

The Quarter HQ - Schedule of Submissions	
Summary of Comments Received	Officer's Response
<b>1. Shelly McEwan</b>	
1.1 There is a Risk – even though the banks give 2.6% - no risk to Ratepayers money.	Noted.
1.2 How much money do we really need? Do we need to get higher returns? We could live comfortably in what we have.	Financial sustainability necessitates maximising investment returns.
1.3 What will be the process of where the Hotel is to be built? Will the City build and own the Hotel? If not would the land have to be sub-divided?	The hotel is not part of the proposal.
1.4 The 46 Apartments – Couldn't locate anything in the Notice about them.	The apartments are not part of the proposal.
1.5 How many bedrooms are there?	The apartments are not part of the proposal.
1.6 Are they privately owned at the moment?	The apartments are not part of the proposal.
1.7 Are tenants/people living in them at the present. If not will they be on the market for Rent/lease. (This would be a headache)	The apartments are not part of the proposal.
1.8 Would the City be liable for maintenance/cleaning/refurbishment of the apartments?	The apartments are not part of the proposal.
1.9 The \$20M could be used to subsidize the Rate payers to have a bit of relief of paying high Rates.	The return on investment could be used to provide an ongoing subsidy to ratepayers.
1.10 Will the City get an Independent Builder to access the Building, Structure, Defects, etc? (like when you buy a house).	An independent assessment of the property has been completed.
1.11 What will happen once the Building has been written off in 15 years.? Will the building be retained or on sold?	The depreciation period for buildings is 50 years. Any future decisions about the building will be a matter for Council.
<b>2. Dianne Lockett</b>	
2.1 I would prefer this investment by Council rather than the proponented Homemaker Centre, as it is already a tangible asset.	Noted.
2.2 Would Council consider buying the adjacent block of land that is currently used as a park, as part of the deal? This area already provides a certain aesthetic and adds to the City centre. It is a great location for outdoor events i.e.: Symphony in the Park 2016, Xmas street parties etc. A central park would be excellent.	The adjacent block of land is not on the market.

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<b>3. Kerry Bassett</b>		
3.1	We as rate payers cannot afford the extra costs this will have on our Rates. I don't see why the Council is thinking about buying these sites.	The purchase is only being considered because of the potential for better financial returns than are currently available.
3.2	Why should we have to pay to help a person/company get out of financial trouble just because he didn't do his research properly and know that Karratha is never going to be a real city and it won't get the population the that the council keeps saying is going to happen. I have lived up here for 36 years and that rumour has been going around all that time the date come and go but the population number doesn't change.	The State Government is the current owner of The Quarter.
<b>4. Raylene Oakenfull</b>		
4.1	I wish to object to COK acquisition of The Quarter based on the following reasons:  It is not COK core business to be in property management and what are their credentials in this area.	The City owns in excess of 100 properties including a number where the City has invested in commercial/industrial property to generate a commercial return.
4.2	COK should be using Council money/assets to make living in the area more affordable and liveable. For example, they should be pursuing what kind of solar power and/or battery solutions they can assist local residents with to counteract the enormous power costs in COK. Other city Councils are definitely pursuing these options.	The purchase is only being considered because of the potential for better financial returns than are currently available.
4.3	This property already exists. Council is still trying to buy LandCorp white elephants that cannot get businesses to sign up to lease despite years of trying (again!!). Council won't be adding anything new or unavailable in the area.	Since completion of the building 12 months ago long term leases have been finalised for 40% of the GLA with negotiations progressing on additional leases.
4.4	Exactly who is going to benefit from this purchase. All employees, councillors, council employees and council themselves (including their families, personal partners, business partners) should all be mandated they cannot benefit from this business by lease, occupation, or any other benefit for a minimum of 10 years. That is the only way we shall know this decision is being made for the ratepayers and residents of Karratha.	The intention of the proposal is that ratepayers would benefit. The City is unaware of any employees or Councillors interested in leasing additional space however any lease would be on commercial terms and subject to statutory interest provisions.
4.5	I did note that Cr Long felt that perhaps Council would consider using the space for office accommodation. It is quite recent that at great expense the Council offices were extended, renovated and new building added on their current site. Given that pretty much all core business is now put out to tender and performed by contractors this has to mean that there has been productivity gains and Council no longer uses as many administrative staff as they have so much less to actually do. This has to mean that the administrative staff is reducing not increasing. If Council administrative staff is increasing then money needs to be spent on a specialist one-off contractor to come in and assess where the excess staff and unnecessary workers are.	The Administration Office was extended and renovated more than a decade ago. The annex building was added 6 years ago. Very little core business has been outsourced, however productivity gains have led to reductions in administrative staff. Although not currently required, The Quarter HQ could provide additional office space if it were ever required.
4.6	The reduction of Council civil staff could also indicate that there is now less Council employees at the Light Industrial Area yard and if Council needs to look at moving staff around then they	With the increase in roads, footpaths and public open space the number of City employees based at the LIA has

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already have property out in the LIA which appears to be underutilised at this point. Council would do better to remedy this by using this assets they already own more efficiently.	increased and the Depot office is at capacity and past its useful life.