



**Atherton Service Centre**  
PO Box 573, Atherton QLD 4883  
Telephone: 1300 362 242

04 September 2023

**File Ref:** RFEOI-T-TRC2023-11

## **ADDENDUM NOTICE NUMBER 3**

### **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 3.

It is requested that you acknowledge receipt of Addendum Notice Number 3, 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 3)

We acknowledge receipt of Addendum Number 3 to the Request for Tender for:

**ADDENDUM NOTICE NUMBER 3**

**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 – Breakdown of Statement of Comprehensive Income to Natural Account for Financial Years 2021/22 and 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

### Malanda Caravan Park

#### Revenue

##### Recurrent Revenue

Sundry Revenue	2,756	1,575
Leases and Rental Income (Permanents)	16,663	16,823
Caravan Park Unit/Villa/Cabin	27,786	42,037
Caravan Park Unpowered Sites	61,711	51,649
Caravan Park Powered Sites	229,960	194,796
Caravan Park Laundry	4,764	2,824
Caravan Park Motel/Villa	59,000	59,146
Caravan Park Forest Lodge	12,018	21,030
Caravan Park Cancellation Fee	4,784	1,036

##### Capital Revenue

##### Total Revenue

#### Expenses

##### Recurrent Expenses

Electricity	-20,481	-21,436
Fuels (Distillate & Petrol)	-459	-454
Furniture and Fittings < 5000	-671	-1,660
Bank Charges	-459	-1,863
Licences, Fees, Subscriptions & Memberships	-9,008	-10,602
Goods, Materials & Services	-60,935	-11,456
Gas	-6,810	-5,969
Laundry Fees	-3,277	-3,273
Road Materials	-251	-3,885
Stationery, Printing and Copying	-1,050	-1,346
Telephone & Mobile	-1,549	-1,691
Internet	-1,321	-1,364
Repairs and Maintenance	-14,832	-11,362
Management Fees	-151,575	-268,530
Fire Maintenance	-105	-381

##### Council Related Expenditure

Capital related expenses - Buildings including disposals, insurance and depreciation	-84,296	-127,226
Rates, Utilities and other Internal Services	-102,883	-71,246
Council Employee and Plant Hire	-22	-2,641
Interest Expense	-21,018	-18,832

##### Capital Expenses

##### Total Expenses

##### Operating Position (Deficit)

##### Net Result

	2021/22 Actual	2022/23 Actual
	2,756	1,575
	16,663	16,823
	27,786	42,037
	61,711	51,649
	229,960	194,796
	4,764	2,824
	59,000	59,146
	12,018	21,030
	4,784	1,036
	419,442	390,915
	0	0
	419,442	390,915
	-20,481	-21,436
	-459	-454
	-671	-1,660
	-459	-1,863
	-9,008	-10,602
	-60,935	-11,456
	-6,810	-5,969
	-3,277	-3,273
	-251	-3,885
	-1,050	-1,346
	-1,549	-1,691
	-1,321	-1,364
	-14,832	-11,362
	-151,575	-268,530
	-105	-381
	-84,296	-127,226
	-102,883	-71,246
	-22	-2,641
	-21,018	-18,832
	-481,003	-565,217
	0	0
	-481,003	-565,217
	-61,561	-174,302
	-61,561	-174,302