



The City of South Perth Residents Association Incorporated
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Public Submissions

City of South Perth

Collier Park Golf Course Business Plan

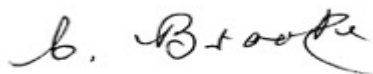
The City of South Perth Residents Association Inc. has several concerns in relation to the City's proposed plan to develop the Collier Park Golf Course.

1. Part of the exercise seems to be based on the assumption that, unless "*the City keeps up with the Jones*" with the other Golf Courses, Collier Golf Course is going to become less popular and consequently demand and revenue will drop off: there is no evidence provided in the document to support this statement. Given the facts that Perth's current public golf courses are operating at capacity, the population of Perth is growing and here is no likelihood of any additional golf courses coming online in the foreseeable future, this assumption would appear to be false. It is more likely that, provided the Collier course grounds are maintained to the current high standard, it will continue to attract excellent patronage well into the future.
2. Secondly, while it is said that it should have no impact on other capital projects as the repayments on the loan are self-funding, I assume it must of course reduce the amount that could be borrowed for these projects. The 50% of the City's share that is said to also flow from the exercise is unlikely to reduce rates and is not to be taken seriously.
3. Thirdly, if there were no other projects that had a higher priority, there may be some merit in maximising the potential of the Collier Golf Course. However, while the RAF exercise proved to be a financial misadventure, it identified the need for the expansion of the City's existing community recreational facilities. George Burnett Leisure Centre being one of these. Providing more opportunities for the youth of the city to exercise and become involved in team sports should be a far greater priority at this time than that of another demographic that is adequately provided for in the current facility and is not crying out for a proposal of the type that is envisaged.

4. The Business Plan that has been prepared for Council's consideration, seeking approval for advertising appears to be short on the detail that would normally be expected for such a long-term financial commitment. There is no detail supporting the assumptions on projected revenue and expenses. If a market analysis has been conducted it should appear in the document and face public scrutiny. Such a large investment outlay should be based on rigorous research as to the likelihood of achieving a commercial rate of return.
5. There is no detailed risk analysis contained in the Business Plan. Clearly there are risks associated with any building project being undertaken in the construction crisis currently being experienced in Perth. There is no timeline shown in the Business Plan. A 21-year commitment to a private company comes with commercial and legal risks that are not considered in this plan. The Ratepayers of the City deserve to know that these factors have been identified and mitigated to ensure the City is not exposed to potential failure of this commercial venture.

In summary this document is light on financial data and lacks the detail that should be presented for Councilors to be able to make an informed decision on whether it is wise to invest \$18 million of ratepayer's funds. Councilors should ask themselves if they would invest this amount of their own money based on the case that has been presented for public comment.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'C. Brooke'.

Cecilia Brooke
Chairperson
City of South Perth Residents Association Incorporated