

MINUTES of the ANNUAL GENERAL MEETING

Broome Golf Club

Thursday 30th November 2006

1. Welcome

President Graham McGinn welcomed everyone to the 2006 Annual General Meeting which commenced at 6.25pm and informed the members that Paul La Spina from the Kimberley Police District would be acting as the Returning Officer.

2. Attendees

Graham McGinn, Grant Smart, Bob Eagle, Tony Hutchinson, Craig Philips, Patrick Imbert, Elisabeth Imbert, Gavin Greaves, Anne Brown, Jamie Stewart, Roger Colless, Mae Hush, Sharon Murray, Julie Ann Davies, Graeme Atherton, Amanda Jackiewicz, Wendy Lee.

3. Apologies

Ben Miller

4. Minutes of the Previous 2005 AGM

See Attachment.

Minutes accepted as presented. Moved Bob Eagle Seconded: Patrick Imbert

Business Arising from Previous Minutes:

None

5. Reports:

5.1 Presidents Report.

- The Chamber is now approaching a very exciting and important phase of its development. Instruments are in place which will ultimately enable the Chamber to realise its goal of being an autonomous and self sufficient business lobby group, which will serve the needs of the business community for many years to come.
- There is an intrinsic link between the business and wider community which is recognised by your Executive and the Broome Shire Council. The Chamber has continued to exchange views on various matters affecting small business with the Shire and whilst not always being in agreement, have both gained a better understanding of each others goals and objectives. The Chamber has developed a Strategic Plan which will be the

driver for the Chamber's main activities over the next 5 years. We have provided the Shire with a draft of the Strategic Plan to support an application for some financial assistance that will help us achieve our goals.

- Your Executive continues to hold dialogue with State and Federal Government representatives and Industry groups across a number of business categories. 2006 has seen an increase in enquiry from prominent Oil and Gas companies which will undoubtedly lead to increased business opportunities for local businesses.
- We are currently planning for the inaugural *Kimberley Economic Forum* which will be held prior to the *2007 NW Expo*; this event promises to be an exciting one, with guests from around the country addressing interesting topics that will give attendees an invaluable insight into issues that affect various business sectors.
- The *2007 Broome Shire Directory* is being produced, as you would be aware, by a non-Broome based business, which we hope will be revised for 2008. We believe that the Chamber, which represents local business interests, is in the best position to promote Broome businesses through this medium.
- The next edition of *The Kimberley Business and Lifestyle* magazine is still in the publishing stage; this has been a frustrating exercise for all concerned and I sincerely thank the sub-committee and Editor Kandy Curran for their patience. Finding committed people to secure advertising revenue has been the main issue; both the articles and the design work are again first class and every endeavour is being made to have it to the printers in the near future.
- In the past the *Small Business Centre West Kimberley* (formerly Broome Enterprise Centre), provided the Chamber with a comprehensive secretarial and Executive support service. That support has not been as readily available during 2005/2006 due to changes in SBCWK's operational priorities and some office building security issues. This has led us to secure our own office space, courtesy of CCIWA and we are in the process of staffing this office with a part time administration assistant.
- The survey undertaken earlier this year was very positive and any minor concerns were followed up with members; your Executive has worked tirelessly throughout 2006 and I wish the newly elected Broome Chamber of Commerce Executive a very successful 2007.

5.2 Treasurers Report – read by Tony Hutchinson on behalf of Elizabeth Lucke.

The Chamber has not been very active financially outside its core administrative business.

You will see that the big ticket item on this year's Statement of Appropriations is a \$17,375 loss from extraordinary items. This is a paper figure and it relates to areas of our MYOB accounting such as double invoicing which have been apparently in our system for several years.

This year all these anomalies have been cleaned up and this figure is the result of that tidying up process.

Our profit before income tax was \$12,653. This is considerably better than the surplus of \$17 which showed last year, and reflects the growing activity of the Shop Local television promotion.

Thanks must go to Mae, who has been patiently dealing with Chamber administration while also working for Small Business West Kimberley.

Stielow Bell has again done a timely and co-operative job with our auditing.

Are there any questions regarding the Chamber's financials?

If not, I would like to move that the Chamber's audited statements be approved.

I would also like to move the appointment of Stielow Bell to perform the same service for the Chamber next year.

Paul moved that the accounts be accepted which was seconded by Grant. Roger Colless moved that Stielow Bell be reinstated as the auditor which was seconded by Anne Brown.

5.3 Environment Report by Craig Phillips gave a summary of his report.

There have been few issues of environmental concern that have been discussed over the last 12 months. The Capricorn Timbers Tree Plantation near Beagle Bay and the gas developments have been the 2 major areas of concern. However, there are issues that I will want to raise over the next 12 months which will require some serious consideration.

Broome continues to grow in population, the broader Kimberley region has a flourishing tourism industry and the mining industry is booming. The Broome Chamber of Commerce encourages business development but not only should we assist our members in being part of a successful business

community, we should also act as its guide and conscience and encourage all businesses to meet the requirements of international standards of the triple bottom line. The natural environment and the rights of indigenous people must be considered with equal weight alongside economic sustainability. As a strong Chamber, we can influence governments and private developers to make the appropriate decisions when considering environmental and cultural impacts.

Broome and its surrounding pristine natural environment is being impacted upon by the rapid growth of tourism and a booming mining industry. We may soon see a large gas processing plant somewhere on the Dampier Peninsular and there are literally dozens of other mining applications. I am inspired by Al Gore's film on climate change "An Inconvenient Truth" which promotes the economic benefits of changing our lifestyles and becoming more energy efficient. The Chamber should be encouraging businesses to use and specialize in developing renewable energies which will create more jobs and lessen the impact of climate change.

There has been much land clearing around Broome in recent years. The shortage of land has inflated prices and has meant that there is little or no natural bush left in and around the new suburbs. As Broome expands, we become more like the suburbs of the big cities. We should demand that the government makes more land available, nature corridors to be a part of all new land developments and large playing fields created within walking distance for our kids.

Roebuck Bay is experiencing high levels of chemical contamination mostly from storm water runoff from our Parks and Gardens. This is destroying the sea grass beds which produce the fish stocks for our commercial and recreational fisheries.

These are some of the issues that I will raise when appropriate over the next 12 months and I hope many of you will share your points of view with me and the new Executive Committee.

5.4 Real Estate Report by Tony Hutchinson.

2006 has seen the Broome market pick up and move forward to previously unmapped territory.

The market started quietly but by March it was evident that the number of listings available had halved and the scene was set for prices to rise as demand increased.

Several local projects such as the new power station and preliminary works for mining projects and oil and gas activity meant that there were extra

pressures brought to bare on the rental and sales market. Companies that were unable to find rental accommodation for workers decided to look at buying which put extra pressure on the residential sales market.

Figures recently released for the September quarter show the medium price for a house was \$545,000 but most executive standard homes coming onto the market are now in excess of \$600,000.

Land prices have risen considerably with an auction of land at Sunset Rise achieving prices in excess of \$500 per m². The Government land developer LandCorp released almost 100 lots in two stages at Januburu Six Seasons with the preference given to local people and businesses. The recent release this week was a sell out with an average price of \$214,000 being achieved on an average block size of 609m².

The new Rendezvous Sanctuary Resort is now open and construction is well underway with the Pearle Resort and this area has been very active with investors as well as several new projects like the Ramada being actively marketed.

The Commercial leasing market has firmed with very few retail, office or industrial vacancy's remaining. This is likely to continue as no significant new commercial developments are scheduled.

The biggest challenge for next year is to find an adequate supply of rental accommodation for the seasonal workers that will arrive.

5.5 Education & Training by Gavin Greaves gave a summary of his report.

5.6 Tourism – Grant Smart spoke on behalf of Mike Dunnett.

6. Appointment of Committee of Management

Paul La Spina (Inspector of Police) took the floor as the Returning Officer and gave the following summation:

Nomination for President – none

Nomination for Vice President – none

Nomination for Deputy Vice President – none

Nomination for Secretary – Gavin Greaves

Nomination for Treasurer – Elizabeth Lucke

Nomination for Committee – Roger Colless, Graham McGinn, Tony Hutchinson, Mike Dunnett, Craig Phillips, Grant Smart, Ben Miller, Anne Brown, Jamie Stewart and Sos Johnston

Mae Hush then nominated Pat Imbert for President and seconded by Elizabeth Imbert.

Anne Brown nominated Roger Colless for Vice President and seconded by Graham Atherton.

Tony Hutchinson nominated Jamie Stewart for Deputy VP and seconded by Graham McGinn.

Patrick Imbert Nominated Elizabeth Imbert for a position on the committee seconded by Tony Hutchinson.

Craig Phillips nominated Paul La Spina for a position on the committee seconded by Roger Colless.

Summary

President – Patrick Imbert

VP – Roger Colless

DVP – Jamie Stewart

Secretary – Gavin Greaves

Treasurer – Elizabeth Lucke

Committee – Graham McGinn, Tony Hutchinson, Mike Dunnett, Craig Phillips, Grant Smart, Ben Miller, Anne Brown, Sos Johnston, Elizabeth Imbert, Paul La Spina, Graham Atherton

Patrick then took the chair as the new President.

7. General Business

7.1 Patrick asked someone to explain the financials. Graham McGinn explained that \$12K increase in revenue due to GWN advertising. Explained that we lost members but also paid less to the SBC. This year our new Administration Officer will be more active in chasing up fees.

Membership fees were discussed. Currently \$100 +GST for business with less than 3 staff and \$175 + GST for businesses with more than 3 staff.

Gavin Greaves moved that a flat fee of \$180 + GST to apply which was seconded by Roger and carried unanimously.

7.2 Kimberley Economic Forum – Grant Smart explained that a sub committee has been formed. The general idea is to have guest speakers to talk on topical issues. A one day event to be held 2/5/2007 (Wed prior to the Expo). They have obtained some funding from the Kimberley Development Commission. A draft programme has been put together but is not complete. The Chamber will make money from this event. Graeme Atherton raise his hand to be involved as an Economic Development Forum Working Party sub committee Graham McGinn moved and seconded by Patrick Imbert.

7.3 Roger queried Graham McGinn about how easy it was to arrange regular meetings with the Shire. Graham advised he had regular monthly meetings with the Shire on 1st Wed of each month. No problem.

7.4 Sharon Murray (Centre Manager Paspaley Shopping Centre) advised the meeting of the lack of facilities in Chinatown and how she is trying to get the Shire to do more about this. She requested that the Chamber assist.

Graham McGinn said that Ian Bodill (CEO) has advised that if we can pin point a location, he would do what he could. Graham McGinn moved that we write to the Shire and express our concerns and advise the Shire needs to do something urgently. Seconded by Tony Hutchinson and all present was in favour.

7.5 Grant Smart thanked Graham McGinn for his efforts as president for the past 2 years and welcomed Patrick Imbert.

7.6 Julie Anne Davies a psychologist, introduced herself to the meeting that she has just moved up from Geraldton.

The meeting was adjourned at 7.20pm

Minute Taker – Jamie Stewart

