

Motion for the next Regular General meeting of the Down To Earth Co-operative Society (VIC) from David Cruise and Don Royal.

“That the Society allocate up to sixty five thousand dollars for the purchase of 199 acres of land known as lot129/752304 Parish of Woperana situated in Lower River Road Tocumwal, NSW. The purchase to be facilitated by a Committee of the Board formed under the following conditions and charter.

- A) If this motion is passed in principle, that the Board take a \$500 option on the land to secure the property to allow members time to inspect the property and participate in the (Land) Committee.
- B) That the (Land) Committee will seek the permission of the Justice Department of Victoria (Co-ops) for the purchase.
- C) That the (Land) Committee will negotiate suitable long term Shire permits for the use of the land.
- D) That the (Land) Committee will prepare guidelines for the use and operation of the land. These guidelines to be ratified from time to time by General Meetings of the Co-op (DTE).
- E) That the (Land) Committee will be open to all members of the Co-op. Members cannot vote at meetings of the (Land) Committee if they have not visited the subject land.
- F) That an additional sum up to \$2000 be available to the (Land) Committee, to assist interested (DTE) members visit the land, and to assist with meeting costs and notification. (To be managed by the Chairperson of the DTE Board until sufficient members have qualified to form a committee quorum.)
- G) That a sum up to \$1800 be available for:- stamp duty; rates; and legal costs.
- H) The quorum for the (Land) Committee shall be eleven voting members. All decisions to be by consensus. Failing achieving consensus, by simple majority show of hands. A secret ballot shall be held if requested by three or more members.
- I) A meeting of the (Land) Committee can be requested by any five DTE members. Any DTE member may register to be notified of (Land) Committee meetings. DTE member so registered, must receive five days notice by their choice of the following; telephone, email, post (in the case of post, postal delays are included in the notification period.).The meeting notice must include:- location, time, and agenda. Meetings may not be adjourned for more than 24hours. Minutes will be kept of all meetings of the (Land) Committee.
- J) The (Land) Committee may appoint a chairperson and such officers as it may see fit, to handle minutes, meeting notification, and other tasks as may arise.
- K) The (Land) Committee will not have the power to sign contracts, but will be responsible to place contracts, in keeping with this motion, with the DTE Board for signing.
- L) This motion is not intended to commit Down To Earth to the use of this land as a permanent site for ConFest, but for the land to be used from time to time as the Society decides.
- M)

Rationale:-

This land could pay for its self within two years.

How can DTE afford to buy this land? In the last two years DTE has spent over\$30,000 on rent and non recoverable costs on the last two ConFest sites. (Tocumwal and Moama) That is not including the cost of installing and removing, water pipes, toilets, wiring, signage, etc.

DTE has approximately \$165,000 in cash reserves, and at least \$45,000 in equipment and materials for running ConFest's.

The first Tocumwal ConFest cost \$15,000 DTE spent aprox \$98,500 on the summer 97/98 ConFest.

In the financial year 96/97 DTE spent aprox \$1400 per week on non ConFest administration.

In the financial year 95/96 administration cost aprox \$1040 per week

Assuming aprox \$15,000 on admin between now and Summer 98/99

ConFest (twelve weeks by \$1200).

A Summer ConFest budget of \$90,000 less site cost of \$7,000

give an expenditure of \$98,000 for admin and ConFest leaving aprox

\$67,000. Of DTE's cash reserve.

Tighten our spending by only 5% and DTE can easily afford to

purchase the land.

Owning our own land will guaranty the future security of ConFest. If all

else fails, there will always be a ConFest site available. Each

ConFest that is held on the site will add to the site infrastructure and

also add to the value of the site.

DTE could buy a new site every two years.

DTE cash reserves have shrunk by \$20,000 in the last couple of years,

yet DTE has had an income of nearly \$800,000 in the last three

years. DTE is so rich that we did not bother to send the usual

newsletter to the 4000 ConFesters on our mailing list, to let them

know that Easter ConFest 98 was on. Easter ConFest 98 ticket sales

were aprox \$20,000 less than the Easter ConFest 97.

DTE meetings spend over twenty five dollars per minute on average.

The question is not "can DTE afford it?" The real question is can

DTE afford not to invest in some long term assets, to secure the

future.

Why this land?

There have a number of sites suitable for holding ConFest

available for sale to DTE over recent years. For example the

"island" area at the Perricoota site in Moama aprox 110 acres for

\$220,000. There have been others all well over \$200,000.

This land is river flood plain, as have been our last five ConFest

sites. (Walwa, three in Tocumwal, and Moama.) DTE has a good

relationship with the local shire (Berrigan) to enable the negotiation

of practical long term permits. The proposed purchase is conditional on

the granting of suitable permits.

Maps, an aerial photograph, and photographs of the site are on the

Internet at:

<http://www.entity.net.au/~cruised>

Email your questions and comments to: folks@dte.org.au

Or telephone :

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