

# MT GRAVATT SHOWGROUNDS TRUST

## ANNUAL REPORT

1 MAY 2019 – 30 APRIL 2020

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## 1 Introduction

The members of the Mt Gravatt Showgrounds Trust (the Trust) are pleased to present the 2019-2020 Annual Report.

## 2 Preamble

- (a) The Mt Gravatt Showgrounds Trust was established in 1988 in accordance with the requirements of the *Mt Gravatt Showgrounds Act 1988*.
- (b) The grounds had previously been held by the Brisbane City Council who between 1938 and 1974 applied various uses to the land.
- (c) A decision of the Privy Council resulted in an Act of Parliament that secured the grounds for showground and recreational purposes.
- (d) On 3 May 1988 that Act received Royal Assent.

## 3 Constitution of the Trust

- (a) The Trust is constituted in accordance with the provisions of the *Mt Gravatt Showgrounds Act 1988* and is known as the *Mt Gravatt Showgrounds Trust*. The Trust operates as a body corporate having perpetual succession of the land and is entitled to hold, let, sell and deal with property.
- (b) The Trust consists of seven (7) members. The current Trust was formed on 9 December 2019 for a term of three years (until 13 December 2022).

The following list details current Trust members as at 30 April 2019:

- (i) Brisbane City Councillor representing council ward in which the showgrounds is situated (ex-officio member).  
  
Councillor Krista Adams (Holland Park Ward)
- (ii) One (1) person nominated by the Brisbane City Council.  
  
Mr Graeme Smith
- (iii) Three (3) persons nominated by the Mt Gravatt Agricultural Horticultural and Industrial Society.  
  
Mr Kim Goss, Mr Guy McEntyre, Mr Greg Goebel (GG ratified 13 December 2019)
- (iv) Two (2) persons nominated by the Minister as representatives of the community.  
  
Mr Peter Stirk and Mr Matthew Campbell

The terms of the current Trust members were gazetted on 13 December 2019. During the reporting period no members were disqualified from membership of the Trust, however Greg Goebel replace Gary Price from 13 December 2019.

All Trust positions are honorary and the auditor's final statement confirms that no Trust member received a financial benefit from serving as a trustee.

#### **4 Objectives of the Trust**

The statutory objectives of the Trust are:

- (a) to implement a plan and strategy for the development and use of the showgrounds having regard to community needs.
- (b) to develop and manage the land for showground, park and recreation purposes.
- (c) to apply money towards the development and management of the showgrounds, from funds raised by renting out buildings and properties.

#### **5 Powers of the Trust**

To enable the objectives of the Trust to be achieved the following powers may be exercised:

- (a) erect buildings, fencing and other structures
- (b) landscape or beautify the grounds
- (c) acquire adjacent land
- (d) let, lease or permit the use of the showgrounds
- (e) sell or dispose of assets.

#### **6 Organisational structure and staffing**

The Trust conducts meetings generally on a monthly basis with the exception of the Christmas/New Year period. On some occasions special Trust meetings are convened to handle special or unforeseen issues. There were ten ordinary meetings held throughout the past financial year.

The current Trust office bearers are detailed below:

Chairperson	Cr Krista Adams
Chief Executive Officer	Mr Guy McEntyre
Treasurer	Mr Graeme Smith

## Staff

The Trust employs a Showgrounds Manager, Mrs Lauren Peters (nee O'Brien) who was employed in June 2012. Two full-time grounds men Mr Ian Young and Mr Stephen Taylor carry out outdoor grounds and maintenance duties. The part-time cleaner, Mr Damian Lord, carries out daily cleaning duties.

Mrs Peters also lives on the grounds and performs the role of Caretaker. This latter role of coordinating out-of-hours events ensures that hirers of showgrounds facilities have an immediate contact point for their event.

The Showgrounds' Manager is responsible for:

- ) supervising the work of the groundsman, gardener and facilities coordinator
- ) dealing with conventional enquiries
- ) liaising with the public regarding bookings to use the Showgrounds' facilities and updating website and social media content
- ) performing bookkeeping duties, preparing accounts for payment and banking income received
- ) referring all major matters to the Chief Executive Officer

The Showgrounds' Manager's wages and conditions are set in accordance with the Clerical Employees Award – State 2012.

The grounds men are responsible for:

- ) mowing, trimming and general tidiness of the grounds and landscaping
- ) cleaning and appearance of buildings
- ) maintaining buildings, roadways and fixtures of the Showgrounds
- ) maintaining Trust machinery and equipment
- ) referring uncertain matters to the Showgrounds' Manager.

The grounds men wages and conditions are set in accordance with the Greenkeeping Industry Award – State 2012.

The cleaner is responsible for:

- ) cleaning of lunch room and toilet blocks
- ) internal cleaning of all halls and function rooms

The cleaner's wages and conditions are set in accordance with the Cleaning Services Award - 2020

The caretaker/facilities coordinator is responsible for:

- ) ensuring that the Showgrounds are secure 'after hours'
- ) cleaning and tidying the Memorial and Community Halls between bookings
- ) liaising with hirers of the Showgrounds facilities at time of use.

## **7 Strategic plan and strategy**

During the 2018-2019 financial year, the Trust developed a strategic plan and associated strategy for the development and future use of the Showgrounds that is consistent with community needs. They have implemented this plan however at the end of the financial year and all larger works were put on hold due to the Covid-19 pandemic.

## **8 Buildings and grounds**

The Ringmaster's Hut, Memorial Hall, Community Hall, Hamlyn-Harris Pavilion and Main Ring (oval) have been used throughout the financial year by a wide variety of community groups and organisations. (Section 10 of this report lists those groups hiring showground facilities).

### **Memorial Hall**

The Memorial Hall continues to be the most visible building on the site and is regularly rented by community groups and for functions. This building has excellent finishes and a kitchen of commercial standard to support functions held on the lower level. The upper level houses the Trust and Show Society offices and other offices are leased to tenants including a migration agent, solicitors, a technology training company and an accountant. There is also a private conference room for rental to community groups and for training purposes.

### **Community Hall**

Following previous refurbishment, the Community Hall has two operational levels. The upper level attracts a high level of patronage with its kitchen supporting a formal dining facility for functions and large meetings. The lower level is used as a meeting venue and corporate training facility. The lower level opens onto a covered paved area that allows groups to mingle during breaks and provides an alternative area for break-out groups to work. A basic servery is provided to allow for the serving of catered food products prepared off-site (for example, morning and afternoon teas).

Showers, toilets and changerooms are also located on the lower level. These facilities are available to community and sporting groups using the oval for training purposes.

### **Church Hall**

The newest addition to the Showgrounds is the Church Hall. This building was relocated from Ipswich and was renovated to provide a place for weddings on weekends and regular bookings and classes during the week. The Church Hall is also utilised as a space for larger events wanting extra display areas and has also been used for religious services on weekends.

## **Goebel Building**

This small cottage has previously been used as the markets office and a storage area for the grounds. The Showgrounds have completed a full renovation to this building and is now rented full time as a solicitor's office.

## **Hamlyn-Harris Pavilion**

The Hamlyn-Harris Pavilion is an industrial-style building which is regularly rented for trade activities, such as, the Bunning's field days, martial arts training sessions and craft markets and clothing sales. Industrial fans have been installed to ensure circulation of air during the warmer months.

## **Main Ring**

The Main Ring (oval) continues to be well-utilised for large community events, Warsong Live Action Role Play and Touch Rugby League (TRL). TRL use the oval four nights per week Monday to Thursday and Fridays on an ad hoc basis. The main oval, including a fully operational watering system, requires ongoing maintenance and fertilization to ensure it is kept in top condition to facilitate sporting fixtures, large outdoor events and the Mt Gravatt Show. A new timber paling fence has recently been installed to surround the oval which not only presents the oval beautifully, but will also open up the ability to hold a greater variety of events.

Circuses, inflatable events, water parks and traveling churches have operated from the platform area as the Showgrounds are unable to allow these operators on the main ring due to the inability to water and maintain the oval while they are on site.

## **Mini Golf and Footgolf course**

The major operating facility at the eastern end of the showgrounds site is the mini golf and footgolf courses. Since opening in July 2016 the business is operating well and continually improving and upgrading its facilities. The licencees have two complete mini golf courses as well as a full 18-hole foot golf course and are in the process of constructing a third mono golf course. They host many children's parties and also group work events.

## **Mt Gravatt Men's Shed**

The Mt Gravatt Men's Shed is one of the largest in Queensland and boasts a membership of 336 members. They have recently installed a windmill at the Eastern end of the building to use for advertising purposes and they have also recently celebrated their 10 year anniversary for the Shed on that location.

## **Sunday Markets**

The weekly 'Mt Gravatt Sunday Markets' remains a significant income stream for The Trust and is an increasingly popular event both for stallholders and the general public. The market lease payments are based on a set percentage of the stall rents, with the percentage increasing every three years upon renewal of the primary lease. The markets have continued to grow significantly this financial year with the Trust's revenue from this source increasing proportionately.

Unfortunately, due to the Covid-19 pandemic the income from this event has been nil since late March 2020.

## **Saturday Marketta**

The Saturday Night Food Market (Mt Gravatt Street Food) has been operating well. This event is proving extremely popular as it is the first of its kind in South Brisbane. The market lease payments are based on a set percentage of the stall rents and gate takings. This event is run and operated by the same company who operate the Sunday Markets and is continuing to grow and increase in popularity.

Unfortunately, due to the Covid-19 pandemic the income from this event has been nil since the event closed in March 2020.

## **9 Grant funding**

No funding has been applied for or received during the reporting period.

## **10 Community activities**

The Showgrounds continues to be a popular venue for community activities, be they structured events using Showgrounds infrastructure or leisurely activities. The buildings and grounds are maintained to a standard reflected by the income generated from the use of the facilities. The rates for hiring facilities are kept affordable to ensure accessibility for community and private groups.

The Mt Gravatt Show continues to be a significant event on the local calendar each July. The Mt Gravatt Show Society advised the Trust that the 2019 show was extremely successful and reinforced the community's support of this iconic local event.

Major cultural/religious festivals continue to use the Showgrounds as a regular venue. These events draw significant crowds from the local and wider community and are also attended by a wide range of Federal, State and Local Government politicians.

Several major functions also occur regularly including:

- ) Rotary Club of Wishart Book Sales – twice yearly
- ) Brisbane Gaming Society – annually
- ) Japanese Matsuri – annually
- ) Queensland Quilters – Quilt Connect – bi-annually

A number of private and community rentals have occurred throughout the financial year, particularly for family celebrations. A wide range of community sports, special interest and cultural groups use the grounds and facilities on a regular and permanent basis. In addition to the major tenants, Saturday and Sunday markets and mini golf, these groups include, but are not limited to:

- ) Ace Aviation
- ) Anglicare SQ
- ) Bairui Taekwon-Do
- ) Bonsai Society
- ) Boost Juice
- ) Brisbane School of Meditation and Yoga
- ) Bunnings Warehouse
- ) Burtons Circus
- ) Carmel Gannon Yoga
- ) Deaf Culture Council Queensland
- ) Decorative Folk Art
- ) Fame Theatre Group
- ) Formation Training
- ) Ginger Sport
- ) Her Wardrobe
- ) Hillsong Church
- ) Holland Park Probus
- ) In the Zone Fitness
- ) Inside Outside Dance
- ) Mindfulness Works
- ) Mt Gravatt Annual Show
- ) Mt Gravatt Garden Club
- ) Mt Gravatt Men's Shed
- ) My Path Education
- ) Nissan Patrol 4WD Club
- ) Nutrimerics
- ) Pastel Society of Queensland
- ) Playgroup Queensland
- ) Queensland Lacrosse
- ) Queensland Police
- ) Queensland Quilters
- ) Rotary Club of Wishart
- ) Sanctuary for Embracing Difference
- ) Sunnybank Hills Rotary Club
- ) The Job Coach
- ) The Vintage Chicks Club
- ) Touch Rugby League
- ) Ultimate Frisbee
- ) Warsong LARP
- ) Zumba

Unfortunately, due to the Covid-19 pandemic all these bookings ceased late March 2020. The Showgrounds anticipate the return of many of these groups once restrictions are listed.

## 11 Finance

Rental of the grounds and facilities continues to provide all income for the Trust. Continuing emphasis has also been placed on issues such as depreciation of Trust assets.

Due to the Covid-19 pandemic and the fact the Showgrounds operate under an Entertainment Venue Permit the Showgrounds have had to shut down all bookings and events with the exception of professional offices (which are at a reduced rental) and the Sunday fruit and vegetable market (which is at a nil income). As a result of this the Showgrounds expenditure currently exceeds the Showgrounds income. The Trust anticipate this situation to be reversed once the restrictions are lifted.

Net profit of the Trust for 2020 is \$78,042, down by approximately 25% from \$104,334 on the prior year. This decrease can be mainly attributed to the reduced rental income received in March and April 2020 due to the COVID-19 pandemic that restricted the operations of the Showgrounds

The Trust continues to operate in accordance with all relevant accounting standards and financial legislation.

## 12 Chairperson's commentary

The Trust has been pleased to maintain this unique suburban facility for the satisfaction and enjoyment of the Mt Gravatt community. The Showgrounds remain an icon in the Mt Gravatt region and it is now used by many community groups and local residents for recreational pursuits.

The Trust is committed to keeping hiring and other user charges reasonable in order to ensure that the facilities are within financial reach of as wide a cross-section of the public as possible. Notwithstanding this commitment, The Trust is still obligated to improve and expand on the range of facilities it can provide to the local southside community to make the Showgrounds economically sustainable for years to come.

Due to the Covid-19 pandemic the grounds closed for all bookings from late March 2020 and intends to re-open as soon as permitted under the Government guidelines. The impact of the pandemic on the Showgrounds will be a financial one as the Showgrounds will not be able to maintain bookings for an unknown period of time and will also not be able to receive new bookings until a date is confirmed that we can re-open.

The Trust looks forward to continuing its relationship with the Queensland Government, Brisbane City Council and local community in pursuit of these objectives.



Cr Krista Adams  
Trust Chair



Mr Guy McEntyre  
Chief Executive Officer

## 13 Compliance Checklist

Summary of requirement	Basis for requirement	Annual report reference
Letter of compliance	• A letter of compliance from the accountable officer or statutory body to the relevant Minister/s ARRs – section 7	<i>Attached</i>
Accessibility	• Table of contents • Glossary ARRs – section 9.1	<i>Table of Contents – Page 2</i>
	• Public availability ARRs – section 9.2	
	• Interpreter service statement <i>Queensland Government Language Services Policy</i> ARRs – section 9.3	
	• Copyright notice <i>Copyright Act 1968</i> ARRs – section 9.4	
	• Information Licensing <i>QGEA – Information Licensing</i> ARRs – section 9.5	
General information	• Introductory Information ARRs – section 10.1	
	• Machinery of Government changes ARRs – section 10.2, 31 and 32	(if applicable)
	• Agency role and main functions ARRs – section 10.2	<i>Section 3 – Page 3</i>
	• Operating environment ARRs – section 10.3	<i>Section 6 – Page 4</i>
Non-financial performance	• Government’s objectives for the community ARRs – section 11.1	
	• Other whole-of-government plans / specific initiatives ARRs – section 11.2	
	• Agency objectives and performance indicators ARRs – section 11.3	<i>Section 4 – Page 4</i>
	• Agency service areas and service standards ARRs – section 11.4	
Financial performance	• Summary of financial performance ARRs – section 12.1	<i>Section 11 – Page 10</i>
Governance – management and structure	• Organisational structure ARRs – section 13.1	<i>Sections 3 &amp; 6 – Pages 3-4</i>
	• Executive management ARRs – section 13.2	
	• Government bodies (statutory bodies and other entities) ARRs – section 13.3	<i>Section 6 – Page 4</i>
	• Public Sector Ethics <i>Public Sector Ethics Act 1994</i> ARRs – section 13.4	
	• Human Rights <i>Human Rights Act 2019</i> ARRs – section 13.5	<i>Attached</i>
	• Queensland public service values ARRs – section 13.6	
Governance – risk management and accountability	• Risk management ARRs – section 14.1	
	• Audit committee ARRs – section 14.2	
	• Internal audit ARRs – section 14.3	
	• External scrutiny ARRs – section 14.4	
	• Information systems and recordkeeping ARRs – section 14.5	
Governance – human resources	• Strategic workforce planning and performance ARRs – section 15.1	
	• Early retirement, redundancy and retrenchment <i>Directive No.04/18 Early Retirement, Redundancy and Retrenchment</i> ARRs – section 15.2	
Open Data	• Statement advising publication of information ARRs – section 16	
	• Consultancies ARRs – section 33.1	<a href="https://data.qld.gov.au">https://data.qld.gov.au</a>
	• Overseas travel ARRs – section 33.2	<a href="https://data.qld.gov.au">https://data.qld.gov.au</a>
	• Queensland Language Services Policy ARRs – section 33.3	<a href="https://data.qld.gov.au">https://data.qld.gov.au</a>
Financial statements	• Certification of financial statements FAA – section 62 FPMS – sections 38, 39 and 46 ARRs – section 17.1	<i>Attached</i>
	• Independent Auditor’s Report FAA – section 62 FPMS – section 46 ARRs – section 17.2	<i>Attached</i>

FAA Financial Accountability Act 2009

FPMS Financial and Performance Management Standard 2019

ARRs Annual report requirements for Queensland Government agencies