



Atherton Service Centre
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29 August 2023

File Ref: RFEOI-T-TRC2023-11

ADDENDUM NOTICE NUMBER 1

Tablelands Regional Council RFEOI-T-TRC2023-11

Expression of Interest – 30 years Lease Malanda Falls Caravan Park

I refer to your firm's recent enquiry lodged with Council to receive the tender documentation for the above-mentioned project.

Please find attached Addendum Notice Number 1.

It is requested that you acknowledge receipt of Addendum Notice Number 1, by completing the attachment and returning it with your tender submission.

Yours faithfully

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

**SHANE SAVICH
MANAGER STRATEGIC ASSETS**

Attachment (Addendum Number 1)

We acknowledge receipt of Addendum Number 1 to the Request for Tender for:

ADDENDUM NOTICE NUMBER 1

**Tablelands Regional Council
RFEOI-T-TRC2023-11**

**Expression of Interest – 30 years Lease Malanda Falls Caravan
Park**

Name of Tenderer _____

Address of Tenderer _____

Signature _____

Date _____

NOTIFICATIONS:


The following amendments, additions, clarifications, and/or deletions have been made to the Terms of Reference Documents, based on enquiries:

- **LISTING 1 – Addition of the past 2 years Profit & Loss Statements 2021/22 & 2022/23**

The Malanda Falls Caravan Park has been operated under a Local Government framework which has different accounting treatments to a commercial business. Therefore, the profit and loss statement provided is to assist with the determination of what the caravan park operations may cost and the revenue that may be returned, however under different management and following different accounting requirements it is likely that both the revenue and expenses will be different.

As an example, local governments are not-for-profit agencies that do not pay company tax. Therefore, there is no tax expense included in the profit and loss. Also, as a Local Government, there are expenses that are rolled into corporate expenses of the Council such as phone, internet and insurances. For a standalone business, these expenses are likely to be quite different.

For this reason, it is recommended that the profit and loss provided is used only to assist in the development of your own revenue and expense expectations based on your caravan park management plan.

	Statement of Comprehensive Income	
	<i>Malanda Caravan Park</i>	
	<i>2021/22</i>	<i>2022/23</i>
	<i>YTD</i>	<i>YTD</i>
	<i>Actual</i>	<i>Actual</i>
Revenue		
Recurrent Revenue		
Fees & Charges	416,686	389,340
Other Income	2,756	1,575
	419,442	390,915
Capital Revenue		
Total Revenue	419,442	390,915
Expenses		
Recurrent Expenses		
Employee Benefits	0	-1,612
Materials & Services	-375,229	-468,599
Finance Cost	-21,477	-20,695
Depreciation & Amortisation	-84,296	-74,311
	-481,003	-565,217
Total Expenses	-481,003	-565,217
Operating Position (Deficit)	-61,561	-174,302
Net Result	-61,561	-174,302

- **LISTING 2 – Clarification on capacity**

Tourist Park codes and capacities are covered in the TRC Planning Scheme, <https://www.trc.qld.gov.au/download/volume-1-version-4-strategic-framework-and-codes/>.

Assessment benchmarks can be found on page 251 which cover density and accommodation sites.