

December 2020

Andrea Selvey
Chief Executive Officer
Shire of Cocos Keeling Islands
PO BOX 1094
Cocos (Keeling) Islands WA 6799

Send To:

ceo@cocos.wa.gov.au

Atten. Andrea Selvey

Dear Andrea,

**RE: PROPOSAL TO LEASE LAND HELD IN TRUST UNDER THE LAND TRUST
1984 -
PART LOT 24 WEST ISLAND - THOMSON CONSTRUCTION - CONCRETE
BATCHING PLANT**

Thomson Construction wish to re-enter into a lease agreement with the Cocos (Keeling) Islands Shire Council for the below listed land. (Include an overview of the request)

SITE PLANS AND LOCATION

For Part of land situated on Lot 24 West Island, Cocos (Keeling) Islands commonly known as the Concrete Batching Plant.

(A high level concept showing the proposed layout of the site – e.g. any infrastructure, clearing and/or planting or other modifications to the site.)

WASTE MANAGEMENT

(It is likely that the proposed use will result in more than normal general waste? If so, what are likely waste streams and volumes and the plans to deal with that waste?)

LEASE TERM REQUESTED

Thomson Construction wish to lease this parcel of land for a period of (INSERT TERM) years with an option of a further (INSERT TERM) years.

ECONOMIC AND SOCIAL OUTCOMES

(Please bear in mind that land covered by the 1984 Trust is held upon trust for the benefit, advancement and wellbeing of the Cocos (Keeling) Islanders resident in the Territory on land owned by the Council. Therefore proposals must be able to demonstrate that benefit, advancement and well-being. Suggested areas to include are as follows, noting that not all areas can be covered by all proposals, so focus on those that your proposal can address:

- Employment – what, if any employment opportunities may be created from this proposal?
- Community outcomes – how will the general community benefit?
- Tourism – will this contribute to tourism product and thus economic benefit?
- Environment – how might this proposal improve the environment?)

OUTCOME BASED MILESTONES TO INCLUDE IN THE LEASE

List if any the date/timeframe for key milestones that may be delivered outcomes, noting that these milestones will be included in the lease as a condition of the lease)

MARKET VALUATION

Thomson Construction acknowledges that the Shire uses the market value as determined by an independent register valuer to determine the lease fee. A valuation will be requested, and the Thomson Construction will be informed of the results prior to any

formalisation of the lease.

OTHER COMMENTS

Other information you wish to include.

Yours sincerely,

Ian Thomson
Thomson Construction

THOMSON CONSTRUCTIONS

To: Cocos Keelings Islands Shire Council.

Re: Proposal To Renew Lease On Lot 24.

Site Plans and location:

As the Batching Plant has been operational for many years I have not included a detailed layout of its operation.

Waste Management:

Waste management would continue to be addressed in the same manner as it has been for many years with any waste material and wash out being deposited at the reclaim area at the Transfer Station.

Economic and Social Outcomes:

Employment: Yes we do need to employ local personal when we are contracted to supply ready mixed concrete.

Community Outcomes:

Yes we deliver benefits to our community as in building construction which is part of the development of enlarging our community so as to meet the increasing demands of Tourism to Cocos Islands.

THOMSON CONSTRUCTIONS

Tourism:

Yes we are an asset to our Tourism Industry in the area of building construction which is needed to try and meet the demand for more accommodation to meet the ongoing demand that our growing Tourism Industry requires. Being a supplier to F/H in the relation to the construction of our Air Strip Upgrade will be a major benefit for our Tourism Industry.

Environment:

The Batching Plant does not impact on the environment as all materials come in Bulk Bags which are containerised.

We wish to enter into a lease agreement for a 12 month period being 2021 with an option of a further 1 or 5 year period.

Regards Ian Thomson