

Items for Consideration of the Trust

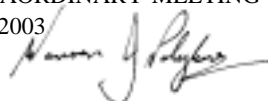
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Items for Consideration of the Trust

CONFIDENTIAL

1. ORIGIN: Executive Manager 5
- Holiday Park Management** 5
- Confidential Nature of This Item: The Local Government Act 1993 Clause 10A(2) (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business 5*



Reports from Executive

1. **ORIGIN:** Executive Manager
FILE REF: Caravan Parks; TCHP - General; Fees & Charges

REPORT TITLE:

Fees and Charges 2003/2004

SUMMARY OF REPORT:

This report proposes fees and charges for the year 2003/2004 for each product for each of the seven Tweed Coast Holiday Parks.

RECOMMENDATION:

That the Tweed Coast Holiday Parks Reserve Trust adopts the fees and charges as detailed in this report for the Year 1 July 2003 to 30 June 2004.

Reports from Executive

REPORT:

The following schedule of fees and charges has been prepared after review of market rates, previous trading results and allowance for anticipated movements in trading conditions.

GST, where applicable, is included at the appropriate rate in all of the prices.

Extra person rates are also increased by \$1 per night.

Christmas and Easter (Peak) reservation deposits are recommended to remain at the rate of 4 nights at the 3-27 night rate for the product booked. Christmas and Easter bookings for periods less than 4 nights are to be paid in full at time of making the reservation.

Seasonal periods for the year 1 July 2003 to 30 June 2004 are:-

- a. Christmas: Saturday 20 December 2003 to Friday 23 January 2004 inclusive
- b. Easter: Friday 9 April 2004 to Friday 16 April 2004
- c. Winter: Months of June, July and August (where applicable)
- d. Off-Peak All periods not included above (where applicable)

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2003 TO 30/06/2004 - BOYDS BAY HOLIDAY PARK

(nights)	2002/2003 OFF PEAK			2002/2003 WINTER			2002/2003 XMAS & EASTER			2003/2004 OFF PEAK			2003/2004 WINTER			2003/2004 XMAS & EASTER			
	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+	
TOURIST ACCOMMODATION																			
Powered Site	18.00	15.00	13.90	21.00	17.00	15.75	26.00	21.00	19.45	18.00	15.00	13.90	22.00	18.00	16.60	26.00	21.00	19.40	
Tent Site	14.00	13.00	12.05	14.00	13.00	12.05	17.00	15.00	13.90	14.00	13.00	12.00	14.00	13.00	12.00	17.00	15.00	13.90	
Extra Person :5 yrs & older	4.00	4.00	3.70	4.00	4.00	3.70	5.00	5.00	4.65	5.00	5.00	4.60	5.00	5.00	4.60	6.00	6.00	5.50	
Cabin without ensuite	39.00	35.00	32.40	39.00	35.00	32.40	74.00	63.00	58.30	40.00	36.00	33.00	40.00	36.00	33.00	77.00	66.00	61.00	
Cabin with ensuite	46.00	42.00	38.90	46.00	42.00	38.90	89.00	75.00	69.40	48.00	44.00	40.00	48.00	44.00	40.00	92.00	78.00	72.00	
River Cabins & ensuite	64.00	56.00	51.85	64.00	56.00	51.85	97.00	87.00	80.50	67.00	59.00	54.00	67.00	59.00	54.00	101.00	91.00	84.00	
Harbour Cabin & ensuite	64.00	56.00	51.85	64.00	56.00	51.85	97.00	87.00	80.50	67.00	59.00	54.00	67.00	59.00	54.00	101.00	91.00	84.00	
Extra Person :5 yrs & older	6.00	6.00	5.60	6.00	6.00	5.60	7.00	7.00	6.50	7.00	7.00	6.50	7.00	7.00	6.50	8.00	8.00	7.40	
Holiday van : paid 4 wks in adv.		61.00	61.00		61.00	61.00		61.00	61.00		63.00	63.00		63.00	63.00		63.00	63.00	
Offsite Storage: paid 4 wks in adv.		12.00	12.00		12.00	12.00		12.00	12.00		12.00	12.00		12.00	12.00		12.00	12.00	
Long Term - Standard		88.00	88.00		88.00	88.00		88.00	88.00		91.00	91.00		91.00	91.00		91.00	91.00	
Long Term - Ex Border		85.00	85.00		85.00	85.00		85.00	85.00		88.00	88.00		88.00	88.00		88.00	88.00	

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 Easter Friday.
3. Off Peak is all periods other than those defined above.
4. Elimination of the 1 - 6 night rate in favour of a 1-2 night rate recognises the prevailing short break type stay, and offers an incentive to stretch for a 3 night "long weekend".
5. The Holiday Van weekly fee includes van storage on-site and the first 105 nights occupancy by the Holiday Van owner or whoever he/she permits to use the van. There is no charge for extra's in the first 105 days, ie 2+ persons may occupy the van at no additional charge. After 105 days occupancy will be at the prevailing Powered Site rate for each person staying in the van.
6. All prices include GST
7. All Tourist Accommodation is based on 1 or 2 persons.
8. Prices based on operating under Div. 40, ie GST at 10% for first 27 days, thereafter input taxed. Extra are at 10% irrespective of period of stay.

Reports from Executive

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2003 TO 30/06/2004 - FINGAL HOLIDAY PARK

(nights)	2002/2003 OFF PEAK			2002/2003 XMAS & EASTER			2003/2004 OFF PEAK			2003/2004 XMAS & EASTER		
	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+
TOURIST ACCOMODATION												
Powered Site	20.00	17.00	15.75	26.00	23.00	21.30	21.00	18.00	16.70	27.00	24.00	22.20
Beach Front Powered Site	23.00	20.00	18.50	29.00	26.00	24.10	24.00	21.00	19.40	31.00	28.00	25.90
Tent Site	14.00	13.00	12.05	19.00	17.00	15.75	14.00	13.00	12.00	20.00	18.00	16.70
Beach Front Tent Site	18.00	16.00	14.80	23.00	20.00	19.45	19.00	17.00	15.70	25.00	22.00	20.40
Extra Person :5 yrs & older	4.00	4.00	3.70	5.00	5.00	4.65	5.00	5.00	4.60	6.00	6.00	5.50
Onsite Van - with annexe	43.00	38.00	35.20	79.00	66.00	61.10	45.00	40.00	37.00	83.00	70.00	64.80
Cabin with ensuite	69.00	63.00	58.30	110.00	104.00	96.25	72.00	66.00	61.10	115.00	109.00	101.00
Extra Person :5 yrs & older	6.00	6.00	5.60	7.00	7.00	6.50	7.00	7.00	6.50	8.00	8.00	7.40
Holiday van : paid 4 wks in advance		66.00	66.00		66.00	66.00		68.00	68.00		68.00	68.00

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on Easter Friday.
2. Off Peak is all periods other than those defined above.
3. Elimination of the 1 - 6 night rate in favour of a 1 -2 night rate recognises the prevailing short break type stay, and offers an incentive to stretch for a 3 night "long weekend".
4. The Holiday Van weekly fee includes van storage on-site and the first 105 nights occupancy by the Holiday Van owner or whoever he/she permits to use the van. There is for extra's in the first 105 days, ie 2+ persons may occupy the van at no additional charge. After 105 days occupancy will be at the prevailing Powered Site rate for each person staying in the van.
5. All prices **include** GST
6. All Tourist Accommodation is based on 1 or 2 persons.
7. Prices based on operating under Div. 40, ie GST at 10% for first 27 days, thereafter input taxed. Extra are at 10% irrespective of period of stay.

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2003 TO 30/06/2004 - KINGSCLIFF NORTH HOLIDAY PARK

(nights)	2002/2003 OFF PEAK			2002/2003 XMAS & EASTER			2003/2004 OFF PEAK			2003/2004 XMAS & EASTER		
	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+
TOURIST ACCOMODATION												
Powered Site	18.00	16.00	14.80	24.00	21.00	19.45	19.00	17.00	15.70	25.00	22.00	20.40
Tent Site	17.00	15.00	13.90	21.00	19.00	17.60	17.00	15.00	13.90	22.00	20.00	18.50
Extra Person :5 yrs & older	4.00	4.00	3.70	5.00	5.00	4.65	5.00	5.00	4.60	6.00	6.00	5.50
Onsite Van - with annexe	36.00	33.00	30.55	63.00	54.00	50.00	39.00	36.00	33.30	68.00	59.00	54.60
Extra Person :5 yrs & older	6.00	6.00	5.60	7.00	7.00	6.50	7.00	7.00	6.50	8.00	8.00	7.40
Holiday van : paid 4 wks in advance			57.00		57.00		60.00	60.00		60.00	60.00	
Long Term			87.00		87.00		90.00	90.00		90.00	90.00	

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on Easter Friday.
2. Off Peak is all periods other than those defined above.
3. Elimination of the 1 - 6 night rate in favour of a 1 -2 night rate recognises the prevailing short break type stay, and offers an incentive to stretch for a 3 night "long weekend".
4. The Holiday Van weekly fee includes van storage on-site and the first 105 nights occupancy by the Holiday Van owner or whoever he/she permits to use the van. There is for extra's in the first 105 days, ie 2+ persons may occupy the van at no additional charge. After 105 days occupancy will be at the prevailing Powered Site rate for each person staying in the van.
5. All prices **include** GST
6. All Tourist Accommodation is based on 1 or 2 persons.
7. Prices based on operating under Div. 40, ie GST at 10% for first 27 days, thereafter input taxed. Extra are at 10% irrespective of period of stay.

Reports from Executive

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2003 TO 30/06/2004 - KINGSCLIFF BEACH HOLIDAY PARK

(nights)	2002/2003 OFF PEAK			2002/2003 XMAS & EASTER			2003/2004 OFF PEAK			2003/2004 XMAS & EASTER		
	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+
TOURIST ACCOMODATION												
Powered Site	22.00	19.00	17.60	27.00	25.00	23.15	22.00	19.00	17.60	27.00	25.00	23.10
Tent Site	17.00	15.00	13.90	22.00	19.00	17.60	17.00	15.00	13.90	22.00	19.00	17.60
Extra Person :5 yrs & older	4.00	4.00	3.70	5.00	5.00	4.65	5.00	5.00	4.60	6.00	6.00	5.50
Onsite Van - with annexe	44.00	39.00	36.10	79.00	69.00	63.85	46.00	41.00	38.00	82.00	72.00	66.70
Cabin with ensuite	72.00	66.00	61.10	114.00	107.00	99.00	76.00	70.00	64.80	119.00	112.00	104.70
Villas with ensuite	91.00	84.00	77.75	140.00	121.00	112.00	95.00	88.00	81.50	145.00	126.00	116.60
Extra Person :5 yrs & older	6.00	6.00	5.60	7.00	7.00	6.50	7.00	7.00	6.50	8.00	8.00	7.40
Holiday van : paid 4 wks in advance			69.00			69.00			69.00			69.00
Long Term	N.A.	N.A.		N.A.	N.A.		N.A.	N.A.		N.A.	N.A.	

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on Easter Friday.
2. Off Peak is all periods other than those defined above.
3. Elimination of the 1 - 6 night rate in favour of a 1 -2 night rate recognises the prevailing short break type stay, and offers an incentive to stretch for a 3 night "long weekend".
4. The Holiday Van weekly fee includes van storage on-site and the first 105 nights occupancy by the Holiday Van owner or whoever he/she permits to use the van. There is for extra's in the first 105 days, ie 2+ persons may occupy the van at no additional charge. After 105 days occupancy will be at the prevailing Powered Site rate for each person staying in the van.
5. All prices **include** GST
6. All Tourist Accommodation is based on 1 or 2 persons.
7. Prices based on operating under Div. 40, ie GST at 10% for first 27 days, thereafter input taxed. Extra are at 10% irrespective of period of stay.

**SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2003 TO 30/06/2004
HASTINGS POINT HOLIDAY PARK & HASTINGS POINT HEADLAND CAMPING**

(nights)	2002/2003 OFF PEAK			2002/2003 XMAS & EASTER			2003/2004 OFF PEAK			2003/2004 XMAS & EASTER		
	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+	1-2	3-27	28+
TOURIST ACCOMODATION												
Powered Site	16.00	14.50	13.40	23.00	20.00	18.50	17.00	16.00	14.80	25.00	22.00	20.40
Tent Site	13.50	12.00	11.10	19.00	16.00	14.80	15.00	13.00	12.00	21.00	18.00	16.70
Extra Person :5 yrs & older	4.00	4.00	3.70	5.00	5.00	4.65	5.00	5.00	4.60	6.00	6.00	5.50
HEADLAND TENT CAMPING												
Tent site - no facilities	10.00	9.00	8.35	15.00	12.00	11.10	11.00	10.00	9.30	16.00	13.00	12.00
Extra Person :5 yrs & older	4.00	4.00	3.70	4.00	4.00	3.70	5.00	5.00	4.60	5.00	5.00	4.60
Holiday van : paid 4 wks in advance			56.00			56.00			59.00			59.00
Long Term		NA			NA			NA			NA	

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on Easter Friday.
2. Off Peak is all periods other than those defined above.
3. Elimination of the 1 - 6 night rate in favour of a 1 -2 night rate recognises the prevailing short break type stay, and offers an incentive to stretch for a 3 night "long weekend".
4. The Holiday Van weekly fee includes van storage on-site and the first 105 nights occupancy by the Holiday Van owner or whoever he/she permits to use the van. There is for extra's in the first 105 days, ie 2+ persons may occupy the van at no additional charge. After 105 days occupancy will be at the prevailing Powered Site rate for each person staying in the van.
5. All prices **include** GST
6. All Tourist Accommodation is based on 1 or 2 persons.
7. Prices based on operating under Div. 40, ie GST at 10% for first 27 days, thereafter input taxed. Extra are at 10% irrespective of period of stay.

Reports from Executive

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2003 TO 30/06/2004 - POTTSVILLE NORTH HOLIDAY PARK

(nights)	2002/2003 OFF PEAK			2002/2003 XMAS & EASTER			2003/2004 OFF PEAK			2003/2004 XMAS & EASTER		
	1-2	3-27	28 +	1-2	3-27	28 +	1-2	3-27	28 +	1-2	3-27	28 +
TOURIST ACCOMODATION												
Powered Site	18.00	15.00	13.90	23.00	20.00	18.50	18.00	15.00	13.90	24.00	21.00	19.40
Tent Site	14.00	12.00	11.10	20.00	17.00	15.75	14.00	12.00	11.10	20.00	17.00	15.80
Extra Person :5 yrs & older	4.00	4.00	3.70	5.00	5.00	4.65	5.00	5.00	4.60	6.00	6.00	5.50
Cabin with ensuite	47.00	41.00	37.95	81.00	73.00	67.55	48.00	42.00	38.90	83.00	75.00	69.40
Garden Cabin & ensuite	63.00	56.00	51.85	102.00	91.00	84.20	65.00	58.00	53.70	105.00	94.00	87.00
Extra Person :5 yrs & older	6.00	6.00	5.60	7.00	7.00	6.50	7.00	7.00	6.50	8.00	8.00	7.40
Holiday van : paid 4 wks in advance			63.00			63.00		64.00	64.00		64.00	64.00
Off-site storage: paid 4 wks in advance			12.00			12.00		13.00	13.00		13.00	13.00
Long Term (Rate per Week)												
1 or 2 persons			69.00			69.00			72.00			72.00
3 or 4 persons			78.00			78.00			82.00			82.00
Extra person >16 years			19.00			19.00			21.00			21.00
Extra person 2 - 16 years			14.00			14.00			15.00			15.00
Large Site Surcharge 131m2 - 170m2			7.00			7.00			8.00			8.00
Large Site Surcharge Over 170m2			9.00			9.00			10.00			10.00

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on Easter Friday.
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3. Elimination of the 1 - 6 night rate in favour of a 1 -2 night rate recognises the prevailing short break type stay, and offers an incentive to stretch for a 3 night "long weekend".
4. The Holiday Van weekly fee includes van storage on-site and the first 105 nights occupancy by the Holiday Van owner or whoever he/she permits to use the van. There is for extra's in the first 105 days, ie 2+ persons may occupy the van at no additional charge. After 105 days occupancy will be at the prevailing Powered Site rate for each person staying in the van.
5. All prices include GST
6. All Tourist Accommodation is based on 1 or 2 persons.
7. Prices based on operating under Div. 40, ie GST at 10% for first 27 days, thereafter input taxed. Extra are at 10% irrespective of period of stay.

SCHEDULE OF FEES AND CHARGES FOR THE YEAR 01/07/2003 TO 30/06/2004 - POTTSVILLE SOUTH HOLIDAY PARK

(nights)	2002/2003 OFF PEAK			2002/2003 XMAS & EASTER			2003/2004 OFF PEAK			2003/2004 XMAS & EASTER		
	1-2	3-27	28 +	1-2	3-27	28 +	1-2	3-27	28 +	1-2	3-27	28 +
TOURIST ACCOMODATION												
Powered Site	20.00	18.00	16.65	28.00	24.00	22.20	21.00	19.00	17.60	30.00	26.00	24.10
Waterfront Powered Sites	22.00	20.00	18.50	31.00	27.00	25.00	24.00	22.00	20.40	34.00	30.00	27.80
Tent Site	19.00	16.00	14.80	22.00	20.00	18.50	19.00	16.00	14.80	22.00	20.00	18.50
Waterfront Tent Site	20.00	18.00	16.65	24.00	21.00	19.45	21.00	19.00	17.60	26.00	23.00	21.30
Extra Person :5 yrs & older	4.00	4.00	3.70	5.00	5.00	4.65	5.00	5.00	4.60	6.00	6.00	5.50
On-site Van - with annexe	45.00	39.00	36.10	87.00	79.00	73.10	46.00	40.00	37.00	89.00	81.00	75.00
Cabin with ensuite	70.00	64.00	59.25	112.00	103.00	95.30	71.00	65.00	60.20	117.00	108.00	100.00
Extra Person :5 yrs & older	6.00	6.00	5.60	7.00	7.00	6.50	7.00	7.00	6.50	8.00	8.00	7.40
Holiday van : paid 4 wks in advance			65.00			65.00		68.00	68.00		68.00	68.00
Long Term			88.00			88.00		91.00	91.00		91.00	91.00

Notes:

1. Christmas is the first 5 weeks of NSW school holidays, Easter is 1 week commencing on Easter Friday.
2. Off Peak is all periods other than those defined above.
3. Elimination of the 1 - 6 night rate in favour of a 1 -2 night rate recognises the prevailing short break type stay, and offers an incentive to stretch for a 3 night "long weekend".
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5. All prices include GST
6. All Tourist Accommodation is based on 1 or 2 persons.
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