	124.00
Extra Person 16 yrs & older	4.00	4.00	5.00	5.00	16.00							
Extra child : 2-16 yrs	3.00	3.00	4.00	4.00	12.00							
Extra Person :5 yrs & older						5.00	5.00	5.00	6.00	6.00	6.00	20.00
LONG STAY ACCOMODATION (weekly)												
Holiday van : on site (paid 4 weeks in advance)		35.00		112.00			37.00	37.00		126.00	119.00	
Long Term		80.00		80.00			85.00	85.00		85.00	85.00	

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on the first Friday night.
2. Off Peak is all periods other than those defined above.
3. Mid Week Off Peak only applies to Off Peak periods.
4. All Tourist Accommodation is based on 1 or 2 persons.

Price Movement Factors.

- a. GST under Div. 87 requires 5.5% impost on all products continuously occupied for > 27 days, and 10% for all products occupied < 27 days.
- b. Procedure is to apply above movements using CPI increase to "round of" final price into whole dollars.
- c. All 2000/2001 prices include GST

Reports from Executive

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2000 TO 30/06/2001 - KINGSCLIFF BEACH HOLIDAY PARK

(nights)	1999/2000 OFF PEAK		1999/2000 XMAS & EASTER		MID WEEK OFF PEAK Mon - Thurs inc. 4	2000/2001 OFF PEAK			2000/2001 XMAS & EASTER			MID WEEK OFF PEAK Mon - Thurs inc. 4
	1-6	7+	1-6	7+		1-6	7-27	28+	1-6	7-27	28+	
TOURIST ACCOMODATION												
Powered Site	17.00	15.00	22.00	20.00		19.00	17.00	16.00	24.50	22.00	21.50	68.00
Tent Site	13.00	11.00	16.00	14.00		14.50	12.50	12.00	18.00	16.00	15.00	50.00
Extra Person :16 yrs & older	3.00	3.00	3.00	3.00								
Extra Child : 2-16 yrs	2.00	2.00	2.00	2.00								
Extra Person :5 yrs & older						3.00	3.00	3.00	4.00	4.00	4.00	16.00
Onsite Van - with annexe	38.00	34.00	69.00	60.00	124.00	43.00	38.00	36.00	76.00	67.00	64.00	152.00
Cabin with ensuite	60.00	56.00	92.00	89.00	212.00	67.00	62.00	60.00	103.00	99.00	94.00	248.00
Villas with ensuite	77.00	72.00	###	105.00	273.00	86.00	80.00	76.00	134.00	117.00	111.00	320.00
Extra Person 16 yrs & older	4.00	4.00	5.00	5.00	16.00							
Extra child : 2-16 yrs	3.00	3.00	4.00	4.00	12.00							
Extra Person :5 yrs & older						5.00	5.00	5.00	6.00	6.00	6.00	20.00
LONG STAY ACCOMODATION (weekly)												
Holiday van : on site (paid 4 weeks in advance)		37.00		140.00			40.00	40.00		154.00	150.50	
Long Term		83.00		83.00			88.00	88.00		88.00	88.00	

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on the first Friday night.
2. Off Peak is all periods other than those defined above.
3. Mid Week Off Peak only applies to Off Peak periods.
4. All Tourist Accommodation is based on 1 or 2 persons.

Price Movement Factors.

- a. GST under Div. 87 requires 5.5% impost on all products continuously occupied for > 27 days, and 10% for all products occupied < 27 days.
- b. Procedure is to apply above movements using CPI increase to "round of" final price into whole dollars.
- c. All 2000/2001 prices include GST

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2000 TO 30/06/2001
HASTINGS POINT HOLIDAY PARK & HASTINGS POINT HEADLAND CAMPING

(nights)	1999/2000 OFF PEAK		1999/2000 XMAS & EASTER		2000/2001 OFF PEAK			2000/2001 XMAS & EASTER			MID WEEK OFF PEAK Mon - Thurs inc. 4	
	1-6	7+	1-6	7+	1-6	7-27	28+	1-6	7-27	28+		
TOURIST ACCOMODATION												
Powered Site	12.00	11.00	17.00	15.00	13.50	12.50	12.00	19.00	17.00	16.00		50.00
Tent Site	10.00	9.00	14.00	12.00	11.50	10.00	9.50	15.50	13.50	13.00		40.00
Extra Person :16 yrs & older	3.00	3.00	3.00	3.00								
Extra Child : 2-16 yrs	2.00	2.00	2.00	2.00								
Extra Person :5 yrs & older					3.00	3.00	3.00	4.00	4.00	4.00		16.00
HEADLAND TENT CAMPING												
Tent site - no facilities	8.00	7.00	11.00	9.00	9.00	8.00	7.50	12.50	10.00	9.50		
Extra Person 16 yrs & older	2.00	2.00	2.00	2.00								
Extra child : 2-16 yrs	1.00	1.00	1.00	1.00								
Extra Person :5 yrs & older					2.00	2.00	2.00	3.00	3.00	3.00		
LONG STAY ACCOMODATION (weekly)												
Holiday van : on site (paid 4 weeks in advance)		34.00		105.00		36.00	36.00		###	112.00		
Long Term		NA		NA								

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on the first Friday night.
2. Off Peak is all periods other than those defined above.
3. Mid Week Off Peak only applies to Off Peak periods.
4. All Tourist Accommodation is based on 1 or 2 persons.

Price Movement Factors.

- a. GST under Div. 87 requires 5.5% impost on all products continuously occupied for > 27 days, and 10% for all products occupied < 27 days.
- b. Procedure is to apply above movements using CPI increase to "round of" final price into whole dollars.
- c. All 2000/2001 prices include GST

Reports from Executive

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2000 TO 30/06/2001 - POTTSVILLE NORTH HOLIDAY PARK

(nights)	1999/2000 OFF PEAK		1999/2000 XMAS & EASTER		MID WEEK OFF PEAK Mon - Thurs inc. 4	2000/2001 OFF PEAK			2000/2001 XMAS & EASTER			MID WEEK OFF PEAK Mon - Thurs inc. 4
	1-6	7+	1-6	7+		1-6	7-27	28+	1-6	7-27	28+	
TOURIST ACCOMODATION												
Powered Site	15.00	13.00	19.00	17.00		17.00	14.50	14.00	21.00	19.00	18.00	58.00
Tent Site	11.00	10.00	15.00	14.00		12.50	11.00	11.00	17.00	16.00	15.00	44.00
Extra Person :16 yrs & older	3.00	3.00	3.00	3.00								
Extra Child : 2-16 yrs	2.00	2.00	2.00	2.00								
Extra Person :5 yrs & older						3.00	3.00	3.00	4.00	4.00	4.00	16.00
Cabin with ensuite	42.00	37.00	72.00	66.00	133.00	47.00	41.00	39.00	80.00	73.00	70.00	164.00
Cabin with no ensuite	30.00	25.00	52.00	47.00	85.00	34.00	28.00	27.00	58.00	53.00	50.00	112.00
Extra Person 16 yrs & older	4.00	4.00	5.00	5.00	16.00							
Extra child : 2-16 yrs	3.00	3.00	4.00	4.00	12.00							
Extra Person :5 yrs & older						5.00	5.00	5.00	6.00	6.00	6.00	20.00
LONG STAY ACCOMODATION (weekly)												
Holiday van : on-site (paid 4 weeks in advance)		37.00		119.00		40.00	40.00		133.00	126.00		
Van site storage off-site (paid 4 weeks advance)		10.00		10.00		11.00	11.00		11.00	11.00		
Long Term												
1 or 2 persons		63.00		63.00		67.00	67.00		67.00	67.00		
3 or 4 persons		70.00		70.00		75.00	75.00		75.00	75.00		
Extra person >16 years		18.00		18.00		19.00	19.00		19.00	19.00		
Extra person 2 - 16 years		13.00		13.00		14.00	14.00		14.00	14.00		
Large Site Surcharge 131m2 to 170m2		6.00		6.00		6.50	6.50		6.50	6.50		
Large Site Surcharge Over 170m2		8.00		8.00		8.50	8.50		8.50	8.50		

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2000 TO 30/06/2001 - POTTSVILLE NORTH HOLIDAY PARK

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on the first Friday night.
2. Off Peak is all periods other than those defined above.
3. Mid Week Off Peak only applies to Off Peak periods.
4. All Tourist Accommodation is based on 1 or 2 persons.

Price Movement Factors.

- a. GST under Div. 87 requires 5.5% impost on all products continuously occupied for > 27 days, and 10% for all products occupied < 27 days.
- b. Procedure is to apply above movements using CPI increase to "round of" final price into whole dollars.
- c. All 2000/2001 prices include GST

Reports from Executive

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2000 TO 30/06/2001 - POTTSVILLE SOUTH HOLIDAY PARK

(nights)	1999/2000 OFF PEAK		1999/2000 XMAS & EASTER		MID WEEK OFF PEAK Mon - Thurs inc. 4	2000/2001 OFF PEAK			2000/2001 XMAS & EASTER			MID WEEK OFF PEAK Mon - Thurs inc. 4
	1-6	7+	1-6	7+		1-6	7-27	28+	1-6	7-27	28+	
TOURIST ACCOMODATION												
Powered Site	16.00	14.00	22.00	20.00	NA	18.00	16.00	15.00	25.00	22.50	21.50	64.00
Waterfront Powered Sites	18.00	16.00	25.00	23.00	NA	20.00	18.00	17.00	28.00	26.00	24.50	72.00
Tent Site	15.00	13.00	18.00	16.00	NA	17.00	14.50	14.00	20.00	18.00	17.00	58.00
Waterfront Tent Site	16.00	14.00	19.00	17.00	NA	18.00	16.00	15.00	21.00	19.00	18.00	64.00
Extra Person :16 yrs & older	3.00	3.00	3.00	3.00	NA							
Extra Child : 2-16 yrs	2.00	2.00	2.00	2.00	NA							
Extra Person :5 yrs & older						3.00	3.00	3.00	4.00	4.00	4.00	16.00
On-site Van - with annexe	39.00	34.00	75.00	69.00	NA	44.00	38.00	36.00	84.00	77.00	74.00	152.00
Cabin with ensuite	59.00	54.00	94.00	88.00	NA	66.00	61.00	57.00	105.00	98.00	93.00	244.00
Extra Person 16 yrs & older	4.00	4.00	5.00	5.00	NA							
Extra child : 2-16 yrs	3.00	3.00	4.00	4.00	NA							
Extra Person :5 yrs & older						5.00	5.00	5.00	6.00	6.00	6.00	20.00
LONG STAY ACCOMODATION (weekly)												
Holiday van : on-site(paid 4 weeks in advance)		38.00		140.00			41.00	41.00		157.50	150.50	
Long Term		80.00		80.00			86.00	86.00		86.00	86.00	

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on the first Friday night.
2. Off Peak is all periods other than those defined above.
3. Mid Week Off Peak is recommended for 2000/2001 as a value inducement to fill quiet periods. Only applies to Off Peak periods.
4. All Tourist Accommodation is based on 1 or 2 persons.

Price Movement Factors.

- a. GST under Div. 87 requires 5.5% impost on all products continuously occupied for > 27 days, and 10% for all products occupied < 27 days.
- b. Procedure is to apply above movements using CPI increase to "round of" final price into whole dollars.
- c. All 2000/2001 prices include GST

Reports from Executive

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2000 TO 30/06/2001 - BOYDS BAY HOLIDAY PARK

(nights)	1999/2000 OFF PEAK		1999/2000 WINTER		1999/2000 XMAS & EASTER		2000/2001 OFF PEAK			2000/2001 WINTER			2000/2001 XMAS & EASTER		
	1-6	7+	1-6	7+	1-6	7+	1-6	7-27	28+	1-6	7-27	28+	1-6	7-27	28+
TOURIST ACCOMMODATION															
Powered Site	15.00	13.00	17.00	14.00	21.00	18.00	17.00	14.50	14.00	19.00	16.00	15.00	24.00	20.00	19.00
Tent Site	11.00	10.00	11.00	10.00	14.00	12.00	12.50	11.50	11.00	12.50	11.50	11.00	16.00	13.50	13.00
Extra Person :16 yrs & older	3.00	3.00	3.00	3.00	3.00	3.00									
Extra Child : 2-16 yrs	2.00	2.00	2.00	2.00	2.00	2.00									
Extra Person :5 yrs & older							3.00	3.00	3.00	3.00	3.00	3.00	4.00	4.00	4.00
Cabin without ensuite	32.00	29.00	34.00	30.00	61.00	53.00	36.00	33.00	31.00	38.00	34.00	32.00	68.00	59.00	56.00
Cabin with ensuite	38.00	35.00	40.00	37.00	74.00	63.00	43.00	40.00	37.00	45.00	42.00	40.00	83.00	71.00	67.00
River Cabins & ensuite	53.00	47.00	54.00	48.00	79.00	73.00	60.00	53.00	50.00	60.00	54.00	51.00	89.00	82.00	77.00
Extra Person 16 yrs & older	4.00	4.00	4.00	4.00	5.00	5.00									
Extra child : 2-16 yrs	3.00	3.00	3.00	3.00	5.00	5.00									
Extra Person :5 yrs & older							5.00	5.00	5.00	5.00	5.00	5.00	6.00	6.00	6.00
LONG STAY ACCOMMODATION (weekly)															
Holiday van : on site storage (paid 4 wks in advance)		37.00		37.00		126.00		40.00	40.00		40.00	40.00		140.00	133.00
Van storage off site (paid 4 weeks in advance)		10.00		10.00		10.00		11.00	11.00		11.00	11.00		11.00	11.00
Long Term		80.00		80.00		80.00		86.00	86.00		86.00	86.00		86.00	86.00

Notes:

1. Winter is the period from 1 June until 31 August.
2. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on the first Friday night.
3. Off Peak is all periods other than those defined above.
4. Mid Week Off Peak is recommended for 2000/2001 as a value inducement to fill quiet periods. Only applies to Off Peak periods.
5. All Tourist Accommodation is based on 1 or 2 persons.

Price Movement Factors.

- a. Boyds Bay reasonable park, therefore CPI real price increase merited, allow approx. 1.5% across all products.
- b. GST under Div. 87 requires 5.5% impost on all products continuously occupied for > 27 days, and 10% for all products occupied < 27 days.
- c. Procedure is to apply above movements using CPI increase to "round of" final price into whole dollars.
- d. All 2000/2001 prices include GST



Richard Adams
Executive Manager

Reports from Executive

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