

BROOME CHAMBER OF COMMERCE (INC)

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AGM MINUTES
Mangrove Hotel 5.30pm 20th November 2008

Meeting Opened 6.00pm

1. Welcome

President Patrick Imbert welcomed everyone to the 2008 Annual General Meeting which commenced at 6.00pm

Patrick acknowledged the Sponsor of the AGM as The Mangrove Hotel

2. Attendees

Patrick Imbert, Elizabeth Imbert, Caroline Gould, Craig Philips, Michele McPherson, Anne Brown, Graham McGinn, Kelvin Barr, Tony Hutchinson, Tony Proctor, Bob Masters, Bernard Whewell, Patrick Green, Roger Colless, John McCourt, Grant Smart, Ian Poulter, Mike Whindle, Peter Humpleby, Mike Young and Partner, Bob Eagle

Apologies

Elisabeth Lucke, Chris Mitchell, Isolde Scherrer, Vic Justice, Beck Brady, Leanne Thayer, Adrian Boys, Belinda Cornish, Nic Belyea.

10 Proxy received.

3. Minutes of the Previous 2007 AGM

See Attachment.

Minutes accepted as presented.

Moved: Elizabeth Imbert **Seconded:** Anne Brown

Business Arising from Previous Minutes: None

4. Reports:

4.1 Presidents Report.

See Attachment- Appendix 1

President thanked Market Creations for their Sponsorship of the Chamber and also acknowledged the efforts of outgoing Committee

Moved: Patrick Imbert **Seconded:** Ron Johnston

4.2 Treasurers Report – read by Caroline Gould on behalf of Elizabeth Lucke.

See Attachment- Appendix 2
Report accepted as presented.

Moved: Tony Proctor **Seconded:** Mike Dunnett

4.3 Environment Report – Provided by Craig Philips
See Attachment- Appendix 3

4.4 Real Estate Report - Provided by Tony Hutchinson
See Attachment Appendix 4

5. Appointments

5.1 Appointments of Auditor: It was agreed that Stielow Bell would be the auditor for the 2009 Financial Reports

Moved: Tony Proctor **Seconded:** Mike Dunnett

5.2 Appointment of Committee of Management

Caroline Gould (Broome Chamber of Commerce) took the floor as the Returning Officer and gave the following summation:

Nomination for President – Tony Proctor

Nomination for Vice President – Elisabeth Lucke

Nomination for Past President – Patrick Imbert

Nomination for Secretary – Anne Brown

Nomination for Treasurer – Mike Dunnett

Nomination for Committee –Craig Phillips, Grant Smart, Michele McPherson, Ron Johnston, Vic Justice, Beck Brady, Isolde Scherrer, Ian Poulter.

All nominations were accepted as the 2009 Broome Chamber Committee.

There was a formal motion to thank the outgoing Committee.

Tony Proctor as new President thanked Patrick Imbert for his outstanding work over the last 2 years. Tony stated that there would be many challenges facing Broome over the next few years with the possibility of the Hub and further Tourism developments. He acknowledged the work of the Cruise Ship Committee and its association with the Chamber and also advised the Members that the relationship with the Shire was to be strengthened. He also would be seeking increased participation from the membership this year.

6. Constitution Changes.

The following Constitution changes were presented and accepted.

Objects and Powers

3. (1) The objects of the Chamber shall be-

- (i) To employ **and/or engage** officers and employees and pay to them salaries, wages, gratuities, pensions and **honorariums** if and when necessary.

Qualifications for Membership of Chamber

4. (1) Membership of the Chamber is open to any

- (a) Person
- (b) Firm
- (c) Partnership; or
- (d) Company engaged in trade and business activities ~~within the boundaries of the Shire of Broome~~

Committee of Management

9. (1) The affairs of the Chamber shall be managed exclusively by a committee of management consisting of-

- (a) A president
- (b) A vice-president
- (c) A ~~deputy vice~~ **past president**
- (d) A secretary
- (e) A treasurer and
- (f) ~~Not less than 8 other persons~~, all of whom shall be members of the Chamber elected to membership of the committee at an annual general meeting or appointed under sub rule (9).

7. General Business

7.1 Ron Johnston gave a brief update on the progress of the Hub stating that all statements were now in from the Shire, Chamber and Tourism Organisations to the North Development Taskforce. However he stated there will probably be a delay on a decision for 2-3 yrs

7.2 Bob Eagle asked about the flights coming into Broome. Mike Dunnett advised the members that the Singapore route was still in talks and that various airlines have expressed an interest. Now that the airlines had taken delivery of more planes this may increase the routes to Broome however it would not be immediate. This would obviously affect the Tourism Industry financially.

7.3 Patrick Imbert advised the Membership about the Hub 101 seminar the Chamber hopes to run in early February. This would give a full briefing on the Hub, its location, appearance, impact and requirements and how this will affect on Broome. The Seminar would be open to all of the Broome Community to attend not just Chamber members.

Meeting Closed 7.15pm



Appendix 1

2008 President's Annual Report

Dear Members,

Repeating last year's effort, the BCC had a very successful 2007-08, increasing its membership from 157 to almost 195 at last count. Our member list was continuously updated and distributed to all members facilitating member-to-member contact and was made available to members on our newly developed website.

With regards to media relations, the BCC has responded to more than seventeen print-based requests for comment and conducted nine television interviews on varying business related issues. Furthermore, the Chamber submitted eight editorial pieces to the Broome Advertiser for inclusion in their monthly Business Pages section. The Chamber's mission is well communicated to the public.

The Chamber was either directly or indirectly involved in providing members with the opportunity to attend 18 hours of networking activities. Business After Hours events (BAH) are now permanent fixture of BCC's calendar and many businesses have expressed their interest to be involved in 2009.

With the 'International Financial Crisis', the previous year's major issue of housing affordability and labour shortage affecting businesses ability to employ and retain staff was of less a priority. The Chamber focused its attention on two main areas: Training and the impending LNG Hub decision.

Following on from the Education & Training committee's extensive survey of the training needs of our members, we matched these to training providers with several courses being offered to our members at heavily discounted prices.

Members of the committee attended the many briefings, meetings and discussion groups relating to the LNG Hub. The information gained at these events culminated with the submission of the Response to Invitation to Comment on Site Selection of Kimberley LNG Hub earlier this month.

The Kununurra Chamber of Commerce and Industry (KCCI) successfully held the 2008 Kimberley Economic Forum and it is returning to Broome in 2009 with the BCC assisting the Derby Chamber of Commerce in preparing for their turn in 2010.

Financially, BCC had another solid year, a net asset position of \$80,368 as at 17/11/2008. BCC's financial reports and audit were completed on schedule.

Next year is anticipated to be the Chamber's most success financial year with \$30,000 per annum in additional revenue generated from our partnership with Market Creations. This, combined with the budgeted revenue from KEF 2009 and the association with GWN's Buy in Broome scheme, means that no increase in membership dues will be required for at least 12 months. Total revenue in excess of

\$140,000 and a significant rise in net profit (+\$40,000) is anticipated for the twelve months to 30th October 2009.

Thank you also to our dedicated committee members, all volunteers, who spend many hours to further the interests of all Broome business. Attached you will find a list of activities I have undertaken this year. I was by no means alone and, taking into consideration the work done by the committee, the hours shown can easily be multiplied ten-fold. This year we said farewell to Roger Colless and note that Graham McGinn, Elizabeth Imbert, Belinda McKenzie and Tony Hutchinson will not be re-nomination; I wish them well as their contribution has been greatly appreciated.

Again, I would also like to thank our only paid employee, Caroline Gould, for another year of dedication to the tasks of making sure all runs well. Without her, we would not be where we are today. In Broome terms, she should be entitled to long service leave.

Finally, thank you to all of our members, old and new, for their participation in Chamber sponsored events and for committing to our organisation through your membership dues. The support we receive helps every business in Broome, member or not.

When I was elected to the committee in 2006, I stated that I had two goals: increase our membership to 200 and make the position of president so sought after that at least two members would contest the position. We will all find out tonight if these two goals have been achieved at the AGM. As my promised two-year term comes to an end, I am confident that my successor and their committee will continue to grow the importance of the Chamber and its ability to influence the many organisations it lobbies and communicates with. Thank you all for your support of me.

List of activities attended by Patrick Imbert

15-Nov-07	AGM 2007	3
19-Nov-07	Barry Hasse election campaign drinks	2
5-Dec-07	Darryl Butcher, Shire Planning re: Broome's Gateway Accommodation (Dave Warman)	1
7-Dec-07	WIN TV interview – Itinerant Problem	0.5
11-Dec-07	Member meeting: Brett Rowley – Network Marketing	0.5
6-Feb-08	Northern Development Taskforce, Community Reference Group Meeting	0.5
6-Feb-08	Port of Broome – Marketing Plan	1
8-Feb-08	BAH Rendezvous, Department of Consumer Protection, CCIWA	1.5
12-Mar-08	Meeting with Craig Pasch – Woodside - update	
12-Mar-08	BAH- Skywest, Mercure Inn Continental and Searchsmart	1.5
13-Mar-08	Ian Gay, Regional General Manager for Qantas	1.5
17-Mar-08	Melissa & Klari – Kularri Patrol	1
2-Apr-08	Broome Advertiser – Simon Penn. Discussed how to get their editorial balanced by making BCC available for comment on any subject before going to print.	1
16-Apr-08	BAH- Telstra, Norwescom	1.5
24-Apr-08	Troy Buswell, State Leader of the Opposition. Liberal Party meeting.	1
29-Apr-08	Carol Martin MLA, Graeme Campbell, Ken Donohue, Martin Pereira, Robert Neesham (OSC) and Michael Coe Exec Mgr	1

	Designed Out Crime re: CCTV	
29-Apr-08	Shire of Broome: Graeme Campbell & Ken Donohue re: Shire Directory	1
1-May-08	Murray Beigel - Regional Outreach Manager: Australian Competition and Consumer Commission re: local competitive issues	1
2-May-08	Carol Martin MLA re: CCTV	1
2-May-08	Expo Launch	1
5-May-08	Department of Immigration & Citizenship: Paul Farrell - State Director WA, Department of Immigration and Citizenship, Glen Dival - Industry Outreach Officer on secondment to CCIWA Julian White - Regional Outreach Officer re: Foreign workers and 457 Visas	1
6-May-08	Dept of Justice: Meeting with Carl Campagnoli on "Be Part of The Balance" campaign re: Jury Duty	1
7-May-08	Department of Consumer Affairs: Annetta re: current focus on refund of goods	1
9-May-08	Budget Breakfast	2
21-May-08	BAH-Bali Hai and Shire of Broome	2
23-May-08	Workplace Ombudsman re: their presence in the region,	1
27-May-08	Department of Local Government and Regional Development Chris Berry and Michael Walker of the Regional Policy Unit re: Broome current issues	1
23-Jul-08	BAH - Landcorp & Life and Soul Health and Fitness Club	2
30-Jul-08	Police Station opening	2
6-Aug-08	Ladies Day - Cable Beach Club	3
18-Aug-08	Greens Senator Scott Ludlam el al	1
19-Aug-08	Shire - Christmas Lights Jo Durbridge	1
19-Aug-08	Nationals campaign presentation	0.75
25-Aug-08	Foundation Housing re: 54 new workers' accommodation.	1
10-Sep-08	BAH - Kimberley TAFE and Kimberley Group Training	3
24-Sep-08	KGT - Business Breakfast	2
22-Oct-08	BAH- Police Station	1.5
12-Nov-08	NDT BCC Meeting	1.5
	EXTERNAL MEETINGS & EVENTS	50.25
	COMMITTEE MEETINGS	20
	ADMINISTRATION	40
	TOTAL HOURS	110.25

Note: Does not include inbound & outbound telephone call. Some events may have been omitted in error.

Appendix 2

2008 Treasurer's Annual Report

Broome Chamber of Commerce TREASURER'S REPORT 2008 AGM

There are copies of the audited financial statements available, if you haven't already seen one.

Just a couple of comments regarding these.

On the profit and loss statement there is a substantially increased revenue from memberships and subscriptions. This is due to healthy growth in membership over the past year.

The Kimberley Economic Forum, held in Broome last year resulted in nearly \$51,000 in revenue. As the event was held in Kununurra this year, that revenue could not be realised in Broome.

However, Broome is due to host the event again in 2009, so we should see a healthy injection of revenue from that project.

There is a drop in revenue from the GWN advertising packaging. You will note that there is also a drop in the cost of that advertising, leaving a net gain to the Chamber of \$10,500 over the 12 months since October 2007. What is not shown on these statements is the in kind sponsorship GWN provides, representing over \$50,000 this year in visibility for the Chamber and its members as well as consistent membership messages.

The appointment of a permanent part-time administration officer has been instrumental in stabilising the Chamber's presence in the Broome community, Caroline provides a reliable point of contact for membership, events and networking. On the profit and loss statement this shows as a substantial increase in administration costs from just over \$16,500.

The Chamber's new partnership with Market Creations, the producer of the Shire's annual directory, will see substantial financial support coming to the Chamber through sponsorship from Market Creations, as well as direct member benefits in the form of their discount on advertising costs.

Together with growing membership and our healthy administrative structure, the Chamber is now on its way to a healthy and stable financial position.

It is with some relief that I am stepping out of the position of Treasurer, after six years in the role. Thanks to all the Committee for their support, and in particular to Caroline who is very literate in the MYOB universe.

I would like to support the nomination of Mike Dunnett, who is standing for the position of Treasurer. He is not only highly qualified to do this, but I am sure he will enjoy contributing to the Chamber's financial wellbeing in the coming 12 months.

Appendix 3

2008 Environmental Portfolio Annual Report

The year was dominated by the proposed LNG Gas Hub. The Chamber attended information meetings in Perth and Broome and we took an active role in the Northern Development Taskforce's (NDT) Community Reference Group. The Premier has recently advised that a site decision will be made before the end of the year. The Rubibi Native Title Claim continues to effect land title issues in Broome as it is still unresolved.

In May we invited Malcolm Douglas to talk to the committee about his concerns for development on the Kimberley coastline and his desire for World Heritage protection for the region. Malcolm spoke about Shell's intention for a floating LNG plant at its Prelude gas field in the Browse Basin in what would be a world-first for the industry.

In July, after several months of meetings with the Community Reference Group we attended the NDT's 3 day workshop to discuss the 11 proposed Hub sites. The Community Reference Group which the Chamber was a part of presented a report that was weighted against all sites near Broome or on the Dampier Peninsular. The Department of Environment focused heavily on the aesthetics of a gas plant spoiling the unique wilderness experience of the Kimberley coastline. The Tourism Reference Group also indicated that any development will have a negative impact on the tourism industry.

The Chamber's formal input via a questionnaire to the Community Reference Group (CRG) was reflected in the summary report presented at the workshop. The Chamber's formal response communicated our concern and skepticism for the government's ability to provide the required support and infrastructure to assist our community to deal with the impacts on services, staff shortages and accommodation shortages. This opinion was reflected by the other respondents in our group.

In September the Kimberley Traditional Owners announced a shortlist of 4 potential sites. In October the new Premier announced his preferred site as North Head and the BCC issued a media release supporting this site stating that it was far enough away from Broome to not cause negative impact. Early this month the Chamber changed its position to now support James Prices Point 50km north of Broome.

We are seeing increasing pressure on Broome and the Kimberley environment as our region is rich in natural resources. As we have done, we must continue to urge government to provide a balance between economic growth, better support for the indigenous community and protection of the environment. The Chamber has stated clearly that while we want our members to benefit from the proposed industrial developments soon to be on our nearby coastline government must provide the infrastructure and services required to assist our members and the broader community. We hope we see better government support for the growing number of people living in third world conditions in Broome, which is our environment.

Appendix 4

2008 Real Estate Portfolio Annual Report

The last 12 months has seen a softening of the Broome sales market by some 15% across the board in line with other regional WA towns.

This fall has generally been attributed to an increase in borrowing costs and a lack of market confidence caused by the global financial meltdown which has influenced buyer sentiment.

Interest rates are now falling fast and affordability is coming back into the market place.

In a recent discussion with Chris Milne from Kimberley Property Valuer's Chris said that the affordability of buying a house in Broome had improved by some 40% since the peak in September 2007. Confidence is yet to return to the market however there are signs that we are reaching the bottom of the run.

Listings of residential units have fallen from a peak of approx 270 to a current level of 225 with equilibrium in the region of 170 listings probably expected next year.

Recent data from the government property office "Landgate" indicates that the median price of a house in the Broome Shire is down from \$745,000 Sept 07 to \$642,000 Sept 08.

The market continues to suffer a lack of confidence however there are now significant buying opportunities emerging with some properties being offered below replacement cost. As money gets cheaper, so long as you can maintain your income you shouldn't have any problem servicing your loans. The key is not to over commit and if you don't have to sell now its probably better to wait for the current buyers market to turn. Broome has significant development opportunities currently being scrutinized and the lower Australian dollar should be good for tourism Tony Hutchinson

Land prices have also eased somewhat as it is currently possible to buy an existing home below replacement cost which is having an influence. Current availability is good with currently 106 lots available for sale.

The rental market seems to have eased slightly with approx 70 properties currently available to let. It will be interesting to see if this continues into next year as traditionally enquiries increase over the holiday period and into the New Year. Moves are underway to increase the availability of rentals through such schemes as Foundation Housing and the provision of construction camps on the outskirts of town.

2008 has certainly been an interesting year for Broome and the biggest question at the moment is the establishment of a gas industry in the Kimberley and what effect this may have on real estate prices and lifestyles.