



Disposal of Lot 511 Whittington Street Brookton

(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

TOTAL SUBMISSIONS RECEIVED - 62

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Received on

18 DEC 2018



By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

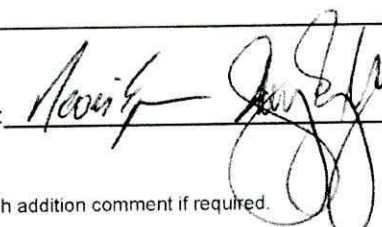
SUBMISSION ON BUSINESS PLAN

Name: Brad & Naomi Eyre Brookton Newsagency
 Organisation / Company: (if applicable): Brookton Newsagency
 Phone: 08 96421092
 Email: eyre@bigpond.net.au

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Concerned about the future of local
licences been moved elsewhere and
the loss of employment and services
to our community.

Signature: 

Date: 17.12.18

Please attach additional comment if required.

21 DEC 2018

By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Natalia Hall

Organisation / Company: (if applicable): Private Brookton Resident

Phone: 0428 260103

Email: Natalia@hillroy.com.au

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

• Concern for the continuation of all currently provided medical services eg. Doctors, nursing post, Silver Chain Services

• Concern of the possible transfer of current Kalkarni bed licences, should the new owners choose

• This is the only aged care facility between York & Narrogin, and therefore a valued asset to our community which should remain as such, keeping our older generations in their community amongst family & friends.

Signature: [Signature] Date: 20.12.18

Please attach additional comment if required.

AD 0657
Brookton

24 DEC 2018

Shire of Brookton
Municipality of Brookton
Western Australia



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: DENISE STRANGE

Organisation / Company: (if applicable): _____

Phone: 0477464357

Email: _____

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

I would hate to see Kalkarni sold as this was
built with a lot of money donated by the Brookton
people. I also do not wish to lose our
Doctors, Physio's etc.

I cannot believe that the Council wants
to sell and are not thinking of the town
or its people at all. I think its all for the
money to build something to their liking.

Signature: Denise U. Strange Date: 24.12.18

Please attach additional comment if required.

ADM 0657

Received on

24 DEC 2018



by the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

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(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Keira Messenger

Organisation / Company: (if applicable): _____

Phone: 0408 818 513

Email: _____

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

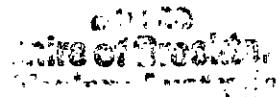
Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

If who ever buys the facility what
is stopping them taking the bed licences
else where ?? how many local Jobs
will be lost Due to the Sale ??
Kalkarni and Saddleback are a Vital
Part of our Community Once its
Gone we will never Get it back
What will the town be left with
then ??

Signature: Keira Messenger Date: 24-12-18

Please attach additional comment if required.

2 JAN 2019

**Major Land Transaction and Trading Undertaking****Submission Form**

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: BERYL CARTER

Organisation / Company: (if applicable): _____

Phone: 0439 375 626

Email: bf Carter 13 @ HotMAIL.COM

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

KALKARNI AND SADDLEBACK PLAY A MAJOR
ROLL IN OUR COMMUNITY NOT ONLY DO
THEY PROVIDE A SERVICE BUT THEY
PROVIDE JOBS ALSO IF IT IS SOLD WE
COULD END UP WITH NONE OF THESE
THE BROOKTON COMMUNITY CONSIST OF
MORE OLDER PEOPLE THAT NEED THESE
HEALTH SERVICES. THERE IS NO GUARANTEE
THAT THESE SERVICES WILL STAY IF SOLD.

Signature: B. Carter Date: 28-12-2018

Please attach additional comment if required.

Received on

Shire of

2 JAN 2019

BROOKTON

By 412
Shire of Brookton
Municipal Corporation

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: M SMITH

Organisation / Company: (if applicable): _____

Phone: 96421137

Email: _____

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

WE FOUGHT HARD TO HAVE A NEW NURSING HOME
AND RESIDENTIAL IN CARE HOME FOR THE ELDERLY
THE TOWN NEEDS MEDICAL SERVICES IN OUR SHIRE
THE NURSING HOME FACILITIES ARE WELCOMED BY
OUTLYING TOWNS AS THEY DON'T HAVE TO DRIVE SO FAR
TO SEE THEM I HAVE BEEN ASSOCIATED OF THE OLD
NURSING HOME & KALKARNIE FOR MANY MANY YEARS
HAVING A MOTHER IN LAW & MY BROTHER IN CARE
I WAS CLOSE ENOUGH TO SEE THEM REGULARLY
AND BE WITH THEM ON THEIR PASSING

Signature:

Mark Smith

Date: 27-12-18

Please attach additional comment if required.

ADM 0664

Received on:

2 JAN 2019



by the
Shire of Brookton
29/12/2018

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: MERRANIE BOWRING

Organisation / Company: (if applicable): _____

Phone: (08) 96427047

Email: rmbowring@bigpond.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

PRIVATE CITIZEN

Signature: M. Bowering Date: 29/12/2018

Please attach additional comment if required.

ADM 0664

Received on

2 JAN 2019



by the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Paul Veenings

Organisation / Company: (if applicable): _____

Phone: _____

Email: pmcxcel@gmail.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Don't agree with taking Health
Services away from the
Community, As whoever buys it
may move it else where or
close it down Especially the
age care bed licences as they will
work on the bottom line No the
Community interest

Signature: P Veenings Date: 27-12-2018

Please attach additional comment if required.

Received on

2 JAN 2019



Major Land Transaction and Trading Undertaking

by the
Shire of Brookton
Western Australia

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: RODNEY BOWRING

Organisation / Company: (if applicable): _____

Phone: (08) 96427047Email: rmbowring@bigpond.comPlease indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

PRIVATE CITIZENSignature: R. Bowring Date: 29/12/2018

ADT 0664

Received on:

2 JAN 2019



Shire of Brookton
Whitford Highway

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Kev - Lyn Gill

Organisation / Company: (if applicable): Retired

Phone: 96421370

Email: Ling126@gmail.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

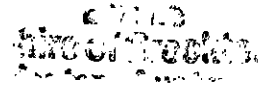
NOT TO SELL
Wonderful for the Town
What does shire want the money for
run locally not out of town
If it's running at a profit why
sell it
Must be an asset for Brookton

Signature: LM Gill Date: 29.12.

Please attach additional comment if required.

Resolved on

3 JAN 2019



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: MARTORY WATSON

Organisation / Company: (if applicable): _____

Phone: 08) 9642 2437

Email: _____

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

My feelings are that the Shire is acting very deviously over the possible sale of Kalkarni and business interests. People are away on holiday this time of year and will not attend the Q & A Meeting on 17-1-2019. If the Business Plan goes ahead people will leave town as some already have, and the town will be dead. I have proudly shown Kalkarni to many interstate & city visitors. They are amazed at what a beautiful facility we have in our town. I am turning 83 soon & worry about my future. I do not wish to have to go away from my family & friends if I could not look after myself.

Signature: M. J. Watson Date: 30-12-2018

Please attach additional comment if required.

Please consider carefully over this plan.

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

Received on
Received on
07 JAN 19
07 JAN 2019

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Geoff Macmines

Organisation / Company: (if applicable): _____

Phone: 0448136382

Email: wcamfarm & big pond . com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

I believe the disposal of the above property would be a major set back for Brookton. We would lose control of our aged care facility and the beds that go with it and also our Drs surgery and the many services that are supplied with that so therefore object to the proposal.

Signature: J. a Macmines Date: 7.1.2019

Please attach additional comment if required.

07 JAN 2019

by the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Dorothy Pepper

Organisation / Company: (if applicable): _____

Phone: 9642-2405Email: dossysfarm@inet.net.au
(one)Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

I object as a senior citizen
who relies on the presence of
Saddleback & KalkarniSignature: [Signature] Date: 4.01.2019

Please attach additional comment if required.

07 JAN 2019

By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: DAVID AND VAL CLIFF

Organisation / Company: (if applicable): _____

Phone: 08 96424056 - 0488 424056Email: cliffdv@bournet.com.auPlease indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

AS FAMILY MEMBERS AGE, HAVING THIS
FACILITY IS A GREAT BENEFIT TO THE
TOWN.THE WORRY IS IF THE FACILITY IS
SOLD WHAT HAPPENS IF THE BED
LICENCE IS REMOVED FROM THE TOWN.Signature: Date: 3.1.2019.

Please attach additional comment if required.

ADM 0664

Received on

07 JAN 2019



by the
Shire of Brookton
"Austorm Australia"

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: GEORGE & SUE NELSON

Organisation / Company: (if applicable): PRIVATE

Phone: 0819199798

Email: G.NELSON@BROOKTONPUBLIC.COM.AU

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

WE BELIEVE THAT IF KALKARNI IS
SOLD OFF THE TOWN MAY LOSE
THIS ASSET. IT IS IMPORTANT
FOR BROOKTON THAT IT REMAINS
LIVE.

Signature: [Signature] Date: 5/1/19

Please attach additional comment if required.

07 JAN 2019



By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Shirley Mattingly

Organisation / Company: (if applicable): _____

Phone: 08 96421366

Email: _____

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

"Leave Kalkarni Alone"

This is a wonderful home for people and a
real asset for Brookton and surrounding districts
where will people go if this place is sold?
Get your money from somewhere else not
Kalkarni

You, councillors, will all grow old so where
will you go if you are unable to look after yourselves

Signature: S Mattingly Date: 14th January 2019

Please attach additional comment if required.

Received on

08 JAN 2019

ADN 0664

By the
Shire of Brookton
Western Australia



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: DAY DES + MARS

Organisation / Company: (if applicable): CURRENTLY RENTING 4/2 33 WHITTINGTON ST. BROOKTON

Phone: 042 99366 57

Email: marjory.day@gmail.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

We are very concerned with the submission/
plan to sell Kalkarni. This first class facility &
location is the reason many of the next generation
that may require it are still in the community.
You state in your "business plan" that aged care
isn't core to council matters. Although this seems
logical, doesn't the council represent the citizens
of the area and aren't aged people citizens
PTO.

Signature: M.R. Day MDay Date: 7.1.2019

Please attach additional comment if required.

You also state in your business plan that the local community is in decline & has an aging demographic. So, if you state that the citizens are aging & young people aren't staying, doesn't it then make sense that your "business plan" has a strong pillar on how to look after & transition our aged citizens? Seems like a flawed business plan to me.

At the moment this facility is within the reach of most but if it's sold, what will the costs need to be to secure that ever required profit? I'm concerned that the costs will look at some of your non-core citizens. Is there truth in the fact that to turn a profit under current costs to citizens that they will need 80+ beds.

I've also got reservations with the stated use of the proceeds. The business plan is very vague on this topic.

We should be thinking about how to create a town that people want to come to. One of the important steps in this is retirement options & aged care facilities. How is this sale going to distinguish Brookton from all the others in decline?

0664

Received on

8 Jan 2019



Shire of Brookton
Electoral District

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
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Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Doreen BARTRAM

Organisation / Company: (if applicable): _____

Phone: 96421369

Email: _____

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

This town is full of old people who have paid
money into Saddleback & do not wish it to be sold
or KALKARNI as rates paid for that
If you do sell & there's no Doctor we will have
to go out of town and some of us CAN'T DRIVE
so will have to rely on some one then of course
we'll shop there as well.

Signature: [Signature] Date: 7.1.2019

Please attach additional comment if required.

Received on

ADM 0664

Shire of Brookton
Western Australia

Shire of

BROOKTON

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: MRS CORAL HALL AND KENNETH HALL

Organisation / Company: (if applicable): _____

Phone: 9642 1150 m/b 0428 421 150

Email: coral@hillroy.com.au

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Being a long time resident, born in Brookton 82 yrs ago, I object to the proposal that the local Shire of Brookton is considering selling the land on which the local Kalkarni Nursing Home and allied services at Saddleback Medical Centre are located.

(a) who would buy the land, and at what cost?

(b) who would buy the services which are now in place, at what price?

(c) what then for all the residents in Kalkarni, many who have lived here all their lives to make up a district and town?

Signature: B. Hall & K. J. Hall Date: 8th January 2019

Please attach additional comment if required.

Cont.

- (d) Doctors, nursing staff, allied professionals, where would they go?
- (e) What guarantee would an incoming purchaser give our residents the security of staying in Brookton and not being transferred to other similar centres elsewhere at a later date?
- (f) The said buildings would have no value for any other purpose in Brookton.

Please consider the points we raise

Yours faithfully
Gerald Hall & K I Hall

ADM 0664

Received on

11 JAN 2019
by the
Shire of Brookton
Western Australia



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
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Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Graeme Fulwood

Organisation / Company: (if applicable): Spring Gully Pastoral Co

Phone: 96426043

Email: gsfulwood@bigpond.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

To take care of most Brookton residence if
need! Not too loose beds to other hospitals
and to run the business here in Brookton.
Kalkarni was paid for out of the pockets
of LOCALS too! We want to keep it LOCAL.

Signature: GS Fulwood Date: 7-1-2019

Please attach additional comment if required.



Major Land Transaction and Trading Undertaking

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**Disposal of Lot 511 Whittington Street Brookton
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Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Seabrook Aboriginal Corp
P.O. Box 207
Organisation / Company: (if applicable): Brookton WA 6306
Phone: 9624 1041 0407 290 035
Email: SEABRO@WESTNET.COM.AU

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

PLEASE REFER ATTACHED.

Signature: Jay Slater Date: 15-01-2019

Please attach additional comment if required.

Received on

15 JAN 2019



by the
Shire of Brookton
Western Australia

SEABROOK ABORIGINAL CORPORATION

Po Box 207
137 Robinson Road
BROOKTON WA 6306

Tel: 08 9642 1041

Fax: 08 9642 1042

Email: seabco@westnet.com.au

ABN: 48313927032

ICN 1620

10 January 2019

CEO – Shire of Brookton
PO Box 42 BROOKTON WA 6306

RE: Proposed Sale of Kilkarni and Saddleback Facilities

Seabrook Aboriginal Corporation currently comprises 57 financial members, all of Aboriginal descent and living in the Shire of Brookton. The majority of members have siblings and relatives also residing in Brookton.

Seabrook understands the reasoning behind the proposed sale of the aged care facility. Our major concern is the disposal of the Saddleback facility which currently provides important medical facilities for the residents of Brookton. It provides Silver Chain facilities which also provided important support services for residents in Brookton. Your proposal offers no guarantees that these services will continue if both sites are sold.

The Saddleback facilities have been used for many years by the local Aboriginal community for medical consultations, child health issues including immunisations, flu injections, podiatry and care for people suffering diabetes and other chronic conditions. Closure of these facilities would force locals to travel to other towns, something a large number of our people are unable to do.

Seabrook Aboriginal Corporation would only support your planned sale of these facilities if the Shire guarantees to continue to support the services provided currently at the Saddleback facility. Any proposal put to the Shire for the purchase of these facilities should, we believe, take this into consideration together with a strong commitment to continued local employment in both the Kilkarni facility and Saddleback.

Yours sincerely

Fay Slater
Chairperson

ADM 0657



Received on

17 JAN 2019

Major Land Transaction and Trading Undertaking

Submission Form

By the
Shire of Brookton
Western Australia

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: KYLIE FREEMAN

Phone: 0409 675 336

Email: ky.free@bigpond.com

Please Indication your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

I've had two grandparents reside here. It is a superb facility and I believe the Shire should retain in. Ensure you have sound contracts with the operator (such as Baptistcare Inc (WA) which appears to be maintaining a high standard). Remove the "peppercorn" agreement and formalise an arrangement to continue sustainability.

Brookton has an aging population and families would rather their loved ones remain local than having to move to a larger town or city if they are unable to care for them. It would give comfort (placebo effect) if the facility was owned by the Shire rather than a separate entity.

The Shire should retain their assets rather than sell them off. There is speculation in the community that it is intended to propose the sale of the swimming pool, town hall and railway station. Extremely disappointing if that is the case. The Shire needs ownership of assets rather than having a town of very little ownership and worth.

If funds are needed for future projects, rather than selling off assets, the Shire needs to investigate ways to manage their funds and funding more effectively, or they need to re-evaluate the importance of some future projects.

Brookton is located in a prime position as a tourist town and should be developing or extending projects to continue future growth in tourism which may inadvertently lead to people moving or retiring in the town. Brookton is close enough to the metro area to make it a viable area to reside in, for which you need services, such as a Medical Centre.

I can't make the meeting as I live 200km+ but I look forward to hearing the outcome.

Thank you for taking the time to acknowledge my comments.

Regards

Kylie Freeman
ky.free@bigpond.com
0409 675 336

Received on

21 JAN 2019


 By the
 Shire of Brookton
 Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
 (Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Ryan Sheridan

Organisation / Company: (if applicable): Resident

Phone: 96421314

Email: ryan.p.sheridan@education.wa.edu.au

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Unless the Shire of Brookton can provide an absolute guarantee that the services we currently have operating at Kalkarni and Saddleback will remain in Brookton, employing people who live, spend and recreate in our town, then I cannot support the proposed sale. I do not see such a guarantee in the Business plan.

Signature: Ryan Sheridan Date: 5/1/19

Please attach additional comment if required.

ADM 6657



Received on

23 JAN 2019

Major Land Transaction and Trading Undertaking

Submission Form

by the
Shire of Brookton
Western Australia

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Nick M'Cabe

Organisation / Company: (if applicable): _____

Phone: 04 28 44 88 14

Email: nickspatch177@hotmail.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

I write as a born-and-bred Brookton citizen concerned about the apparent
increasing trend to diminish local control of how we conduct our affairs.

Brookton is ours. We, the people of Brookton, must determine how it is :

- We influence how our local school educates our local young people.
- We provide recreational venues (even when not economically viable).
- We maintain our road networks, and we deal with our rubbish disposal.
- We hold our biennial show that helps build and sustain our community.
- We need an on-going guarantee with our medical and aged-care facilities.

If it's not part of our Core Community Business, then we need to make it so !!!

Signature:  Date: 19.01.19

Please attach additional comment if required. *Consulting with the community complicates the process, but it is a necessary part of working out what we want.*

Thank you to all Councillors and staff for your efforts to remain open and transparent.



Received on

29 JAN 2019

By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: VERA PRIDHAM

Organisation / Company: (if applicable): _____

Phone: 96421063

Email: _____

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

see over.

Signature: V.B. Pridham Date: 28-1-19.

Please attach additional comment if required.

My husband and I are elderly residents of Brookton having lived in town for about 24 years. I was secretary of Saddleback Lodge (Frail aged hostel) and Home and community care until the hostel closed when Kalkarni opened and later Silver Chain took over home and community care.

I am apposed to the sale of Kalkarni and the Medical Centre. This establishment came into being by the hard work of members of the community and the Shire Council of that time who could see merit in having this facility in our town.

In my opinion the most valuable part of this deal are the beds and I'm afraid the new owners will decide things are too hard in the country and take them elsewhere. The town would then have a vacant building that no one would want and local people needing nursing accommodation would be forced to Northam, Narrogin or Perth.

It was mentioned at the meeting that paperwork involved is considerable. Surely one of your staff can be fully involved with this so that he/she knows exactly what is required and can handle it.

I am also concerned about the shire acquiring so much money. You indicate certain areas where the money will be put. However C.E.Os. come and go as well as councillors and what checks and balances can be put in place to counteract mismanagement or fraud? We would not be the first shire to have suffered from unscrupulous people.

There was also mention of maintenance which was going to cost money and as a result shire rates would have to increase to cover it. It is a well known ploy 'if you want something done tell people it will hit their hip pocket if they don't agree'. The buildings to me look in pretty good shape and surely maintenance can be spread over a length of time.

Finally I would like to see another meeting called in the near future. There was an excellent rollup at the meeting on January 17th which shows that people care about what happens to Kalkarni and the medical centre. I would like to suggest that perhaps someone from Baptistcare, our federal government member Rick Wilson, Mia Davies our state member or someone else who could address the meeting and perhaps answer questions. I read in the paper today there is going to be an inquiry into aged care. How is that going to affect small nursing homes like ours?

D. E. Pichan

28-1-19.

APM0657

Received on

29 JAN 2019



By the
Shire of Brookton
Kingston Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: WJ NELSON

Organisation / Company: (if applicable): _____

Phone: 0817178322

Email: W.NELSON 338 @ GMAIL.COM LC

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

If it aint broke, dont fix it

Signature: [Signature] Date: 23/1/19

Please attach additional comment if required.

Received on

Appendix 2

30 Jan 19

by the
Shire of Brookton
Western Australia



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Terrence MICHAEL WALSH

Organisation / Company: (if applicable): _____

Phone: 0498766592

Email: terrence.michael.walsh@gmail.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

This practice has been great for
me and my great friend
ASH FARMER so we do
not want to see our
medical practice go.

Signature: Date: 30/1/19
Please attach additional comment if required.

ADM 6657

Received on

6 FEB 2019

Shire of

BROOKTON

by the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: ROSALIE PECH EVA

Organisation / Company: (if applicable): PRIVATE CITIZEN OF SHIRE OF BROOKTON

Phone: 0429 421 287

Email: rpecheva@wn.com.au

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

PLEASE REVIEW MY COMMENTS, ATTACHED.

THANK YOU. AS AMENDED & RESUBMITTED 06/02/19

RW Pech

Signature: RW Pech Date: 10/12/18

Please attach additional comment if required.

SUBMISSION by Rosalie Pech Eva on the
Shire of Brookton's Proposed Disposal
of Lot 511 Whittington Street Brookton
(Kalkarni Residency & Saddleback Medical Centre)

I object to the Shire of Brookton's proposed disposal of Lot 511 Whittington Street Brookton (Kalkarni Residency & Saddleback Medical Centre) as a private citizen of the Shire of Brookton on the grounds that the Proposal was conceived:

1. Without adequate, or indeed any, community consultation prior to the preparation and publication of the Business Plan. The key stakeholders in the matter have had no opportunity to communicate the value they place on retaining or divesting themselves of the infrastructure and service provision represented by the asset, which was hard fought for and won by local individuals and community groups in order to secure adequate residential and in-home aged care and medical services in the Shire of Brookton. [In addition, further to the Q & A Session on the matter held belatedly on 17th January 2019, no further written substantiation of issues raised by community members has been provided, on which the community can rely in making their submissions.](#)
2. With no guarantee or safe-guard that residential aged care services will continue in the Shire of Brookton, should the new owner (Baptistcare or any other residential aged care provider) of the 43 Aged Care Bed Licenses transfer them to another of their residential facilities, as they would be entitled to do, now or in the future.
3. With no guarantee or safe-guard that in-home care services will continue in the Shire of Brookton, should the new owner decline to lease premises to Silver Chain, not being the core business of a residential aged care provider, now or in the future.
4. With no guarantee or safe-guard that the Medical Centre providing essential medical services including nursing post services will continue in the Shire of Brookton, should the new owner decline to lease premises to a Medical Practice, not being the core business of a residential aged care provider, now or in the future.
5. With the [cadastral](#) boundaries of Lot 511 so closely located against the current facility's infrastructure as to preclude any future expansion of the residential aged care facility [on that site](#), limiting expansion of the residential aged care business [in that location](#) in future. This aspect of the Proposal endangers the use of Saddleback Medical Centre for that purpose, as expansion of the core business of the aged care provider would take precedence over other non-core service provision.
6. Without a rigorous examination of the financial situation, being that the "Business" currently operates at a profit to the Shire of Brookton, providing annual lease and 50% of profit/loss income, and how the mechanism of assumed investment of the capital raised by the sale of the asset would work, nor what nett financial outcome is anticipated as a result of any investment. Further; how will the capital raised from the sale be invested to provide a return equal or greater than the income received under the current lease agreement? What form would those investments take, and what degree of risk would be assumed to optimise investments outcomes? Who would advise the Shire of Brookton on these matters, and how much would that investment and financial advice cost to obtain?

7. ~~Without acknowledging that the current service provision agreements shift the risk for residential aged care, in-home care and medical practice compliance to the providers, thus substantially if not completely removing risk from the management of the "Business" from the Shire of Brookton.~~ Without providing independent legal advice that it is or is not possible to draw up a contract for management which sufficiently shifts the significant risk of operating the aged care facility from the Shire of Brookton to the nominated manager/provider.
8. Assuming that the Strategic Community Plan can only be funded by the sale of a valuable community asset in order to fund the proposed projects identified in the Corporate Business Plan and assessed through the Innovations Pathway that forms part of the Integrated Planning & Reporting Framework, when in fact a range of funding options are available to local government and community projects under numerous streams. In my opinion, this should not be done by stripping the community of its assets and risking essential service provision. Indeed, retention, not diminution, of residential aged care and in-home services is most compatible with Aspiration 5 - Older Population, and all age groups benefit from the provision of medical services in the townsite, and the keeping of aged folk close to family and friends.
9. Assuming that because the Shire of Brookton does not currently have the ability in-house to manage the service provision and lease agreements of the "Business" adequately therefore it should not be done – it is incumbent on the Shire of Brookton to hire suitably qualified staff with the required management skills to do so. After all, the value of the service provision and asset leasing "Business" is relatively small (several hundred thousand dollars), and calls into question how the Shire of Brookton will manage a large capital sum (several million dollars) if it cannot manage a relatively small annual contract amount.
10. With an unclear definition of 'cashback' reserves, page 17 et al; the terminology is used several times throughout the Proposal and requires clarification. One can only assume that the author intended to refer to 'cash-backed reserves' set up by Council for the purposes of maintaining, repairing and replacing Shire assets in accordance with the Shire of Brookton Asset Management Framework. It is unlikely that a 'cashback' scheme was ever envisaged.
11. With insufficient information and detail regarding the proposed Future Fund, and the identity, powers and section process of Trustees to manage such a fund – please provide sufficient detail for the community to assess the viability of the proposed Trust.

I look forward to a detailed response to all of the above matters in due course.

Yours sincerely,

Rosalie Pech Eva

Monday, 10th December 2018

Revised Wednesday 6th February 2019

ADM0657

Received on

08 FEB 2019

By the
Shire of Brookton
Western Australia

Shire of

BROOKTON

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: MARILYN GAIN & ALAN FISHER MACNAB
Organisation / Company: (if applicable): PRIVATE Citizens BROOKTON SHIRE
Phone: 0856 2266 74
Email: macnab2@bigpond.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Please review my comments as
attached - Thankyou

Signature: [Signature]

[Signature]

Date: 8/2/19

Please attach additional comment if required.

SUBMISSION BY GAIL AND AL MACNAB ON THE SHIRE OF BROOKTON'S
DISPOSAL OF LOT 511 WHITTINGTON ST BROOKTON
(KALKARNI RESIDENCY AND SADDLEBACK MEDICAL CENTRE)

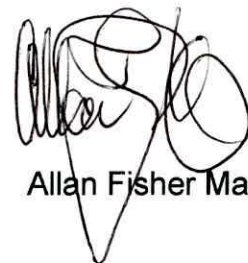
GAIL AND AL MACNAB
21 GAYNOR ST
BROOKTON WA 6306
Ph: 0456226674
Email: macnab2@bigpond.com
8th February 2019

We Marilyn Gail Macnab and Allan Fisher Macnab object to the sale of Kalkarni Residency and Saddleback Medical Centre for the following reasons -

1. There had been no communications to the community before 17th January 2018 re the possibility of the sale of Lot 511 Whittington St, Brookton – Kalkarni Residency and Saddleback Medical Centre. The reason given was that you needed to do certain things before discussing with the public. Just letting the public know would have at least made us feel we were part of this decision – after all it was the public that fought to get the building in the first place. You would have known then that we were or were not happy about the fact the you were considering selling our asset and would have had more time to consider the alternatives. Sadly we now feel that you had already made your decision (already talking to Baptist Care) by the time you called a public meeting so we are not part of this process or have much input into the decision making.
2. We ask that you have a further public meeting to explain some of our issues as noted below and also those of other residents of Brookton.
3. We ask have you considered other possibilities? "Incorporated" may not be available currently but may be worth looking into or waiting for so that we retain our asset and have control on the essential services that are currently available in that building. Or maybe is a lease a possibility? I ask that you look at these or any other possibilities and have a meeting with the rate payers to discuss the outcomes before deciding to sign and sell.
4. Silver Chain and the Medical Service along with others are detrimental to the residence of Brookton – high percentage of Seniors – what guarantee do we have that they will continue in the building if it is sold, and if not can we ask that the Shire of Brookton guarantees that some of the money will be spent on a suitable building for the Silverchain, Medical Practice and other services, as a urgent matter?.



Marilyn Gail Macnab



Allan Fisher Macnab

5. Using the money from the sale of Lot 511 – if it happens – should only be used to purchase/improve Assets – not the Community Strategic Plan or items such as Plant and Equipment. As these are already part of the budget you would imagine funding would have already been planned for. Please make it clear before the sale (present at the meeting) if it goes ahead on exactly what you intend to use the money for and who will manage the investments. We as ratepayers should have the right to vote and have input into these decisions.
6. In the budget for the 2018-2019 for Baptist Care it states a profit of 469k app after Management Fees – this seems to be a profitable business even after paying out council sundries – if we are reading this correctly is this not a substantial amount of money that we should look at other ways of managing/keeping Kalkarni and Saddleback?
7. If Kalkarni and Saddleback are sold what will happen to the cash and cash equivalents (\$691,646 and \$52,782), will this be put aside for further Seniors Retirement Living?
8. Under the Kalkarni Financial Report it is stated that there is Current Assets of \$4,251,224 and Current Liabilities of \$4,377,675. What exactly makes up these amounts please. There is also an amount of \$8,134,744 in Non Current Assets – what exactly makes up this amount. Does this mean we are selling Kalkarni at a loss?


Marilyn Gail Macnab


Allan Fisher Macnab

Received on

26 FEB 2019

Appendix 2

Shire of Brookton
Victoria

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: DESMOND D PIKE

Organisation / Company: (if applicable): _____

Phone: 0429421071

Email: despike90@gmail.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

I consider community OWNERSHIP of Kalkarni and Saddleback is essential for the future SECURITY OF SERVICES to our aged and infirm, which I believe IS CORE BUSINESS of our community via our council representing us. Compliance risk should not be a problem as "THE facility is "A WELL MAINTAINED, WELL PERFORMING AGED CARE FACILITY WITH A COMPETENT, EXPERIENCED MANAGEMENT TEAM" (REF. KNIGHT FRANK VALUATION REPORT.)

Signature: D. Pike Date: 24/2/2019

Please attach additional comment if required.

Assumptions, Conditions and Limitations (cont'd)

11. This valuation report is to be read in its entirety and in particular we draw your attention to the Important Notices, Disclaimers and Qualifications set out in the body of the report and the Assumptions, Conditions and Limitations section of the Executive Summary.
12. Any forecasts, including but not limited to, financial cash flow projections or terminal value calculations noted within this report are a valuation tool only undertaken for the purpose of assisting to determine the market value. No party may rely upon any financial projections or forecasts within this report on the understanding that they are undertaken for the specific purpose of determining the market value only and therefore should not be represented in any way as providing an indication of likely future profit or realisable cash flow.
13. Any objective information, data or calculations set out in the valuation will be accurate in so far as is reasonably expected from a qualified valuer, reflecting due skill, care and diligence.
14. The law of the Australian state in which a property is located will apply in every respect in relation to the valuation and the agreement with the client which shall be deemed to have been made in that state of Australia. In the event of a dispute arising in connection with a valuation, unless expressly agreed otherwise in writing by Knight Frank, the client, and any third party using the valuation, all will submit to the jurisdiction of the Australian Courts only. This will apply wherever the property or the client is located or the advice is provided.
15. This valuation includes real estate, plant and equipment.
16. We have been provided with financial information relating to the aged care facility by the instructing party and on preparing this report we have relied upon this information as being accurate. Should any of the information be found to be otherwise, then this report and valuation should be referred back for review and possible amendment.
17. The assessments of value herein are subject to, where appropriate, the following qualification:
That the facilities Accreditation will not be revoked or suspended and that it will continue to meet and/or improve accreditation standards as monitored by the Australian Aged Care Quality Agency.

Valuer's Details



CHRIS MURPHY FAPI
Certified Practising Valuer
Licensed Valuer No. 44039
Director – Valuations & Consultancy

Important

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

This Executive Summary forms a part of and should not be used or read independently from the complete report. Particular attention is drawn to the Qualifications, Important Notices and Disclaimers included in this report.

SUBMISSION FORM (CONT.)

VIABILITY: As "Brookton has an ever increasing age in the local population" (1.1 BACKGROUND), demand for the facility will increase and viability will be assured.

REF. KNIGHT FRANK: "The facility" HAS BEEN PROGRESSIVELY GENERATING HIGHER LEVELS OF PROFITABILITY DURING THE 3 PREVIOUS FINANCIAL PERIODS" with a current estimate EBITDA of \$768,856.00

IF THE FACILITY IS SOLD:

The shire would presumably miss out on government grants because of its strong financial position.

The 3 envisioned funds appear to be 'blue sky', lacking any detail of how they would benefit the community any more than current planning.

Extra expense would be incurred providing another facility for the visiting doctor and other medical and aged services, as well as on going maintenance expenses while not generating any income.

The new owners would probably increase fees to help pay for the facility and make more profit whereas a community owned facility would only need to break even. Profit would be a bonus.

D. Vike.

Received on

26 FEB 2019


 By the
 Shire of Brookton
 Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
 (Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Susan Pike

Organisation / Company: (if applicable): _____

Phone: 08 9642 1120 or Mobile: 0488 423 888

Email: hillview16@gmail.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

My interest, concern and objection is as a private citizen.

Signature: SK Pike Date: 25 February 2018

Please attach additional comment if required.

Shire of Brookton: Major Land Transaction and Trading Undertaking
Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Attachment to Submission Form

Mrs SK Pike 25 February 2019

My Position is one of Objection

While I appreciate the explanation given by the Shire President, Mrs Katrina Crute and the CEO Mr Ian D'Arcey at the public meeting 17 January 2019 I do not think there was sufficient evidence to convince me it is sound to sell a major asset that is making money. Ref. verbal Shire of Brookton Council Meeting 21 February 2019 Public Question Time.

Points of Concern

- Core Business for the Shire of Brookton
 - No recommendation to sell Kalkarni and the Medical Centre in the Brookton Aged Friendly Plan 2017 – 2022 and Brookton Age Friendly Community Audit. However it is reported on page 6 of the Age Friendly Community Plan 2017 – 2022 the background and formation in January 2014, the Shire of Brookton, Beverley and Pingelly created the BBP Aged Care Partnership (BBP) to address community concerns about the future care of older residents as the general population ages, people live longer and the individuals needs for care extends over more years than it once did. In February 2015 the BBP engaged Verso Consulting to develop an Infrastructure and Services Audit Report which investigated the capacity of the three Shires in partnership to care for their aged populations and assessed the likely future needs as the population grows and ages.
 - No communication within the BBP over concerns about the administration and management of Kalkarni and subsequent decision to prepare for disposal of the asset.
 - No evidence of consultation with Aged Care Consultancy Expertise or other Shire based Aged Care Providers.
 - Allocation of Funds. While this Council may have a sound plan any financial strategy can be disregarded along with changes in Council and staff and this substantial asset diminish.
-
1. Owning an Aged Care Facility and having some control over it would appear to me to be core business in a small community. There are other ways of operating the facility and I believe further investigation should occur.
 2. BBP – Infrastructure and Services Audit Report
The infrastructure and Services Audit Report prepared by Verso Pty Ltd for the BBP partnership reported on the current capacity of the three Shires to care for their aged populations and assessed the likely future needs as the population grows and ages. The report included a number of recommendations relevant to the Age Friendly Community plan as follows:

- Consolidating the residential aged care for the BBP Aged Care Partnership in the Kalkarni Residency. This would include upgrading Kalkarni to increase the number of aged care beds by at least 25 beds by 2021 and a further 10 to 15 by 2026. This would also include providing a mix of 80% for dementia care and mental health.
 - Deliver an alternative to Residential Aged Care called 'cluster housing' which integrates housing and home care models. Groups of housing are built in a way to facilitate cost effective provision of home care packages by an approved provider. Economies of scale could allow a resident care worker to be in attendance overnight. This will only work with a minimum of 8 (eight) homes with the residents of the homes receiving level 4 packaged care.
 - Development of modular independent living units (ILU) housing
 - Continue conduction ongoing Age Friendly Audits
 - Each community should develop a pathways plan
 - Develop a joint coordination and improvement approach to community transport
 - The BBP Aged Care Partnership should operate a range of Home Support Program services
3. With discussion and planning a management model outsourcing aspects of the operation under a separate not for profit organisation may have been a workable solution.

Some discussion on the BBP took place at Question Time on 21 February but no reference to what was following on the Agenda, being item 15.02.19.02 Notice of Termination – Brookton Beverley Pingelly (BBP) Alliance Agreement – Shire of Beverley.

Over the years our community has worked to secure medical services with many serving on regional committees such as to provide an infant care nurse and transport which would not have been provided had we not shared the cost of housing and transport. When the time comes for people to place their aged or disabled family in care they look favourably at places like Kalkarni where there is community support. Under different managers Kalkarni has not always been so welcoming but community input at a committee level has at least kept communication open.

While it was noted that the other shires were focussed on the ILUs they were not to know of Brookton's direction toward the only high care aged facility between the 3 towns.

4. I have spoken to a couple of other shires with two different approaches and experiences. One is to Outsource and the other having the right people/person as Manager on Council staff. Of particular interest was Bob Lowther, Manager Human Resources and Manager Aged Care Services Donnybrook, who stated 'compliance' is not a problem. I do not accept you have nothing to gain by other Councils.

Noted data transfer inefficiency with financial reports in the general meeting of 21 February 2019.

An independent consultant such as JE Dillon & Associates (I have no interest in this business, it is one of a few I have looked at and I now quote)

Aged Care Consultancy Expertise

- assisting organisations with all aspects of residential care funding including subsidies and supplements

- financial reviews and strategic planning for both standalone facilities and large organisations
- corporate management on a consultancy basis
- education and mentoring for senior executives
- development of policies and procedures manuals
- provision of full suite of self assessment and audit tools
- undertaking pre accreditation reviews and support to enable homes to be fully accredited
- education and mentoring regarding aged care funding via the ACFI (Aged Care Funding Instrument)
- Successful tendering for residential aged care bed licences.

Aged Care Consultancy Services

- Aged Care Funding Instrument (ACFI) review and education, including assistance with implementing ACFI programs and clinical expertise
- Accreditation and Compliance Management
- Systems Auditing and Analysis, Gap Analysis and Company Engineering
- Human Resource Management Staff Education and Training
- Change Management
- Marketing and Sales Policy and Procedure development
- Customer service skills – understanding the resident, family, visitors and internal customers – the employees.

I have been in touch with Trevor Lovelle Executive Director ACSA the National peak body for mission-based providers of aged and community care in Australia. It appears there is a range of support available and it need not be so onerous we opt to divest rather than seek advice.

Whilst Councillor Walker added to the reply to my question as to whether Council had sought any consultancy expertise saying that Council did not need a consultant looking at the situation as we have contracted BaptistCare to Manage the facility, it is fair to say that BaptistCare is not independent. Who has briefed the Council to get to this point?

My objection to the proposed sale still stands.

I acknowledge the time Council has spent in preparation for this proposal as well as the numerous other plans. Many of these plans hinge on increasing the population and workforce. Without medical services it is hard to attract people to town and there is no guarantee your service to the public will be seamless should a new owner wish to use the Saddleback Medical Centre space within the aged care residency. To lose all control of your major employer does not appear to be sound. Council may be trying to make the community comfortable with this proposal which could become a motion to proceed at the next Council meeting.

Recommendation: The Baptiscare Inc, (WA) Service Agreement and the Contractual Service Agreement with Adebayo Services Pty Ltd be extended for 12 months from July 2019.

ADMO657

Received on

28 FEB 2019



By the
Shire of Brookton
Mayor

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Beverly & Denise Walters
Organisation / Company: (if applicable): Nalyaving & Co (Farming Business)
Phone: (08) 96426061
Email: bdwalters@westnet.com.au

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Please see attached comments.

Thank-you.

Signature: [Signature] B R Walters Date: 24/2/2019

Please attach additional comment if required.

As Brookton Ratepayers we are very concerned about the possible proposal of selling the Kalkarni Residential Aged care facility and Saddleback medical centre. In these current times - Why do we not have the staff capable of carrying out the necessary obligations to retain ownership ?

Retaining ownership and most importantly CONTROL of this facility is crucial for our Aged care citizens and the continual service of our local Medical centre to all residents of Brookton.

As the population ages the need will increase for these facilities.

We are aware of the continual maintenance and current day compliance issues involved in this facility however, we feel the Shire should engage/employ a qualified staff member who has the necessary qualifications capable of meeting our overall aged care and medical centre compliances now and into the future. Retaining ownership and control is paramount.

By engaging a qualified/accredited staff member – eventually could this then be an opportunity for the facility to grow/expand (in a non-agricultural business venture) creating more employment/jobs and in turn a flow-on effect for the whole town ??

ADM 0657

Received on

28 FEB 2019

By the
Shire of Brookton
Western Australia



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Doug & Jenny Windsor

Organisation / Company: (if applicable): D & J Windsor Builders

Phone: 0896 42167

Email: winbuild@bigpond.net.au

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

While we understand your concerns about co-managing the Nursing Home we
believe a better option than selling it is to lease the building. With this option
the Community of Brookton retain the building so ensuring the number of beds
will remain here. Silver Chain would remain at the Medical Center with all
the services currently there. The Community would also keep the asset they
worked so hard to achieve.

Signature:  Date: 27-2.19

Please attach additional comment if required.

APM0657

Received on

28 FEB 2019



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Gemma & Troy Bassett

Organisation / Company: (if applicable): _____

Phone: GLR0204@hotmail.com ; troylbassett@hotmail.com

Email: 0427 851 894 ; 0488 190 870

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

PLEASE SEE ATTACHED OUR
LETTER OF CONCERNS AND
OBJECTIONS WHICH WE MAKE
AS PRIVATE CITIZENS OF
THE BROOKTON COMMUNITY

Signature: _____

Gemma Bassett

Date: _____

27/02/19

Please attach additional comment if required.



Gemma and Troy Bassett
PO Box 30
Brookton, WA
0427 851 894 | 0488 190 870

TO: Brookton Chief Executive Officer,

Re: Major Land Transaction and Trading Undertaking

Position on the proposed sale – Object.

We object to the proposed sale. We would like to see further analysis undertaken and for this to be considered in the investigation as to whether the Kalkarni Residency and Saddleback Medical Centre should be sold.

We believe there are three areas that require further investigation before a decision regarding a sale can be conclusively decided. These investigations fall under three categories –

1. Risk Management,
2. Social and Cultural Implications, and
3. Alternative Business Strategies.

Risk Management

It is our understanding that risk management and liability of the Kalkarni residential aged care facility is currently a major concern for both the Shire Councillors and Shire employees. We have several questions regarding this,

- a. What is the extent of the Shire Councillor's involvement in the management of the facility?
- b. What is the extent of the Shire Councillor's liability in the facility's management?
- c. Who from the Shire is responsible, and to what extent are they involved in the management of the facility?
- d. Who from the Shire and to what extent is their liability in the facility's management?

Based on the above,

- e. Has the Shire engaged legal professionals to provide technical expertise regarding the current liability structure?
- f. Have legal professionals been engaged to provide analysis on possible alternative structures which enable the 43 bed licenses to be retained by the Shire but mitigate the risk liability?
- g. Are external independent auditors engaged to review the facility's management, providing due diligence assurance to the Shire and Shire Councillors?

If the above risk analysis has not been undertaken, we object to the current proposed sale as we believe an analysis regarding the current structure and future possible alternative structures should first be undertaken. This investigation should utilise the expertise of several legal professionals, to provide sound assurance to Councillors, Shire and the Community regarding the risk implications of the facility's management.

Social and Cultural Implications

We have not been able to see any analysis of the social and cultural implications from the sale of the Kalkarni Residency and Saddleback Medical Centre within the Knight Frank Valuation Report. We believe that these implications must be factored into the decision-making process, to provide a holistic picture.

Once the facilities have been sold, there is zero guarantee that the current facility structure and management would stay in place. Taking this into consideration in the analysis process,

- h. Have the social and cultural implications of the sale been analysed in the decision-making process?
- i. If yes, can this analysis be made available to the community?
- j. If no, we object to the sale as we believe an analysis needs to be undertaken that looks at:
 - I. The number of employees the facility engages,
 - II. The location where these employees reside,
 - III. The revenue these employees circulate back into the community (shopping local, utilising the school and facilities etc.),
 - IV. The growth to the town seen through this employment,
 - V. If the facility is sold by the Shire, and in the medium to long term the bed licences are on sold, what will the implications be for the town, including but not limited to employment and aged care options for local community members?
 - VI. If the facility leaves town, what is a possible alternative business that generates equal or greater revenue to the community in terms of both economic and social benefit?
 - VII. Regarding the re-zoning to 'Special Use', how difficult would this be to be re-zoned in the future?
 - VIII. Would this re-zoning cover other businesses which fall within the medical remit? For example, if the aged care facility was closed, would the current zoning suit a rehabilitation facility, or centre for disadvantaged youth.
 - IX. Has there been consideration of the Shire to retain the Saddleback Medical Centre?

If the above social and cultural analysis has not been undertaken, we object to the current proposed sale as we believe it does not provide a holistic view on the benefits this facility brings to Brookton, nor the risk the sale presents.

Alternative Business Case Strategies

We would like to understand what business case scenarios have been considered that have led the Shire Council to the conclusion that the sale of these facilities is the best possible option.

Have alternative business cases been investigated? If not, we object to the sale as we believe the below business cases should be investigated:

- a. Has any Benchmarking occurred, reviewing facilities of similar size within regional Shires, to gather an understanding of how 'best practise' could be achieved within the facility?
- b. Can the facilities be sold separately (if sold at all)?
 - a. If yes, what is the separate business case for these options?
 - b. If no, why not?
- c. Has there been investigation into the possible growth and expansion of the facility, adding additional aged care and medical services that can increase the potential revenue and build employment opportunities within the Shire?

Proposed Sale – Tender Processes

If the above three investigations and analysis, along with the Valuation Report completed in March 2018, supports the decision to sell the property, we would like to understand the tender process.

Is the sale to be put to the open market for tender, ensuring the best price and service for the sale can be obtained?

It is our belief that once the facility is sold, there is zero guarantee that the goodwill that currently resides between Baptistcare and the Shire to retain the facilities (and bed licenses) as is currently managed, is based on short term personal relationships, which will fade over time and erode as personnel change employment.

Conclusion

It is our understanding that there has only been one business evaluation report undertaken – *'Kalkarni Residency and Saddleback Medical Centre'*, by Knight Frank in March 2018. This Business case has led to the conclusion to sell community infrastructure valued at \$5.2M and the 43 Allocated bed licences valued at \$2.25M, of which the community were first notified in late 2018.

It's been said that it's not in the interest of Local Government to run an aged age facility, however it surely is in the interest of Local Government to support the views of people within the community it represents.

We believe the property should be re-leased for 12-24 months to enable time to complete the above suggested analysis, providing a holistic picture of the implications of the sale or property retention. The outcomes of this analysis should be shared with the community, so we understand the full implications of any decision to sell or retain the property and bed licences.

We look forward to receiving a response regarding the above objections and open questions. We hope our Councillors and Shire administration are seriously considering an additional community meeting to communicate the outcomes of any 'Support, Objections or Indifferent' submissions received, aligning to our Strategic Community Plan, with Community Engagement - 'Brookton is an empowered and resilient community'.

Kind Regards,

Gemma and Troy Bassett.

ADM0657

Received on

28 Feb 2019



Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Graeme & Kathy Bassett

Organisation / Company: (if applicable): _____

Phone: 0408421281 0408321218

Email: gkbassett@bigpond.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Private citizens of Shire of Brookton.
Please find attached our concerns.

Thank you.

Signature: [Signature] Date: 27/2/19

Please attach additional comment if required.

Submission from G & K Bassett

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility & Saddleback Medical Centre)

We object to the Brookton's Shires proposed sale of the above facilities.

1. We feel this has all come about without adequate consultation and feedback from the community prior to the first notification of sale.
2. We are concerned that we may lose a valuable asset that has been a community sourced project to ensure aged care is provided for in the future for our community & that of surrounding districts.
3. If sold we have no guarantee that it will continue as an aged care residency or that the 43 bed licences are secure & the implications that this would cause to our community.
4. We have no guarantee that Saddleback Medical Centre will remain as a medical centre. This provides an essential service to the community, once lost it will be very difficult to re-establish if ever & therefore our community will be required to source this service out of town & again that will take families/business /shopping out of town & detract from encouraging families to our town.
5. Please consider engaging more professional advice prior a final decision.
6. As a courtesy to the community a 'community meeting' would be appreciated post application submissions for community discussion.

Kind Regards

Graeme & Kathy Bassett

Adm0657

Received on

28 FEB 2019



Shire of Brookton
Brookton Australia

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Mrs Jo Lupton

Organisation / Company: (if applicable): Community of Brookton Citizen of the Year 2006

Phone: 0427 404 337

Email: jo.lup@bigpond.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

- My interest in this matter is as a fairly long-standing member of the Brookton Community.
I have only lived here for just on 56 years.
- My concern is that the Shire Council is taking an ill-conceived step that will:
 - Alienate the community entirely
 - Cause a reduction of local employment
 - Create a situation where the control of a large portion of the local infrastructure will be in the hands of a large corporate body in Perth (or even further afield) that will judge the management of our Health Services purely from a financial viewpoint as it affects the shareholders and thus cause us to lose the Health Services that members of this community have worked so hard to establish.
- I was not able to attend the Public Meeting that was held in regard to this matter so anything I have to say may have already been addressed. However, I have spoken to several people who did attend and have been told that the meeting was told that the basis for this attempt to sell off a community asset is *possible* litigation.

PLEASE SEE THE REMAINDER OF MY COMMENTS ATTACHED.

Signature:  Date: 27.02.2019

- Another comment that was made to me is that the Shire Councillors were NOT ALLOWED to discuss this matter with their constituents and they did not have anything to say at the Public Meeting
- I am appalled at these two pieces of information! They smack of the actions of politically-driven, city Local Government actions.
 - Why does the organisation that currently manages the Aged Care at Kalkarni not carry its own insurance against litigation?
 - I know that the Shire Council faced litigation after the fire in 1997 but I understood that was because the fire started at the Council-controlled Rubbish Tip. In this case the Council (as far as I am aware) does not employ the people who work at Kalkarni so one would think that their actual employers would be liable if anything untoward occurred.
 - In respect to the allowable Councillor communications: Ratepayers expect their representatives to be able to discuss a matter like this – and even express a dissenting view without censure if they choose. This is a basic democracy issue.
 - We are supposed to be living in a democracy but it seems that Big Brother is rapidly gaining control. I can't help wondering if decisions like the above are made by Councillors on the recommendations of Council Staff who may be strongly influenced by Big Brother!
- I think that the Council should take into account the history behind the establishment of our Aged Care facility and the Medical Centre.
 - The Medical Centre was built originally as an "Aged Hostel" and named "Saddleback".
 - It was established through the work of a VOLUNTEER Community Committee. Those people worked very hard at publicising their aims and raising the money to achieve those aims. That Committee also took on the management of the use of the building.
 - Before many years had passed it was decided that we needed to modernise our Nursing Home (the building still stands at the river end of Lennard Street). The sensible thing to do was to extend the Aged Hostel to accommodate people who needed a higher level of care.
 - Once again the Committee swung into action to raise funds, with strong support from the Council in the area of Grant sourcing.
 - Kalkarni was built, populated, opened with great fanfare and the Aged Hostel was closed.
 - The Committee endeavoured to manage the Aged Care facility for several years and developed the Medical Centre in the "Saddleback" building.
 - Eventually the management work became too complex for a volunteer committee so the Shire Council agreed to take it on.
 - Since then a growing number of ancillary health services have been added to the Medical Centre and the Silver Chain Remote Area Nurse Clinic has been a wonderful addition in recent years.
 - All the services that are offered now mean that community members do not have to travel very far for help in medical and health matters. If we lose them, we will be back to travelling to neighbouring towns and larger centres which would put this Shire back 30 years in its development.
- Can the Council assure us that the services of Silver Chain will remain with us if the sale of the land and business goes through?
- The possibility that worries me most is that a corporate Age Care/Health Provider could simply fill up the Medical Centre with beds to make more money and tell us to find somewhere else to house the services that this community has worked so hard to provide for itself.

Jo Lupton

Received on

28 FEB 2019

By the
Shire of Brookton
Western Australia

Appendix 2



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: LINDSAY H EVA

Organisation / Company: (if applicable): _____

Phone: 96422357 MOB 0427426049

Email: Lindsay.janeva@bigpond.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Signature: L H Eva Date: 26-2-19
Please attach additional comment if required.

Assumptions, Conditions and Limitations (cont'd)

11. This valuation report is to be read in its entirety and in particular we draw your attention to the Important Notices, Disclaimers and Qualifications set out in the body of the report and the Assumptions, Conditions and Limitations section of the Executive Summary.
12. Any forecasts, including but not limited to, financial cash flow projections or terminal value calculations noted within this report are a valuation tool only undertaken for the purpose of assisting to determine the market value. No party may rely upon any financial projections or forecasts within this report on the understanding that they are undertaken for the specific purpose of determining the market value only and therefore should not be represented in any way as providing an indication of likely future profit or realisable cash flow.
13. Any objective information, data or calculations set out in the valuation will be accurate in so far as is reasonably expected from a qualified valuer, reflecting due skill, care and diligence.
14. The law of the Australian state in which a property is located will apply in every respect in relation to the valuation and the agreement with the client which shall be deemed to have been made in that state of Australia. In the event of a dispute arising in connection with a valuation, unless expressly agreed otherwise in writing by Knight Frank, the client, and any third party using the valuation, all will submit to the jurisdiction of the Australian Courts only. This will apply wherever the property or the client is located or the advice is provided.
15. This valuation includes real estate, plant and equipment.
16. We have been provided with financial information relating to the aged care facility by the instructing party and on preparing this report we have relied upon this information as being accurate. Should any of the information be found to be otherwise, then this report and valuation should be referred back for review and possible amendment.
17. The assessments of value herein are subject to, where appropriate, the following qualification:
That the facilities Accreditation will not be revoked or suspended and that it will continue to meet and/or improve accreditation standards as monitored by the Australian Aged Care Quality Agency.

Valuer's Details

A handwritten signature in blue ink, appearing to read "Chris Murphy".

CHRIS MURPHY FAPI
Certified Practising Valuer
Licensed Valuer No. 44039
Director – Valuations & Consultancy

Important

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

This Executive Summary forms a part of and should not be used or read independently from the complete report. Particular attention is drawn to the Qualifications, Important Notices and Disclaimers included in this report.

**SUBMISSION BY Lindsay Herbert EVA on the
Shire of Brookton Proposed Disposal of Lot 1511
Whittington street Brookton: Kalkarni Residency &
Saddleback Medical Centre**

Kalkarni residency is a wonderful asset to the District and the region. It is a credit to the persistence and foresight of the Brookton hospital board , Shire Councillors and previous Shire CEO's to have such a facility built in our District.

If the nursing home is outside of the capabilities of current Shire staff, changes need to be made to employ suitably qualified people. Should Kalkarni be sold, it stands to reason there would be a reduction in office staff.

Strata Title Saddleback.

Saddleback is a facility used by a number of health services for the benefit of the Community of Brookton .

If Kalkarni is sold the saddleback facility should be Strata Titled and kept by the shire of Brookton and operated as it is now.

Proceeds from the sale of Kalkarni Residency should require the funds to be used to maintain amenities such as the Town Hall , Brookton Railway Station and setting up economic development in the town.

Substantial funds would need to be held in trust for the future development of the town keeping in mind our proximity to The hills area of Perth and the airport.



Lindsay Herbert Eva

Received on

28 FEB 2019

**By the
Shire of Brookton
Western Australia**

Shire of Brookton

Major Land Transaction and Trading Undertaking

Submission

Disposal of Lot 511 Whittington Street, Brookton

Kalkarni Residency and Saddleback Medical Centre

Name: Lynne Bassett - private citizen, ratepayer and resident of Brookton Shire

Phone: 0419 421070

Email: lynne.bassett@westnet.com.au

I do not support the plan to sell.

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company.



27 FEB 2019 60

My concerns are:

- No guarantee that the bed licences will remain in the Shire of Brookton
- If the bed licences are transferred out of Brookton, and I know Katrina said at the meeting is this most unlikely to happen, but there is no guarantee that it will not, then not only will there be no aged care in the town but there will be a massive loss of local jobs for not only our community but surrounding communities as well.
- There is no guarantee that Saddleback Medical Centre will remain available or remain available at a reasonable cost for all the services that currently use it to encourage them to retain their services in our community. If the 'plan' to sell goes ahead then I would imagine that the new owners will most certainly put up rents so they get a return on their investment.
- If the sale goes ahead, then with part of the funds received, I would like Council to immediately start a process of building our own Medical Facility so that we, the community, will always have good facilities to help attract these health professional to work in our town.
- I am VERY concerned, if the sale goes ahead, that Council will not spend the funds that will be received wisely. As history has proven, Council has not listened to the community in the past. I refer particularly to the WB Eva Pavilion and the fact that after 10 years, substantial funds are now having to be spent on items that were identified at the time of the build as being problems and should have been rectified by the builder/architect under the build warranty. A lot of the community input into this building was ignored by Council.
- I am concerned that if the sale goes ahead, who the 'Trustees' will be that get appointed and at what cost.

I attended the Public meeting and came away thinking it was a waste of time attending because the decision had already been made by Council to sell, regardless of what the community thinks and the Submissions that are received. I would like to know if I was wrong with my thinking.

I can certainly see where Katrina was coming from regarding the legalities of owning Kalkarni, but surely if it is being run under a management agreement by Baptistcare, they would be the ones responsible should there be any adverse outcomes from any investigations.

ADM 0657

Received on

Submission to the Shire of Brookton on:

28 FEB 2019

The Business Plan for the

"Major Land Transaction and Trading Undertaking.

By the
Shire of Brookton
Western Australia

Disposal of Lot 511 Whittington Street Brookton

(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)"

To: The Chief Executive Officer – Mr. Ian D'Arcy

PO Box 42

Brookton WA 6306

Email: mail@brookton.wa.gov.au

Name: Murray Hall and Kristy Dewson-Hall

Company: Hillroy Farms Pty Ltd

Phone: 0428421367

Email: Murray@hillroy.com.au

We **object** to the sale of Kalkarni Residential Aged Care Facility and Saddleback Medical Centre [under the current proposal](#).

We have a number of concerns about the proposed sale of Kalkarni Nursing Home. We have absolutely no concerns about the quality of care Baptist Care provides, by all accounts they provide a caring, professional service for their residents.

1. Impact on Community Health Services

We are concerned that Baptist Care may, at some point in the future, decide to utilise the Saddleback Medical Centre for alternative uses such as additional beds to improve the economies of scale of the business.

The Brookton Community has already undergone a major reduction in locally based Home and Community Care (HACC) services and Allied Health Services since management transferred from the locally run Brookton Community Services to Silver Chain. It would be of great concern if these services were further reduced due to lack of appropriate, purpose built accommodation.

We seek reassurance that any sale of Kalkarni Residential Aged Care Facility and Saddleback Medical Centre would be delayed until a new Dr surgery and community health facilities,

meeting the required legislated standards, have been built or located. In addition, the community needs to have control over the facility/entity housing community health and GP services, even if it is only as landlords. We see a risk to community health and medical services if a dispute arises between Baptist care and other providers and they are custodian of the only available facilities.

2. Potential loss of bed licences

We were advised at the Elector's Meeting that there is a shortage of aged care bed licences in the Wheatbelt region so it is "unlikely" that Baptist Care would apply to transfer the licences to their other facilities. However, there is a far greater demand for aged care places in the metropolitan area than the Wheatbelt and far longer waiting times for beds. Bonds charged in metropolitan areas also tend to be higher than those in regional areas.

We are not suggesting that Baptist Care is going to shut down Kalkarni immediately, however, we can foresee the possibility of a business gradually ceding licences to other facilities over an extended period of time.

3. The true value of the business vs the building

The business plan talks extensively about the value of the building and the fittings inside it. The true value of Kalkarni Residential Aged Care facility is in the ongoing annual income generated by the bonds and bed licences. These are worth far more to any future vendees than the physical building in Brookton. The Business Plan should reflect the value of the business, not just the real estate.

4. The proposal for the use of funding generated from the sale of Kalkarni and Saddleback Medical Centre.

We are concerned there is no clear vision, or project, identified in the Business Plan for the use of the funds generated from the sale of Kalkarni and Saddleback Medical Centre. The application refers to transferring money into reserves. This makes it difficult to "sell" the idea to the community when no clear need or project for the proposed funding is identified.

5. The workload on Shire staff and the risk to the Shire

There is certainly an element of risk in running a nursing home as councillors and staff stated at the Elector's meeting. Councillors and staff indicated that they are not experts in aged care. One could argue that these same staff and councillors are also not experts in building roads, we trust that the staff we employ to make our road repairs are doing the right thing but we don't personally supervise every bit of construction.

We would ask that prior to considering any sale the Shire exhausts all options for improved insurance protection and liaising with Baptist Care to minimise the workload on staff.

If a separate facility was built to house community health and medical services the current Saddle-back Lodge could revert to aged care accommodation. This could provide greater economies of scale then there maybe additional profits to pay for specialised auditing processes for the Shire of Brookton to reduce compliance risks.

6. Aged Care is not “core business”

We have been told that Aged Care is not core business yet on the WALGA website, aged care is listed as one of the roles of Local Government

<https://walga.asn.au/About-Local-Government> (see point 4 below)

Local Government Roles and Responsibilities

The work of Local Government is varied, but it touches almost all areas of our day to day life as citizens – whether we live in cities, towns or country areas.

The roles and responsibilities of Local Government differs from state to state, but generally include:

- infrastructure and property services, including local roads, bridges, footpaths, drainage, waste collection and management
- provision of recreation facilities, such as parks, sports fields and stadiums, golf courses, swimming pools, sport centres, halls, camping grounds and caravan parks
- health services such as water and food inspection, immunisation services, toilet facilities, noise control and meat inspection and animal control
- community services, such as child-care, aged care and accommodation, community care and welfare services
- building services, including inspections, licensing, certification and enforcement
- planning and development approval
- administration of facilities, such as airports and aerodromes, ports and marinas, cemeteries, parking facilities and street parking
- cultural facilities and services, such as libraries, art galleries and museums
- water and sewerage services in some states, and
- other services, such as abattoirs, sale-yards and group purchasing schemes.

At community consultation forums in 2018 we were advised that Aged Care was the growth area to focus on for the long term economic viability of our community. At the meeting I attended we were advised that realistically focussing on youth services was not going to bring people back to town or generate employment and that targeting the needs of our aging population made strong economic sense.

Recently, a local government in the Eastern States made headlines for their intention to build a movie studio and set to maximise the demand for their unusual landscapes in movies. Not core business but building on the opportunities available to that community.

In Brookton, we have an Aged Care Facility with a strong reputation and extensive community support. Our care of the aged is an integral part of our community identity. At a time when most community clubs are struggling to find a quorum, the meeting about the future of Kalkarni and Saddleback filled the Town Hall in the middle of January when "half the town" was on summer holidays. The issue of aged care may not be "core business", however, it is an issue our community is passionate about.

We recognise the Brookton Shire Council is facing a difficult decision and thank you for the opportunity to comment and raise our concerns about the long term social impact of the proposal.

Murray Hall and Kris Dewson Hall

27th February, 2019

Received via email on: 28 February 2019 at 11:11pm
to: mail@brookton.wa.gov.au
from: julieandneil22@bigpond.com

Received on

05 MAR 2019

Shire of

BROOKTON

By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Neil and Julie Jefferson

Organisation / Company: (if applicable): _____

Phone: 96426068

Email: julieandneil22@bigpond.com

Please indicate your position: Support ☐ Object ☒ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Shirley Jefferson (Neil's Mum) has been in residence at Kalkarni Aged Care Facility for 12 months. During that time, she has been cared for reasonably well though not without issues.

We object to the sale of both facilities for many and varied reasons including:

- Lack of community consultation prior to release of business plan. It was stated that the community Q & A was held when all relevant information was available. If the community was consulted earlier, then Council would have known what questions needed answering and been able to gauge the general feeling of the community.
- Inaccuracies in the Business Plan. None of the inaccuracies have been rectified or explained. This should be a priority, and the community should be updated, before a final decision is made.
- As per the Q & A there is no 100% guarantee that beds will be retained in Brookton, and we feel that is the only guarantee that is acceptable.
- Loss of asset for the Shire of Brookton.
- Why were appropriate staff not employed to maintain ownership without compliance issues, if this is such a problem? We appreciate that aged care is not Local Government but Baptistcare carry out and provide the relevant information on many compliance requirements.
- The new owner would be under no obligation to operate Saddleback Medical Centre as it currently is. Our allied health services are just as important as the Aged Care Residency. Are new premises going to be built/purchased when we already own a perfectly functioning and appropriate facility?

- The business plan does not state what the funds from the proposed sale is actually going to be used for. Yes, it will be put in this reserve, and that trust, but it does not explain what is exactly planned. There must be something, and the community has a right to be kept informed.
- Do both facilities need to be sold together? Or is it just easier?

Signature:  Date: 28.2.2019.

Please attach addition comment if required.

ADM. 0664

Received on

04 JAN 2019

Shire of Brookton
Western Australia



6 Sundercombe Street
Osborne Park WA 6017

Tel (08) 9242 0242
Fax (08) 6383 2926

info@silverchain.org.au
www.silverchain.org.au

3 January 2019

Ian D'arcy
Chief Executive Officer
Shire of Brookton
PO Box 42
Brookton 6306

Dear Ian

Re: Shire of Brookton Business Plan -Major Land Transaction and Trading Undertaking.

Thank you for providing Silver Chain Group(SCG) the opportunity to provide comment on the proposed plan.

SC are contracted by the Department of Health to provide a range of services in Brookton- these include but not limited to

- Chronic Disease Management
- Range of Primary Health services
- Nursing Services
- Emergency response
- Child Health
- School Health
- Speech Pathology
- Occupational Therapy
- Social Care Services

SC remains committed to the provision of these services in Brookton.

In the event that the current site was no longer available to SC either because of the proposed sale or the commercial terms cannot be agreed SC would need to seek alternative premises.

In that instance SC may require council assistance in securing a suitable premise.

SC appreciate yours and the Shire's continuing support in the provision of this important service for the Brookton Community.

Regards

Sharon Hearn
Director Clinical Operations
Cc M Zada Group Property Manager :
H Rawlins Remote Area Nurse Brookton



Major Land Transaction and Trading Undertaking

Received on

Submission Form

17 JAN 2019

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Shire of Brookton
Western Australia

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: JOAN HASSELL

Organisation / Company: (if applicable): _____

Phone: 0428 875073Email: boyangs@toko-net.auPlease indicate your position: Support ☐ Object ☐ Indifferent ☒

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

My only concern is that I would like to see the shire put in a sale contract that they have any removal of beds proposal (additional to approval from the federal government) that the shire also has a right of veto on the beds being moved.

Signature: Joan Hassell Date: 17/1/2019
Please attach additional comment if required.



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: STUART BILLINGHAM.

Organisation / Company: (if applicable): SHIRE OF PINRELLY

Phone: 9887 1066

Email: dcus@pingelly.wa.gov.

Please indicate your position: Support ☐ Object ☐ Indifferent ☒

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Submission on behalf of the Shire of Pingelly
Please refer to attached letter for further details

Signature: [Signature]
Please attach additional comment if required.

Date: 22/1/2019

Acting Chief Executive Officer

ADM 6657

YOUR REF:

OUR REF: ADM0536

ENQUIRIES: Stuart Billingham

Received on

25 JAN 2019

by the
Shire of Brookton
Western Australia



22 January 2019

Chief Executive Officer
Mr Ian D'Arcy
PO Box 42
BROOKTON WA 6306

Dear Mr D'Arcy

Re: Major Land Transaction and Trading Undertaking-Submission

Firstly thank you for yourself and Katrina attending the Shire of Pingelly Corporate Discussion on the 16 January 2019 to address the meeting on the Business Plan on the proposed disposal of Lot 511 Whittington Street Brookton. Council is now better informed on the reasons and rationale behind the Shire of Brookton pursuing this proposal.

The Shire of Pingelly Council wishes to have it noted for the public record its 'Indifferent' to the proposed disposal, however it does have concern over the 43 beds at Kalkarni (fundamentally a regional facility) are not tied to the facility. If Baptist Care or another party were to purchase the property there is a risk, although low, the beds could be moved to another facility, possibly out of the district and out of the reach of Pingelly future aged clients. This in turn could affect the ongoing financial sustainability of the facility and its operation by a service provider into the future.

It is noted from the Facts sheet that that currently 11 Pingelly ex residents reside in the Kalkarni facility along with residents from a number of other Council regions and a Regional model could be another option to consider should the proposed disposal not proceed for whatever reason.

If you would like any further information relating to this matter please contact Stuart Billingham, Acting Chief Executive Officer on (08) 9887 1066 or by emailing dccs@pingelly.wa.gov.au.

Yours faithfully


Bill Mulroney
Shire President


Stuart Billingham
Acting Chief Executive Officer

ADM 6657

Received on

30 JAN 2019



By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Lyn MESSENGER

Organisation / Company: (if applicable): _____

Phone: 0428 421018

Email: _____

Please indicate your position: Support ☐ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

The Nursing home is a case of the chickens coming home to roost. I didn't want the Shire involved in the first place, when I was on the old Nursing Board. I said the rate payers will have to be responsible for any losses on the balance sheet, it happened about 3 years later that the rate payers had to put funds in of about \$167,000. It should have stayed with the Health Dept. I can't see the State Gov't coming on board now.

Signature: L. J. Messenger Date: 29-1-19
Please attach additional comment if required.

P.T.O.

The building is on water in a wet year and in 20 to 30 years it's going to need major repairs or rebuild. The present profit put aside will not repair or replace it under Shine ownership.

The water problem is already starting to show, have a look at the paving at the Main entrance - salt on the pavers surface. It takes about 20 years to show and about another 20 years to see major effects.

It can be avoided by isolating the building from the water and it is not that expensive, but has to be done properly.

What happens is the acid water neutralises the alkaline lime and/or cement in the mortar between the bricks. The bricks will deteriorate and crumble, plaster comes off the wall.

This happened to the Spire Offices, was rebuilt on the same problem - nothing has changed, no measures were taken to stop the same future. There is 3 shallow streams under the Spire offices and 1 on the north side.

On the 23rd July 1973, I presented a survey of brick buildings in town showing wall damage including the Spire, Town Hall, other halls and houses, and can all be fixed. (Spire records)

I think the scenario is we would be wise to sell the Nursing home part, survey off Saddleback for the Medical, leave the passage connecting for convenience, retain the 43 bed licences at a very reasonable rate (District own them) to the owners.

The owners will not replace the building and can't transfer the bed licences elsewhere.

Sale proceeds to be invested long term, preferable in Gold to safeguard against the collapse of the monetary system, indications that could be not far off.

The ratepayers won't be able build a new and Gov't unlikely to supply.

The buildings in town can be saved.



The bottom of the trench has to be on a hard bottom to seal.
 The strip drain works best not at the bottom.
 This building had wet slimy soil under the floor, walls
 affected (bricks and mortar fretting). Twelve months later
 the soil was dry, wall had dried out to their normal
 colour and no further problems and is a long term
 solution

Received on

1 FEB 2019

By the
Shire of Brookton
Western Australia

Box 70

Brookton

27-1-19

SUBMISSION RE. KALKARNI.

Baptist Care place a high value in Businessgoodwill including bed allocation but none on owning real estate in a small country town.

Based on average net profit over the last 5 years (150K-400K) the business would be unviable if they paid Shire valuation for the property.

The business & the property are two different entities.

The Shire can sell the property at well below replacement cost and lose control over whether it stays as a nursing home.

Alternatively it could be leased to Baptist Care on a long term standard commercial lease where the tenant pays all outgoings & maintains the building with a special provision that the bed allocation stays in Brookton.

I have no idea whether Baptist Care owns any of the buildings they occupy but I note that other chains like Coles, McDonalds, Woolworths etc. never own the real estate they occupy.

Colin Spurg

P.S. Have sent an Email but I am hopeless with computers. We have got a new one & I am not sure whether it went through so am posting this as a backup.

Received on

11 FEB 2019

By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Evelyn Janet Eva.

Organisation / Company: (if applicable): Rate payer + Volunteer

Phone: 08 9642 6049

Email: lindsayjaneva@bigpond.com

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ Need more information

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Please see attached pages re this submission.

Signature: EJeva Date: 11.02.2019.

Please attach additional comment if required.

SUBMISSION BY E J EVA (Jan) on the Page 1 of 3
Shire of Brookton Proposed Disposal of Lot 1511
Whittington street Brookton: Kalkarni Residency &
Saddleback Medical Centre
My thoughts since the public meeting 17th January .

1. Yes a Second Meeting should be called only after Shire has had a round table open discussion with neighbouring Shires and fully explored other options so something concrete /clear is on the table re Shire possible position re Kalkarni.

2. Start next Public meeting from the beginning as there really is two problems :

Who will be prepared to be elected/stand as a Shire Councillor with the added load of Kalkarni and all the Commonwealth auditing processes?

There is already an obvious shortage of Councillors.

**Has a call for a Councillor gone out? How do we overcome this?
or is this going to be Shire Amalgamation by default if no Shire Councillors ?**

3. I am of the understanding that Shire Councillors like Politicians are personally indemnified and Shires have Corporate Indemnity for liabilities, so not personally responsible or cannot be criminally implicated so I'm concerned that there is concern re Councillors responsibilities on this matter .

4. Obtaining suitable local government staff is limiting as Shire are needing to have on board people who know the aged care system as well as local Government issues not many of this calibre about as we are a unique set up – costly too.

5. Kalkarni: The Community put a lot of soul, passion and energy into keeping this facility, involving upgrading from the “old private hospital” to where we are at present. It is the only Aged facility with a “Friends of Kalkarni Support Group” (which had started down at the old nursing home) adding a level of comfort and support to Residents. So many locals have an involvement from having a relative in a bed or doing voluntary support work or work positions so have a close look /eye on Kalkarni.
6. From an owner/Baptistcare perspective it must be a drag having to go through layers of Local Government processes prior to dealing with Commonwealth and Health department processes to achieve any project they need to do or doing Audits. *Apply that process to your own business and it would be onerous. Audits are necessary as too many sad stories of neglect etc are out there. (We have farm audits too) Brookton/Kalkarni is fortunate to have the 44 point level of care here and beds have always been full even at the old nursing home.*
7. *Having a working knowledge of Local Government plus Age Care health system is onerous for any individual - Councillor, Staff , rate payer.*
8. Whatever happens Brookton needs to have a finger in the pie if Kalkarni is sold - not a controlling one but to ensure if Baptist care sold out to another Aged care group in years to come the Facility is then not removed from the town as location gives access to near towns who do not have this Facility – point of difference between Shires is important for viability so not replicating. Funding Subsidies for Kalkarni and staff and care Income is relative to the number of high care and low care beds being occupied at any time.

9. Keeping that in mind could we not Strata Title(one way of setting it up) the Doctors medical Centre section of the building with allied services for the Community . Kalkarni requires to have these services available. This would keep Brookton's finger in the pie without the pressure of the nursing home complex. Saddleback was built with funds raised from the Community plus Grant funding of some variety from memory and one of the passionate reasons we wish to keep some aspect of the complex under our control and seems pointless to go and rebuild this when it is existing and works and has recently had a huge upgrade.

Question: has the Shire looked at some form of Strata title ? -as where there is a will, there is a way.

10. Baptist care are doing a good job, recently gaining a study grant on dementia patients –one of only 6 facilities Australia wide to gain this - huge kudos to the staff involved - this needs to be publicised.

11. Does this proposal fit the Shire Strategic Plan put together recently by the Community?

- 12 Here's hoping the Royal commission started this week will correct some of the gross problems with wages for all levels of Staff in aged care as that will create a stable work force

In the interests of holding on to the best of an Asset that other towns wish they had , keeping in mind we are centrally located for many localities .

EJ Eva (Jan Eva)

11.2.2019.



ADM 0657

Received on

19 FEB 2019



By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: (Mrs) TRICIA STEWART

Organisation / Company: (if applicable): N/A

Phone: 0437528325

Email: trichas51@gmail.com

Please indicate your position: Support ☐ Object ☐ uncertain ☐ ~~Indifferent~~

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

PLEASE TURN OVER

Signature: P Stewart Date: 19-02-2019

Please attach additional comment if required.

In my opinion, the valuation placed on Lot 511 Whittington St, Brookton is not likely to be realised. The date of valuation is given as March 23rd 2018 and is stated to be valid for three months from that date; this submission is to be with the Shire by the end of February 2019, almost twelve months from the valuation date, and there has been a strong movement south in real estate values in that twelve months. I can only assume that aged care property values have made a similar move south.

The business plan states that if Lot 511 Whittington St is sold to a registered aged care provider, there is no guarantee that the new owners will continue to provide accommodation for the Silver Chain or for a visiting Doctor at the same rate as under the current arrangements: can the Shire guarantee that these services will be provided without any compromise in quality, cost to ratepayers or range of services available? If not, no sale should go ahead. I am not aware of any other building in Brookton suitable to act as a base for the doctors to work from, let alone house the Silver Chain, which would mean that new, purpose-built accommodation would have to be provided. This would mean an immediate eroding of the available proceeds from the sale, or the obtaining of a grant for the purpose of providing a new building, and where does the Shire envisage placing such a building?

I went into the recent meeting in the Town Hall very definitely against the sale of "Kalkarni" and left after hearing the case put forward by those at the front table feeling much more positive about the idea. Having had time to reflect, I still feel that it could be a good move, but only if the Shire has put safeguards in place so that there will be no nasty surprises for us, the ratepayers, in the future.

Received on

20 Feb 2019



By the
Shire of Brookton
Wendy Brookton

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Mark & Denise Blechynden

Organisation / Company: (if applicable): _____

Phone: 96424054

Email: blechy@wn.com.au

Please indicate your position: Support ☐ Object ☐ Indifferent ☒

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Happy for the conditional sale of Kalkarni
and Saddleback MC provided the existing
services will not be compromised or
removed from the town.

C.i.e. Aged care/Bed license to remain at
Kalkarni indefinitely with CP and Aged
care services to continue being available
to the community

Signature: [Signature] Date: 11/2/19

Please attach additional comment if required.

Received on

25 Feb 19



Major Land Transaction and Trading Undertaking

by the
Shire of Brookton
Western Australia

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Dannielle Keatley

Organisation / Company: (if applicable): Resident.

Phone: 0429 678833

Email: dannirena@hotmail.com

Please indicate your position: Support ☐ Object ☐ Indifferent ☒

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

my main concern was the way the letter was
written. I found it ~~was~~ hard to understand.
maybe in future these kind of notices can
be written in language that all people can
comprehend. Also reasons for the sale should
have been stated so the public could grasp
the concept before 'lashing out' about it.

Signature: [Signature] Date: 25/2/19

Please attach additional comment if required.

26 FEB 2019



The Brookton Shire Council
14 White Street
Brookton
W.A 6306

Dear Council

Regarding – Business Plan Major Land Transaction and Trading Undertaking. Disposal of Lot 511 Whittington Street Brookton

It is my understanding after the general electors meeting held at the town hall on Thursday 17th January 2019 Councils primary concern with maintaining the status quo is the responsibility and potential liability of holding the aged care bed licences while day to day operation of the facility cannot be overseen.

A secondary concern being time consuming compliance with regulation and duplication of management processes.

I urge council to consider the position the Shire will be put in if we sell freehold and dispose of the Kalkarni and the Saddleback medical centre to private enterprise whether BaptistCare or other.

Council have had years to fully anticipate various courses of action and equally as long to develop specific plans on how 4 to 7 million dollars will be vested to the community if Kalkarni were to be sold freehold. I am alarmed at the absence of sensible and detailed investment plans for the potential funds.

The construct of trust entities to manage the proceed of a sale of which only general information and no specifics that have yet to be developed or divulged would put at jeopardy any future grant funding or co funding for community projects or asset replacement for many years to come.

I believe the funds will be fritted away on projects and consultant fees in ventures that will not produce the returns or surety on the capital that it currently does as a going business concern.

A more prudent approach that would address Councils concerns would be to offer the new operator a long term finance lease of 10 to 12 years over the facility at modest rates applicable to such a building to in order to be attractive to the new operator and sell only the business at a fair value.

The finance lease would be required to permit the transfer the bed licences to the suitable operator.

BaptistCare would then become responsible for maintenance of the asset and all public liability indemnity insurance of the facility.

The Shire need only insure the buildings and act as land lord which is a usual role of local government.

This approach will not only address Councils main stated concerns it will also avoid deeply concerning consequences that liquidating an asset for \$4 to 7 million and losing control of the medical centre would precipitate.

Private enterprise is generally about making money and if sold as proseed to private enterprise it is likely the new owner will not house the doctors and silver chain at the Saddleback medical centre for a peppercorn lease.

Commercial lease rate for surgeries in metro area are \$350 to \$500 per square metre per annum. I estimate Saddleback medical centre is 250 meters square including only the consultation rooms equating to \$75 000 per year and this would be conservative at \$300/ m2.

The rate payers would have to pay this indefinitely or build another purpose built facility within the town as there is currently no other existing public buildings fit for such a purpose. I estimate this would cost \$1.8 million to build the same sized facility again excluding land purchase.

A "... willingness to assist with advice should this situation arise." (Section 4 point 5 page 16) is completely inadequate if Council is honest with repeated statements at the town meeting that "Council are committed to maintaining a doctors service" and "yet ensure the provision of medical and age care services continue relatively unabated" (point 4.0, 1 page 15).

It will take nothing less than significant administrative/labour resources and money, should the situation arise.

Leasing only the Kalkarni residence buildings and maintaining control of the Saddleback medical centre will avoid the council and community facing this very like situation and ensure continuity of the doctors' services.

The proposal would also provide a degree of leverage should the new operator be seen to be miss managing the business in an unfavourable way for the local community. I have not heard of a tenant who wants to upset a landlord.

A finance lease will also provide flexibility into the future. Council may wish to create a new land title around the Saddle Back Medical centre and sell only the Kalkarni residence in the future.

It could provide the time to establish a new medical facility if BaptistCare see a need to repurpose the medical centre for accommodation and more bed licences to improve the viability of the centre.

I acknowledge that a finance lease approach will not generate the surplus funds that council may have earmarked for maintaining or replacing public assets but that is the purpose of a good budget, we will just have to raise grant funding and wait longer for new infrastructure aspirations.

The climate now surrounding aged care is turbulent because of unethical operators of which council are not. Council has insurance as an aged care operator, this is what it is for "to operate", and your exposé to compensation claims are probably more imagined than real. This climate will pass but the consequence of selling Kalkarni freehold will continue.

Yours Sincerely



Gavin Pepper
25th February 2019
30 Richardson Street
Brookton W.A 6306

Triple A (WA) Pty Ltd t/a Brookton Medical Practice

Lot 456 Whittington Street
P.O. Box 167
Brookton WA 6306
brooktonmp@westnet.com.au
Telephone (08) 9642 1485
Facsimile: (08) 9642 1487

25/02/2019

The Shire of Brookton
Brookton WA 6304

Dear Sir/Ma,

We are aware of the proposed sale of Kalkarni Residential Aged Care Facility and Saddleback Medical Centre.

We appreciate the opportunity given to us to render medical services to Brookton community and we will like to continue rendering medical services to the community.

We hope that we will be able to continue rendering our services in the same location if the building is eventually sold.

However, if the new owner are not willing to release the section of the building where we render our services, we hope the Shire of Brookton will get us another location to continue medical services to the community.

Yours faithfully,



Dr Adebola (Andre) Oladipo

Received on

26 Feb 2019

Shire of Brookton
Brookton WA 6306

Received on

28 FEB 2019

By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Lyn Pech Eric Pech

Organisation / Company: (if applicable): _____

Phone: 96424015

Email: epech@bigpond.com

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ ?

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Please see notes attached
N/B The choice of the above
three boxes make it very
difficult to tick any as we do not
have the facts.
It has been printed like
a referendum

Signature: [Signature] Date: 27/2/2019

Please attach additional comment if required.

Comment on proposal to privatise Kalkarni aged care Facility.

This is a complex decision as we don't feel we are privy to all complexities in being definite about this proposition.

Whilst not adverse to the proposal there are important points that need to be negotiated-

1. To be assured that the facility can be left in the district so that the advantage of employment and services it provides our community eg. bed licence

2. Fair or good value be obtained from the restructure.

3. Wise and planned use of windfall funds into the future

It is our concern that Saddleback will be included in this proposal. The services and facilities Saddleback provides are well respected and appreciated, having developed and evolved over time to be a 'Fit For Purpose', asset, in a good position and difficult and costly to replicate elsewhere. It is not wise to set this facility and the services it provides to be controlled by outside parties and possibly lost or changed. Community members provided much of the original funds for Saddleback and it was the starting point for an amazing facility. There is a very grey area of the proposal which makes it very difficult.

Eric Pech



Lyn Pech



Received on

28 FEB 2019



By the
Shire of Brookton
Western Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: COLIN MILES

Organisation / Company: (if applicable): _____

Phone: _____

Email: _____

Please indicate your position: Support ☐ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Signature: *Colin Miles* Date: 28-2-19

Please attach additional comment if required.

To the Shire President, Councillors and CEO of the Brookton Shire Council.

On reflection from the meeting held in Brookton during January I am still concerned about some aspects of the sale of Kalkarni.

I can see the advantages of selling Kalkarni however I feel that our community needs to keep control of our medical facilities. My preferred position would be to excise Saddleback to retain the facilities available to us. I believe that many residents would be fearful of what may happen there with a new owner taking control.

There still has not been any response from the Council as to how the income would be spent or controlled in the event of a sale. Any expenditure must benefit our future in a way that our community would all be supportive of. It is a windfall income and must be very carefully managed.

The other concern is that the money may be forced to be used along with other normal expenditure by the Grants Commission or other Government directions.

I understand that these will be difficult circumstances to overcome but the community will demand that the councillors do everything they can to get the best outcome for us all.

I also believe that there will be another push to amalgamate shires in this state at some point so this money will need to be quarantined against future amalgamations.

You will have some very difficult decisions to make so I wish you well in trying to protect our future community.

Colin Mills

A handwritten signature in black ink, appearing to read 'C. Mills', written in a cursive style.

ADT 0664

Received on

14 JAN 2019

By the
Shire of Brookton
Mayor & Council

Shire of

BROOKTON

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Yvonne Challenor

Organisation / Company: (if applicable): _____

Phone: 0438 933 198

Email: y.challenor56@gmail.com

Please indicate your position: Support ☒ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

First I believe that the Brookton Community
have not been given appropriate information
about the Disposal of Kalkarni
Kalkarni needs money spent on it for
maintenance, which hasn't been done. The
gardens inside facility are in a very
sad state, recirculation has not worked
properly for a long time. To keep a PTO

Signature: Yvonne Challenor Date: 14-1-19

Please attach additional comment if required.

Facility like Kalkarni. Money ~~is needed~~
for it's up keep, an believe the Shire
doesn't have the finances to ~~do~~ ~~this~~
adequately. Residents are missing out,
I definitely want it to stay as a
Nursing home.

ADM0657

Received on

18 Jan 2019

by the
Shire of Brookton
Western Australia

Shire of

BROOKTON

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: DEREK EAGLE'S

Organisation / Company: (if applicable): _____

Phone: 96996453

Email: WEMBLEY@WESTNET.COM.AU.

Please indicate your position: Support ☒ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

AFTER ATTENDING THE COUNCIL MEETING
AND HEARING THE REASONING BEHIND
THE PROPOSED SALE, MY POSITION IS NOW
ONE OF SUPPORT.

Signature: D. Eagles Date: 18/1/19.

Please attach additional comment if required.

ADM0657

Received on

18 Jan 19



Shire of Brookton
Perth, Australia

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: GRAHAM WEARLE

Organisation / Company: (if applicable): _____

Phone: 0428167334

Email: grahamwearne@bigpond.com

Please indicate your position: Support ☒ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

MY PRIVATE CITIZEN (RATEPAYER) SUPPORT
FOR SALE OF ADVERTISED ASSET PROPERTY
IS OFFERED.

PLEASE CONSIDER ATTACHED DOCUMENTATION
AS PART OF MY SUBMISSION.

Signature: G. Wearne

Date: 18 JAN 2019.

Please attach additional comment if required.

Shire of Brookton Major Land Transaction and Trading Undertaking

SUBMISSION FORM

(Total Pages 4 with attachment)

From **GRAHAM WEARNE** of **51 WITHALL ST, BROOKTON 6306**

Following my attendance at the 17th January 2018 public meeting re the above title discussion, I provide my Submission Form as a scanned attachment plus the following as my full submission.

- 1) I STATE MY FULL SUPPORT FOR SHIRE'S POSITION TO SELL THE ADVERTISED LAND AND DEVELOPMENT THERE-ON. I AGREE THAT SHIRE AND COUNCIL DOES NOT HAVE THE RELEVANT EXPERIENCE TO MANAGE AND RUN AN AGED CARE FACILITY. I CONSIDER A CONTINUED ATTEMPT AT DOING SO IS BOTH, DETRACTING FROM CORE SHIRE BUSINESS AND NOT PROPERLY CONSIDERING THE LONG TERM BENEFIT TO BROOKTON RATEPAYERS.
- 2) MY SUBMISSION IS CRITICAL OF THE SALE PROCESS DEVELOPED AND FOLLOWED BY COUNCIL THUS FAR. IT IS NOT PERSONALLY CRITICAL OF COUNCIL EMPLOYEES AND OFFICERS INVOLVED IN THE PROCESS. IT IS HOWEVER REFLECTIVE OF THE LACK OF IMPORTANCE PLACED ON SUCH A SALE, WHEREBY THE INVOLVEMENT OF MORE EXPERIENCED AND QUALIFIED BUSINESS REAL ESTATE PERSONNEL WAS NOT CALLED ON TO DESIGN OR PARTICIPATE IN THE DEVELOPMENT AND MANAGEMENT OF THE SALE NEGOTIATING/ADVERTISING PROCESS.
- 3) I STATE MY CONCERN THAT, BASED ON SHIRE/COUNCIL PERSONNEL INPUT AT THE ABOVE MEETING, SHIRE HAS ALREADY MADE ITS DECISION AND HENCE REALLY OFFERS RATEPAYERS NO GENUINE OPPORTUNITY THEIR INDIVIDUAL SUBMISSIONS WILL ALTER THAT DECISION. ALL THE SHIRE EXPLANATION DID WAS TO REINFORCE THE INFERENCE THAT A "NEGOTIATED DEAL" HAS ALREADY BEEN DONE AND BAPTISTCARE WILL BE THE SUCCESSFUL BUYER. THIS INFERENCE MEANS THAT RATEPAYERS ARE NOW GOING THROUGH THE MOTIONS ONLY, OF BEING CONSIDERED IN A FINAL DECISION, TO APPEASE THE CONSCIENCE OF SHIRE COUNCIL.
- 4) **AN OBSERVATION:** I CONSIDER SHIRE AND COUNCIL DOES NOT HAVE THE COLLECTIVE IN-HOUSE EXPERIENCE TO OBJECTIVELY SEEK THE BEST FINANCIAL RETURN FOR THE SALE OF A MULTI MILLION DOLLAR ASSET. THE MEETING EXHIBITED TO ME, A LACK OF SELF-CONFIDENCE WITHIN RESPECTIVE COUNCILLORS AND SHIRE EMPLOYEES IN THEIR ABILITY TO PERFORM THE SALE TASKS REQUIRED OF THEM, AND TO MEET RATEPAYER EXPECTATIONS.



- 5) I SUGGEST COUNCIL SHOULD APPOINT A PROPERLEY EXPERIENCED, PERTH BASED "BUSINESS" REAL ESTATE BROKER / AGENT TO ADVERTISE ON SHIRE'S BEHALF, THE SALE OF THE ADVERTISED PROPERTY AND BUSINESS OPPORTUNITY. I CONSIDER THIS WILL PROVIDE COUNCIL WITH COST EFFECTIVE SUPPORT FROM AN ENTITY EXPERIENCED IN LEVERAGING THE BEST FINANCIAL OUTCOME BY USING A NEGOTIATED **NON % BASED FEE STRUCTURE. (WHAT WAS COST TO SHIRE FOR THE INITIAL VALUATION?)**
- 6) I GLEANED FROM THE MEETING THAT THERE HAS BEEN, IN MY ESTIMATION, AN INEXPERIENCED "PROJECT" APPROACH TO THE SALE OF A MULTI MILLION DOLLAR COMMUNITY ASSET. I CONSIDER SUCH A SALE SHOULD HAVE BEEN PROPERLY ADVERTISED AND CONDUCTED "IN CONFIDENCE" FROM INCEPTION.
- 7) TO HAVE **NOT** FORMALLY INVITED A SELECTED AND APPROVED, ACREDITED "BIDDERS LIST" OF KNOWN AND REPUTABLE AGED-CARE PROVIDERS, AUSTRALIA WIDE, TO SUBMIT EXPRESSIONS OF INTEREST AT THE SAME TIME AS OPENING NEGOTIATIONS WITH BAPTISTCARE, HAS EXPOSED THE SALE PROCESS TO AD-HOC, UNDISCIPLINED INPUT WITH NO DEFINED PROCESS PROGRAM. (HIGHLIGHTED BY A MARCH 2018 VALUATION BEING USED AND NOT REVIEWED OR REFLECTIVE OF 2019 VALUES AND INDUSTRY RELEVANCE)
- 8) I CONSIDER THIS APPROACH HAS MEANT EACH POTENTIAL BIDDER HAS NOT HAD THE OPPORTUNITY AFFORDED BAPTISTCARE. HENCE, I CONSIDER THE INDUSTRY NOW HAS IDENTIFIED THE WEAK POINT WITHIN FINAL NEGOTIATION VIZ: THE FINAL PRICE RETURN HAS BEEN COMPROMISED.
- 9) I HAVE NO GENUINE HISTORY WITH SHIRE OF BROOKTON, HAVING BEEN RESIDENT ONLY SINCE 2012. HOWEVER AS A RATEPAYER BEING ASKED TO MAKE A SUBMISSION I DO NOT AGREE WITH THE COUNCIL'S ATTITUDE OF OVERT CONSIDERATION FOR THE "EMOTIONAL" TIES TO THIS FACILITY AND ITS EXISTING RESIDENTS.
- 10) I CONSIDER COUNCIL'S PRIORITY, NOW ITS INTENT TO SELL HAS BEEN MADE, MUST BE TO OBTAIN THE MAXIMUM RETURN TO RATEPAYERS FOR THIS SALE.
- 11) WHILST THERE IS A POSSIBLE COST AND SCHEDULE BENEFIT IN TRANSITIONING FROM THE CURRENT BAPTISTCARE MANAGEMENT STATUS TO A BAPTISTCARE SALE OF ASSET AND BUSINESS, THIS IS, I BELIEVE, THE EASY PATH.
- 12) IF OFFERED TO EXPERIENCED AGED CARE OPERATORS, I SUGGEST A SALE TO OTHER THAN BAPTISTCARE WOULD, PROPERLEY MANAGED, BE RELATIVELY SEAMLESS TO SHIRE COUNCIL AND RESIDENTS. COUNCIL HAS ACKNOWLEDGED THE FEDERAL GOVERNMENT'S OVERSIGHT IS ONEROUS ON COUNCIL'S MANAGEMENT PROCESSES, CONSEQUENTLY THIS WORKS IN FAVOUR OF COUNCIL WHEN SEEKING INPUT FROM AGED CARE PROVIDERS. REFER TO 7) ABOVE.
- 13) I CONSIDER A CLAUSE IN SALE INVITATIONS SHOULD SEEK A FORMAL STATEMENT FROM BIDDERS THAT ALL STAFFING BY NEW OWNERS WOULD INCLUDE A PRIORITY FOR USE OF EXISTING EMPLOYEES ,AND A POLICY OF LOCAL BROOKTON STAFF SELECTION FOR SUITABLY QUALIFIED PERSONNEL.



- 14) COUNCILS INTENT TO ARBITRARILY DECIDE, BASED ON RATEPAYER SUBMISSIONS, THE FINAL DECISION RE SALE/NO SALE OR, BAPTISTCARE /OTHER, I CONSIDER, IS NOT ACCEPTABLE UNLESS THERE IS A DEFINED SELECTION CRITERIA ALREADY ESTABLISHED. UNLESS THE CRITERIA IS ALREADY IN PLACE AND PROMULGATED TO RATEPAYERS, THERE CAN BE NO OPEN CONFIDENCE COUNCIL WILL GENUINELY CONSIDER RATEPAYER SUBMISSIONS. COUNCILS MEETING COMMENTS WERE: "WE WILL SERIOUSLY CONSIDER ALL SUBMISSIONS AND MAKE OUR DECISION IN THE BEST INTERESTS OF BROOKTON SHIRE". COUNCIL WORKS FOR RATEPAYERS AND VOTES SHOULD COUNT.
- 15) SUBMISSIONS MUST REFLECT FACT OR INCLUDE DETAILED SUPPORT FOR SUBMISSIONS: RATEPAYERS ARE NOT ADEQUATELY AWARE OF THE REAL FACTS ASSOCIATED WITH BAPTISTCARE'S NEGOTIATED DISCUSSIONS; NOR ARE THEY AWAILED OF ALL ASPECTS OF THE INTENDED SALE OF BUSINESS'S ATTACHED TO THE ASSET. HENCE, I CONSIDER SUBMISSIONS COULD BE INTERPRETED IN A BIASED MANNER WITHOUT SELECTION CRITERIA.
- 16) I CONSIDER COUNCIL MUST ESTABLISH A FORMAL SALE PROJECT TEAM. IT SHOULD HAVE DEFINED DATES FOR COMMENCEMENT, INVITATIONS, SUBMISSIONS FROM DEFINED SUITABLE BIDDERS. ISSUE OF A FORMAL SALE DOCUMENTATION PACKAGE (EXPRESSION OF INTEREST) WHICH CONTAINS CURRENT DRAWINGS, SPECIFICATIONS, INVENTORY LISTS, FINANCIALS, ETC. ETC. REFLECTING PROPERTY/BUSINESS FINANCIAL DETAILS, TO ALLOW BIDDERS TO COMPETITIVELY MAKE SUBMISSIONS. I WOULD ENVISAGE A 4 WEEK TENDER PERIOD, 2 WEEK QUESTIONS PERIOD AFTER RECEIPT OF TENDERS, 2 WEEKS COUNCIL EVALUATION AGAINST DETAILED SELECTION CRITERIA, PRIOR TO A FORMAL DECISION.

SIGNED BY: GRAHAM WEARNE

DATE: 18 JANUARY 2019



Received on

ADM 0657

18 JAN 2019

Shire of Brookton
Western Australia

Shire of

BROOKTON

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: LEE EAGLES

Organisation / Company: (if applicable): _____

Phone: 96996453

Email: tinikandmo@westnet.com.au

Please indicate your position: Support ☒ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

AFTER HEARING THE REASONS BEHIND
THE INTENDED SALE OF KALKARNI, I AM
OF THE OPINION THAT OUR SHIRE DOES NOT
HAVE THE KNOWLEDGE OR THE CAPACITY TO
OVERSEE AND BE ULTIMATELY RESPONSIBLE FOR
THE OWNERSHIP AND OR OVERSEEING THE
RUNNING OF THE FACILITY. I THEREFORE
THINK IT SHOULD BE SOLD AND THE
MONEY RAISED CAN DO SO MUCH FOR OUR
TOWN.

Signature: Lee Eagles Date: 18th January 2019

Please attach additional comment if required.

ADM 0657

Received on

18 JAN 2019

Appendix 2

By the
Shire of Brookton
Western Australia



Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Rosalie Sweeney

Organisation / Company: (if applicable): _____

Phone: 96422525

Email: _____

Please indicate your position: Support ☒ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

I have read the Business plan a few times over the past two weeks. To me it is a very sound plan. The only concern I did have was the sale of Saddleback. The meeting last night did alleviate those concerns because we were assured of the ongoing services of the doctor and allied medical services at an alternative premise.

P.T.O.

Signature: R. Sweeney

Date: 18th Jan. 2019

Please attach additional comment if required.

Hopefully that will not be necessary as
whomever purchases Kalkarni may retain
Saddleback as a Medical centre in its
current form, which of course would be
the perfect outcome. But unfortunately it
is not a perfect world.

Received on

30 JAN 2019

by the
Shire of Brookton
Western Australia

Shire of

BROOKTON

Major Land Transaction and Trading Undertaking

Submission Form

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: **The Chief Executive Officer** (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: Russell Bricknell

Organisation / Company: (if applicable): Baptistcare

Phone: 08 9282 8600

Email: ceo@baptistcare.com.au

Please indicate your position: Support ☒ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

please see attached letter.

Signature:  Date: 29/1/19

Please attach additional comment if required.

29 January 2019

Mr Ian D'Arcy
Chief Executive Officer
Shire of Brookton
PO Box 42
Brookton WA 6306

Dear Ian

RE: BUSINESS PLAN FOR THE DISPOSAL OF LOT 511 WHITTINGTON STREET BROOKTON (Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

I am writing to provide Baptistcare's comments on the Business Plan for disposal of Lot 511 Whittington Street Brookton.

Baptistcare's interest in this proposal is as the manager of Kalkarni Residential Aged Care Facility on behalf of Brookton Shire Council. Baptistcare supports the plan to dispose of the facility and welcomes the opportunity to enter into negotiations with Council at an appropriate time.

Driven by our Vision to ensure everyone we care for and support is able to live a meaningful life, quality care is at the heart of everything we do. In order to achieve this, we prefer to work in partnerships with communities, Shire Councils and other service providers to develop an integrated service delivery model. We note that Council's recent planning process canvassed the development of an Integrated Wellness Health Model in the Shire of Brookton. This proposed model aligns with Baptistcare's strategic intent and proposed approach to service delivery in Brookton and surrounds.

Access to health services and aged care services for those living outside major cities is a challenge. It is generally accepted that one third of all Australians live outside the metropolitan area. Generally health outcomes in rural and regional areas in Australia are poor and access to care and facilities are limited.

Baptistcare welcomes the opportunity to work with the Brookton community, the Shire of Brookton and other providers to build a service model, including the services provided at Kalkarni and Saddleback Medical Centre, which provides a continuum of care for a person as their needs change. The development of a continuum of care will enable people to remain within the Brookton area as their care needs increase. This will deliver better outcomes for people receiving care and the community in general.

As noted in the Business Plan, Baptistcare has partnered with the Shire of Brookton over the past 11 years. This long term commitment to Brookton and its community would continue and strengthen were Baptistcare to be the successful purchaser.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Bricknell', written in a cursive style.

Russell Bricknell
Chief Executive Officer

TO THE BROOKTON
SHIRE

C.E.O.

Shire of

BROOKTON

Received on

Major Land Transaction and Trading Undertaking

21 FEB 2019

Submission Form

Shire of Brookton

Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: GEOFF MATTHEWS

Organisation / Company: (if applicable): FORMER BROOKTON SHIRE PRESIDENT & RESIDENT

Phone: 96424066

Email: MATTHEWS REALTY, D BIGPOND.COM.AU

Please indicate your position: Support ☒ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

GOVT.'S INCLUDING LOCAL GOVT. SHOULD NOT OPERATE LARGE HEALTH FACILITIES UNLESS IT IS IN THE PUBLIC INTEREST.

PRIVATE ENTERPRISE IS FAR BETTER SUITED.

THE BROOKTON SHIRE SHOULD BE CONGRATULATED ON PROPOSING TO DIVEST ITSELF OF THIS ASSET. THE PROCEEDS OF THE SALE SHOULD BE LOCKED UP IN A "FUTURE FUND" TO BENEFIT FUTURE GENERATIONS!!

Signature: [Signature]

Date: 18/2/19

Please attach additional comment if required.



Shire of Brookton
By the
25 FEB 2019
Received on

Major Land Transaction and Trading Undertaking

Submission Form

**Disposal of Lot 511 Whittington Street Brookton
(Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)**

Pursuant to Section 3.59(4) of the Local Government Act 1995

TO: The Chief Executive Officer (PO Box 42 Brookton 6306 or email mail@brookton.wa.gov.au)

SUBMISSION ON BUSINESS PLAN

Name: George Lowry

Organisation / Company: (if applicable): Alfa Aged Care

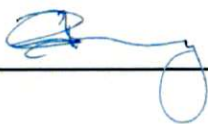
Phone: 0422 46 96 04

Email: georgerlowry@gmail.com

Please indicate your position: Support ☒ Object ☐ Indifferent ☐

Please state your interests, concerns, objections or support, whether as a private citizen, or on behalf of a company or other organisation.

Please see attached Submission.

Signature:  Date: 25/02/2019

Please attach additional comment if required.

ALFA Aged Care

48b Mary St, Como WA 6120

Received on

25 FEB 2019

By the
Shire of Brookton
Western Australia

Mr Ian D'Arcy
Chief Executive Officer
Shire of Brookton
PO Box 42
Brookton WA 6306

25th February 2019

Dear Mr D'Arcy,

Re. Submission to Shire of Brookton regarding Disposal of Lot 511 Whittington Street Brookton (Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

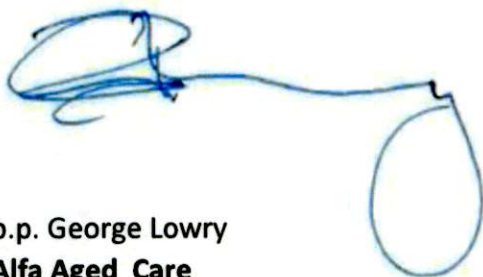
Thank you for the opportunity to comment on the Shire's proposed sale of Kalkarni RACF and Saddleback Medical Centre.

Please find attached our submission.

ALFA Aged Care is a group of medical professionals (GPs and specialists) who have been servicing the Aged Care sector for many years and are now actively seeking opportunities to purchase rural nursing homes.

ALFA Aged Care supports the Councils proposal to sell Kalkarni and Saddleback Medical Centre through a public and transparent tender process and makes the following submission for consideration by the Council.

Yours sincerely



p.p. George Lowry
Alfa Aged Care

ALFA AGED CARE

Submission to Shire of Brookton regarding Disposal of Lot 511 Whittington Street Brookton (Kalkarni Residential Aged Care Facility and Saddleback Medical Centre)

Background

Alfa Aged Care represents a group of West Australian medical professionals (GPs and specialists) who have been providing healthcare services to residents of the Aged Care sector for many years.

The group's collective medical experience covers geriatric medicine, dermatology, gynaecology, oncology, occupational medicine, and general practice. As respected participants in the delivery of Aged Care our goals include seeing direct improvements to the standards and quality of care which residents and patients receive daily through the current models of Aged Care delivery.

Based on these objectives, Alfa Aged Care is actively pursuing opportunities in the Aged Care sector to acquire and operate Residential Aged Care Facilities (RACF). We believe we offer unique skills and experience to the industry which will improve the treatment, lifestyle and experience of residents and family members.

Mission

The Alfa Aged Care's mission is to:

- Deliver best practice healthcare and aging services;
- Improve community access to healthcare services; and
- Promote health and care issues and solutions to the community.

Values

Our organisational values reflect the way in which we pursue our mission and include:

- Clients, patients, family members and staff be treated with respect, dignity, and regard for their circumstances without prejudice or preference.
- All our services are delivered with honesty, integrity and compassion.
- We actively pursue transparency, responsibility and accountability to all stakeholders for the way in which we fulfil our values and mission.

Approach

Ageing successfully requires a community of people who respect and value the elderly and their desire to lead healthy, happy and fulfilled lives as fully functioning and engaged members of society. Achieving this takes a village of family, friends, volunteers, carers and medical and health professionals who appreciate and understand the aspirations of their elderly.

We see our role as an Aged Care provider being one of partnering with the local community to build a village where strong support networks deliver consistent and life affirming physical, practical, and social health.

This includes:

- Empowering clients to choose the care and services they require to meet their needs for independence, physical, practical and social health.
- Working closely with carers, families and support networks to find support and improve quality of life for the elderly.
- Adapting to and driving change in the aged care sector to facilitate better experience and outcomes for clients and communities.

We believe a successful Aged Care community can be judged by the way a community respects and interacts with its elderly members.

RESPONSE TO BUSINESS PLAN

1. Proposal to sell Kalkarni Residential Aged Care Facility and Saddleback Medical Centre

Alfa Aged Care supports the Council's proposal to sell Kalkarni Residential Aged Care Facility and Saddleback Medical Centre as prescribed in its Business Plan and makes the following points for consideration by the Council.

2. Future Risks to the Council

Alfa Aged Care recognises the Shire's concern that there are apparent risks with the Shire of Brookton being the licence holder for the Kalkarni residential aged care facility and the current management arrangement assigned to an Aged Care Operator, being the operators of this facility. Residential high-end aged care is not a core business of Local Government, where specialised skills, understanding and knowledge is needed to ensure a quality standard of service.

As a result, the Council believes exiting its involvement in the delivery of high-end aged care, by selling the property to a professional organisation that specialises in this form of business, will remove all risk to the Shire.

REMARKS:

- We support the Council's desire to mitigate risks associated with operating the Kalkarni RACF by selling it through a public and transparent tender process to an Approved Aged Care Provider as proposed in the Business Plan.**
- Whilst the sale of Kalkarni RACF will remove operational risks for the Council, we encourage the Council to give proper attention to the new risks which may arise as a result of the sale. Some of these new risks include but are not limited to:**
 - **Risks of the facility closing due to unviability, sanctions, transfer of bed licences to another facility, or other event which would mean relocation of**

residents to another area bringing social, employment and economic consequences to the community;

- Risks of standards or quality of services not being maintained by the operator or adequately reflecting the expectations of the community;
- Risks of having little or no control over the future of the facility, for example, expanding the number of beds or providing health services to a wider community.

- iii. We ask the Council to consider these new risks when selecting an Approved Provider.

3. Shire of Brookton Age Friendly Community Plan - 2017-2022

The Shire of Brookton, through its Aged Friendly Community Plan, sets out several outcomes it wishes to achieve in order to create “a vibrant, safe and inclusive community”. These include:

Outcome 1.3 - Healthcare and family support services which support the needs of the community.

Outcome 1.6 – Quality of life for the aged and disabled.

Achieving these outcomes should come through:

- recognising the great diversity among older people;
- promoting their inclusion and contribution in all areas of community life;
- respecting their decisions and lifestyle choices; and
- anticipating and responding to ageing-related needs and preferences.

Key to realising the Plan will be the addition and integration of:

1. Residential Aged Care including Respite and Palliative Care;
2. Aged Persons’ Housing; and,
3. Age Friendly Community.

REMARKS:

- i. We recognise and support the “Aged Friendly” goals and outcomes outlined in the Shire’s Age Friendly Community Plan and its commitment to these outcomes notwithstanding the sale of Kalkarni RACF.
- ii. We value the awarding of Royalty for Regions funds for the construction of eight Independent Living Units (ILUs) in Brookton as evidence of the Council’s commitment to the Community Plan.

- iii. **We view access to appropriate respite and palliative care as very important components to providing comprehensive community care. When selling Kalkarni RACF it would be a good opportunity to secure a commitment and plan from tenderers for incorporating respite and palliative care into services provided.**

4. Brookton as a Regional Hub for Aged Care

The WA Regional Development Council, through its Ageing in the Bush Report to the State government, identified aged care models for regional WA which would enable residents to age in their community. Their recommendation is that establishing regional ageing hubs provided the best model for delivery of (Aged Care) services to rural communities.

The report projects growth rates for the older population in regional WA as being greater than for metropolitan areas and that there is a pressing need to address current issues and prepare for future demands, which impact on social and economic needs.

The report also recognises that too often, older people are leaving their homes and their communities to access the services they require, which can often result in long term detrimental effects on individuals and rural areas and place increasing pressure on metropolitan services.

Common concerns and challenges raised in their report included:

- Sparse and geographically dispersed ageing populations;
- Aged services under pressure;
- Aged and home care workforce issues; and
- Significant sustained growth in demands for aged and home care services.

REMARKS

- i. **We support the strategy of Kalkarni RACF being a regional hub for Aged Care. We believe a successful regional ageing hub should include the provision of regular medical and allied health services including access to dentists, physios, specialists, and podiatrists. These services are regularly provided at RACFs, so integrating these services across the wider community should be straight forward.**
- ii. **We agree that home care services should not be delivered remotely. If Brookton is to reach a goal of being a regional Aged Care hub it must be able to provide home care services to the region.**
- iii. **We believe establishing strong local community support networks is an important requirement for a RACF.**
- iv. **What assurances will the Council seek that from a Purchaser that their values and objectives align with those of the community and Council?**

5. Infrastructure and Services Audit Report

The Infrastructure and Services Audit Report prepared by Verso Pty Ltd for the Brookton, Beverley and Pingelly (BBP) Partnership reported on the current capacity of the three Shires to care for their aged populations and assessed likely future needs as the population grows and ages.

This report, which also appears in the Shire's Community Plan, made recommendations including:

1. Consolidating the residential aged care for the BBP Aged Care Partnership in the Kalkarni Residency. This would include upgrading Kalkarni to increase the number of aged care beds by at least 25 beds by 2021 and a further 10 to 15 by 2026. This would also include providing a mix of 80% for dementia care and mental health.
2. Deliver an alternative to Residential Aged Care called 'cluster housing' which integrates housing and home care models. Groups of housing are built in a way to facilitate cost effective provision of home care packages by an approved provider.
3. Operate a range of Home Support Program services.

REMARKS

- i. **We agree with the recommendations to expand the number of beds by between 35 and 40 beds at Kalkarni RACF. We believe this would have several benefits to the Councils Ageing Plan including greater community employment, integration and spending. The benefits to the Purchaser will be improved synergies and economies of scale resulting in long-term viability. This should translate as win/win for the wider BBP community.**
- ii. **We agree with housing for the elderly being built in a way to facilitate cost effective provision of home care packages by an Approved Provider. The land area (Lot 511) offered for sale does not appear to provide any significant land for expansion in line with Verso's recommendations. This makes expansion more challenging as it will require negotiation with adjacent land owners (including the Council) potentially making any projects to expand unviable.**
- iii. **What assurances will the future Kalkarni RACF operator have to acquire land in to expand the number of beds as specified by the Shire's Community Plan?**
- iv. **It is recognised as good practice to locate Independent Living Units (ILUs) in proximity to a RACF for several reasons including access to medical, allied health and lifestyle services, proximity for relatives and friends to visit family members, and access to social and community events. Can the Council provide information on how the recommendations of this report might be achieved? For example, future land for development of ILUs.**

- v. We agree with Verso's recommendation that a greater range of Home Support packages be provided to the BBP community. We believe the Kalkarni RACF Approved Provider is in the best position to provide such services. These services should be incumbent on the purchaser of Kalkarni RACF.
- vi. We note that the Saddleback Medical Centre is suited to this purpose very well.

6. Third Party Operator and Valuation

The Business Plan provides information on how the Council has arrived at a value for the land and assets (based on a going concern).

REMARKS

- i. The valuation report prepared by Knight Frank Australia Ltd for the Council is based on information provided by the contracted operator Baptistcare. It is difficult to attain whether this information (relied upon for the valuation) was specifically audited? If it wasn't, what assurance does the Council have that the assets are under or over stated?
- ii. There appears to be no attributable reference in the valuation to the condition of assets. Did the Council, as owners of the assets provide an asset condition report to the Valuer as this would have had some bearing on a realistic valuation? Is that report publicly available?
- iii. There is a substantial uplift in profit between 2015 and forecasted 2018 with little information describing the underlying reasons for the improvement. For example, with significant rising occupancy levels one would expect corresponding increases in expenses. In the Aged Care sector rising occupancy rates in conjunction with falling expenses would suggest reduced standards of care, services and/or quality of care being provided to residents. What assurances do the Council (outside of the Aged Care Quality Standards) rely to assess the quality of care being provided to residents?
- iv. At least one of the tenants in Saddleback Medical Centre is receiving a subsidised lease though peppercorn rent. We support this measure if it means retaining service providers. However, the new operator is not likely to continue with this arrangement if there is no (financial or other) benefit. Should the operator increase the lease in line with commercial rates what is the risk of these service providers exiting and no longer providing services? What assurances will the community have that these important services will continue?

ADM0657

Received on

28 FEB 2019

By the
Shire of Brookton
Western Australia

K & C Hall
Box 53
BROOKTON 6306
21st February 2019

The Chief Executive Officer
Shire of Brookton
P.O. Box 42
Brookton WA 6306

Dear Sir,

Re Land Transaction of 511 Whittington St Brookton

Having attended the Question and Answer night in January re the proposed sale of Lot 511 Whittington Street, Brookton, we have the impression that it would be the correct thing to sell with the hope that Baptist Care would purchase same and expand to a larger capacity of beds, and be more viable.

If doing so it appears that it would be necessary to build a centre to accommodate the Doctor's Surgery and other allied services that come to Brookton. The old Bowling Club land could be a suggestion.

The Silver Chain Nursing post is very necessary and must continue for the very ageing population of Brookton.

My husband and I have lived nearly all our lives at Brookton and would hate to see the Kalkarni Residential Aged Care lost to our district.

Yours sincerely,

K & C Hall

K & C Hall
K & C Hall