

MAYLANDS BOATYARD PTY LTD, LEASE

184. Hon. C.L. Edwardes to the Minister for Planning and Infrastructure

I refer the Minister to the lease between the Western Australian Planning Commission and the Maylands Boatyard Pty Ltd dated July 1987, and ask: -

- (a) has the Minister received complaints from the Maylands Amateur Boat Owners Association Inc. relating to breaches of the conditions of the lease;
- (b) if yes, what were the breaches complained of;
- (c) what action was taken by the Department or Agency regarding the complaints;
- (d) were inspections conducted as a result of these complaints and were any work orders issued;
- (e) if not, why not;
- (f) will the Minister table these reports and work orders;
- (g) if not, why not; and
- (h) if work orders were issued, were follow-up inspections carried out?

Ms A.J. MacTIERNAN replied:

- (a) Yes.
- (b)
 - i) dredging of boat pens;
 - ii) the onus on the lessee to provide professional boat building advice to licensees;
 - iii) maintenance of various facilities in the boat yard, including jetties;
 - iv) use of the car park for parking/storage of boats/boat trailers;
 - v) use of service jetty as water pens;
 - vi) use of designated recreation area as water pens;
 - vii) adequacy of fire fighting equipment;
 - viii) authorisation for extra fees and charges; and
 - ix) various other matters
- (c)
 - i) the dredging of pens is an ongoing management issue for the lessee. There are varying opinions from licensees (boat builders) as to whether dredging is required. There are no specifications that detail dredging depths in relation to prevailing Australian Height Datum for the boatyard. Dredging is a matter of practical judgement by the lessee.
 - ii) The WAPC is examining the need of the lessee to provide professional boat building advice as part of the review of the lease agreement.
 - iii) The WAPC has received a report from Searle Consulting which investigates the structural condition, immediate and future maintenance needs and compliance with Australian Standards of the existing jetties, revetment wall and electrical services at the boat yard. A copy of this report and its recommendations is tabled. [See paper No 778.]
 - iv) The WAPC has approved the parking/storage of a limited number of trailer boats in the car parking area subject to adequate car parking being retained.
 - v) There is no requirement under the lease to provide a service jetty. Nevertheless, the lessee has provided such a facility and it is up to the lessee to determine how that facility is used.
 - vi) There is no requirement under the lease for a recreation area to be provided;
 - vii) There are three fire reels within the boat yard. These have been inspected and approved by the Fire and Emergency Services Authority;
 - viii) The WAPC has approved all ancillary fees and charges at the boat yard.
- (d)-(h) Various inspections of the boat yard have taken place. The recommendations for outstanding works are being followed up through negotiations between the lessor and the lessee.