

Port Mandurah Residents' Association

Newsletter—April 2007
www.portmandurah.com.au



PO Box 1339
Mandurah WA 6210

Sundowner Thursday May 10th 2007 from 5.30 to 7.30pm.

"The Mediterranean Restaurant" — The Cut Golf Club, Port Bouvard

Arthur Marshall has contacted the Association asking for financial assistance for the Children's Ward at the Peel Health Campus. We have invited him to come along to the May 10th Sundowner to help raise much needed funds and therefore, all proceeds will go toward this worthy cause.

The Mediterranean has a special two course menu at \$30 per head and 10% off drinks, for those who wish to stay on for dinner. Please make bookings with the restaurant on 9582 4444 before the Sundowner.

The normal a-la-carte menu will be available to those who do not book.

In accordance with the PMRA's policy for functions where alcohol will be served, no children please.

MEMBERSHIP REMINDER

If you recently received a letter from PMRA inviting you to renew your membership which expired on December 31st 2006 and you have not yet responded, you are reminded that the 3 months grace expired on March 31st. Please renew your membership.

Remember unity is strength! The more residents we represent, the more clout we have.



BOOM GETS A WELL EARNED REST

After the longest Real Estate Boom in Western Australian history the market is undergoing a period of consolidation.

There has never been a Boom in the history of the World that hasn't come to an end and gone through a period of consolidation if not a slump or recession.

The length and extent of this Boom would not have been tolerated by the Reserve Bank had it not been for the fact that Property prices across most of the Eastern Seaboard had already slumped.

Additional rate increases to slow the WA market would have caused considerable hardship to those economies that accommodate 90% of Australia's population. There was little option then but to let the West Australian Boom run its course.

There was always going to be a price level that would meet buyer resistance or become unaffordable to sections of the market or both. That is now happening.

Fortunately because of the strength and growth of the WA economy this "slow down" should be seen as a period of healthy consolidation.

Buyers are still present but cautious and selective and in no hurry.

Genuine sellers will have to look carefully at their prices and moderate their expectations if they are serious about selling in a reasonable time frame.

RON SMITH

PRINCIPAL

EXCLUSIVE WATERFRONT PROPERTIES

RECREATIONAL SKIPPER'S TICKET (RST)

REMINDER

The RST is designed to ensure that people in charge of a power vessel with a motor of 4.5kws (6HP) or more (an RST vessel), have the minimum skills and knowledge to protect themselves, their passengers and others with whom they share the waterways, from harm.

Persons with certain marine qualifications are exempt.

Persons aged between 14 and 25 in charge of an RST vessel must now have an RST (as of 1 April 2007), whilst persons over 25 have until April 2008 to obtain their RST.

Persons under 10 are not permitted to operate any vessel unaccompanied, whilst those over 10 may operate a powered vessel if the motor is less than 4.5kws (6HP). Persons under 14 are not permitted to obtain an RST and persons under 16 may only be in charge of a vessel during daylight hours and are restricted to a maximum speed of 8 knots. Persons seeking an RST after 1 April 2007 will need to have their theory and practical skills assessed by an RST authorised assessor. The theory section consists of 30 multiple choice questions and they will need 24 correct to move on to the practical assessment. The practical is in 3 sections, namely tasks to be completed before departure, departing and tasks on the voyage, and finally, tasks to be completed on return to berth.

It is not essential to attend a training course.

Costs vary between assessors so it is recommended that persons wishing to obtain an RST shop around for what they believe to be the best deal. A list of assessors can be found at www.dpi.wa.gov.au/marine.

An RST is for life, is recognised in all other States and there is no associated annual fee (as there is with a vehicle driving licence for example).

MPAC TRUST

With this Newsletter you should have received a brochure and letter explaining how you can become a Patron of the Mandurah Performing Arts Centre and what funds raised as a result of this initiative will be used for.

The Port Mandurah Residents' Association is distributing these documents as a gesture of support to the MPAC Trust. If you propose to become a donor or Patron please return the Application form to the MPAC Trust, and not to PMRA.



**Our new Principal Sponsor is:
Ron Smith Exclusive Waterfront Properties**

Unit 5, 2A Peel Street, Mandurah

Phone: 08 9534 7078 -

Fax: 08 9534 9098

Email: ron@exclusivewaterfront.com.au

Port Mandurah Resident's Association

WEED IN THE CANAL?

The natural waterways of the Peel Region produce sea-grasses and aquatic algae that have a beneficial effect on the whole system, being in approximate balance with the production of the critters that we like to see in the estuary. Some weed is "good" and some is "bad" and may choke the system. Most of the bad ones exploit the excess of nutrients that are not in balance with the nutrient requirements of the "good weed". So there is a fair chance that if you have a lot of bad weeds the problem might start at your back door.

There are some very simple solutions. Use fertiliser sparingly and only water it in so that it just reaches the root zone of your plants. Avoid over-watering. That sends the nutrients straight into the canal. There are plenty of bad weeds sitting outside your wall waiting for a feed!

Fertilise and water only if the plants show symptoms of needing it.

Another very good practice, that is possible on some canal blocks, is to grow a strip of lawn alongside the canal wall, as plants like couch are brilliant "nutrient scavengers". You will be surprised how little water is needed to maintain a canal side strip of lawn. Fertiliser is never needed, because most is being eventually washed out of the plants and gardens around the house.

The good news is that the health of the waterways in the Port Mandurah system is very good. Lets keep it that way!

JETTY LICENCES

PMRA members have questioned what Port Mandurah residents get for the annual licence fee they pay to the Department for Planning and Infrastructure (DPI) in respect of jetties that are within private property. In this case we are considering the whole of the canal estate to be private property.

Residents argue, and the PMRA Committee agrees, that jetties should be treated like any other addition that is made to private property, whereby there is a "once off" requirement to obtain a building licence from the City of Mandurah, and strict compliance with the relevant structural standards and by-laws.

Our research discovered that a person must not imply that the sale of the jetty is automatic without the approval from the DPI to make the transfer. The inference here is that the DPI will not approve the transfer if the jetty has not been maintained to the standard that they (DPI) require. Many real estate agents and settlement agents are unaware of this requirement and it could become a legal problem for both previous and new owner if the DPI were to refuse the transfer.

This requirement also infers that the DPI actually carry out inspections to determine whether the jetty ownership may be transferred. It is our belief that they do not.

The 1926 regulations under which the DPI levy the annual licence fee states that the fee may be levied "irrespective of ownership of the waters" and we believe this to be misinterpreted in our case. The law dates back to a time when persons could seek permission to erect a jetty in a river (or similar) even when they did not live on/own the adjacent property.

PMRA has written to the DPI seeking to have the annual licence fee discontinued. A copy of the letter can be found on our website at www.portmandurah.com.au

GARDEN MAINTENANCE

Recently a number of members have complained about the lack of street garden maintenance occurring around the Port Mandurah precinct. When Cedar Woods still had control the work was excellent but it appears to be deteriorating as time goes by now that it is under the control of the City of Mandurah. We recommend that all residents send regular emails to council@mandurah.wa.gov.au complaining about the lack of garden maintenance and any other matters that come under their jurisdiction, such as damaged fencing; damaged shrubbery; bus-stops pulled out; in fact anything that causes you concern. Keep sending these types of emails and you will find you will get a response and you will find the work will improve. If we don't complain nothing happens. Don't initially complain to the Association, but we are happy to receive copies of what you are sending and happy to receive comments when matters have or have not been attended to. With this procedure we can develop a history of action or inaction. The Association's email is info@portmandurah.com.au Put both of these email addresses in your contacts list.

Port Mandurah Canal Precincts and the PMRA Committee

Please contact the following 2007 Committee members for information and assistance on any matter pertinent to your canal precinct.

<i>Eunamara Retreat, Santavea Mews, Solstraale Place</i>	Secretary: John Randall—9582 9914
<i>Cambria Island Retreat</i>	Committee: Carol Hudson—9535 9537
<i>Aztec Island Retreat</i>	Committee: Selby Munsie—9581 4178
<i>Leisure Way, Syrenka Turn, Ragamuffin Point, Brindabella Crescent, Nyari Court</i>	Committee: Judy Gault—9535 7202
<i>Leighton Place, Siska Court, Amity Cove, Perie Banou Close,</i>	Committee: Peter Hick—9535 5098
<i>Monterey Apartments, Reverie Mews, Weatherley Place</i>	Committee: Peter McGuire—9586 2100
<i>Finistere Island Retreat, Picaroon Place, Genevieve Court</i>	Committee: Rene Jorgensen—9534 7348
<i>Starfire Close, Arika Mews, Condor Mews, Leeuwin Place</i>	President: Stephen Dean—9535 5370
<i>Bermuda Place, Piccolo Place, Fistina Ramble</i>	Treasurer: Terry Rhode—9581 5813
<i>Leighton Road East, Quayside Close, Parkwater Cove, Sovereign Gardens, Baruna Court</i>	Committee: Darryl Smith—9535 5645
<i>Social Function Co-Ordinator</i>	Committee: Carol Hudson—9535 9537
<i>Sponsorship Co-Ordinator</i>	Committee: Darryl Smith—9535 5645

Port Mandurah Resident's Association

— **Major Sponsors** —

	<p>Call: Ben Devenish GANNON GROWDEN & SCHONELL Financial Advisors — 3 Richardson Street West Perth PO Box 789 West Perth 6872</p> <p>Phone: 08 9481 5222 — Fax: 08 9321 0308 Email: bdevenish@ggs.com.au Web: www.ggs.com.au</p>		<p>Call: Glen or Jiuliana Northcliffe Road Pemberton Special Midweek Rates Phone: 08 9776 1400 Fax: 08 9776 1581</p> <p>Email: info@warrenriverresort.com.au Web: www.warrenriverresort.com.au</p>
	<p align="center">“MANDJAR” CRUISE</p> <p align="center">Mandurah Ferry Cruises Phone: 9535 3324 Email: info@mandurahferrycruises.com Web: www.mandurahferrycruises.com</p>		<p>Call: Phil Clohessy The Cut Port Bouvard Golf Course</p> <p>Phone: 9582 4444 Email: admin@the-cut.com.au Web: www.the-cut.com.au</p>
	<p align="center">“West Coast Leasing & Finance” Unit 1, 908 Albany Highway, East Victoria Park</p> <p>Phone: 9361 8688 Fax: 9362 6409 Email: hans@westcoastfinance.com.au Web: www.westcoastfinance.com.au</p>	<p align="center"><i>Reserved for your business</i></p>	

New Major Sponsors Required

— **Advertising Sponsors** —

	<p>Visit: Mark Stafford www.staffords.com.au Old Coast Plaza, just over The Old Bridge, Mandurah</p>		<p>Call: Peter or Janette Lowry Unit 4, 33 Davey Street, Mandurah Phone: 9581 3100 Fax: 9581 3101 Email: inkspot@wn.com.au</p>
	<p>Call: Natalie Cossey Elite Bookkeeping & Office Consultancy PO Box 1460, Mandurah WA 6210</p> <p>Phone: 9534 3576 Mobile: 0407 303 747</p>		<p>Call: Sean Cossey Mobile Marine Service Service & Repairs to all outboards & stern drives Mobile: 0400 160 519</p>
	<p>Call: Rob Gault Phone: 9535 7202 Fax: 9535 7202 Mob: 0428 653 032 Email: rjgault@wn.com.au</p>	<p align="center"><i>Reserved for your business</i></p>	

New Advertising Sponsors are required

STOP PRESS!

FORESHORE FOCUS 2020 MASTER PLAN

At its April 4 2007 Special Council Meeting the City of Mandurah replaced the words “Master Plan” in the title with the word “Vision” to indicate that further planning and consultation is needed in the next stage. The pedestrian/cycle access across the estuary was deleted as were the pedestrian accessways over the Mary St Lagoon entrance and the entrance to Waterside. A great result for residents who have yachts or large power boats.

Precincts 5 (the Southern end of the main canal) and 6 will be dealt with at the Council Meeting of 17 April 2007. At this stage it appears that the pedestrian/cycle access over the North end of the main Port Mandurah canal is the only bridge remaining.



PORT MANDURAH RESIDENTS' ASSOCIATION

Application for NEW Membership ONLY

(If you are already members, renewal invitations are sent out when your membership expires)

I/We wish to apply for membership of the Port Mandurah Residents' Association. I/We agree to abide by the Constitution as formally amended on 13th January 2005. Each residence receives **two full memberships** for each year's membership fee and all permanent members of the household enjoy various membership privileges as Associate Members (no fee).

Insert names – use preferred Christian Names

Member		Full Members – see Membership Package schedule below for fee	
Member			
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Member of family		Associate Member: Free	
Canal property address			
Mailing address		Only if mail can't be delivered to canal property address	
Our email address is:			
Phone		Mobile	
Membership Packages available – 2 memberships per calendar year		Tick your choice	
Enduring Fees	Notionally 15 years	<input type="checkbox"/>	\$300
5 years	2007, 2008, 2009, 2010, 2011 [inclusive]	<input type="checkbox"/>	\$120
3 years	2007, 2008, 2009 [inclusive]	<input type="checkbox"/>	\$80
1 year	2007	<input type="checkbox"/>	\$40
<i>Please make your cheque payable to: Port Mandurah Residents' Association or electronically transmit to our bank account: Bank West Mandurah: BSB 306-072: Account No: 418295-0</i>			
Signed:	Date:	Cheque for the sum of \$..... is enclosed	
<i>It would be appreciated if you could provide us with the following extra information if applicable to your property, or if you have a boat, in the Port Mandurah precinct.</i>			
Jetty	Wood <input type="checkbox"/> :	Floating <input type="checkbox"/> :	Extra piles <input type="checkbox"/> : None <input type="checkbox"/> :
Lifter	Electric <input type="checkbox"/> :	Hydraulic <input type="checkbox"/> :	Floating <input type="checkbox"/> : Derrick <input type="checkbox"/> : None <input type="checkbox"/> :
Boat	Type:	Rego No.	Name:
Boat	Type:	Rego No.	Name:
Boat	Type:	Rego No.	Name:

Mail to:

Port Mandurah Residents' Association, P.O. Box 1339 MANDURAH WA 6210

Privacy Policy

The Port Mandurah Residents' Association will not disclose any of your personal information to other organisations or people and will only use summaries of such information to support its position in matters relating to the precinct of Port Mandurah, Western Australia.