



*Garden Site Purchase Donation ..Thank you*

Name .....

Address .....

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Phone .....

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# Sale of Community Garden Site

## Frequently Asked Questions

### Why was the garden built on privately owned land?

The garden site was chosen by a group of community members who formed to consider the need for a community garden in Warracknabeal. The health and wellbeing benefits of community gardens were identified as part of a PhD project undertaken by Rural Northwest Health, the PhD student was Warracknabeal pharmacist, John Aitken, and the project leader was RNH executive, Jo Martin. Jo and John took the group through an impartial consultation process to choose the best site.

This group decided that the main street location would be ideal due to its accessibility and the need to enhance the main street streetscape. At the time, 2 shops that had previously been on the block, had been condemned and demolished, the site was an eyesore. The Warracknabeal Action Group (WAG) was also looking for solutions to enhance the appearance of the main street.

The owner of the land generously agreed to a peppercorn rental to enable the garden to be established.

### Why is the garden site for sale now?

The owner has decided that after many years of ownership, it is time to sell.

### How much will it cost to purchase the land?

The Yarriambiack Shire assisted the garden group to obtain a professional valuation. The owner paid much more than the current valuation as at the time of purchase, it had 2 shops operating on the site. Once again, the owner is being generous to the garden group and has agreed to accept the official valuation of \$50,000. Warracknabeal real estate agent, John Hadley, is greatly assisting the garden group by negotiating with the owner on our behalf.

### If the community is able to purchase the land, who will be the new owner?

The Community Garden Group is a sub-group of the Warracknabeal Action Group. WAG is also keen to help keep the garden in its current location, and they recognise the significant contribution that the garden makes to Warracknabeal. If we are able to raise the money,

WAG will become the new owner with the garden group continuing to take care of the garden. Should WAG ever cease to exist, we hope to arrange for the site to be handed to another community entity, either the new WAG or the Shire.

## How are you going to raise the money?

Because the garden is an important part of the main street and the Warracknabeal community, and because the garden was established as part of a health and wellbeing project, we have approached Yarriambiack Shire and Rural Northwest Health for support. We will be presenting our case to the Shire in April. We hope that community and organisational supporters will combine to enable us to purchase the land for the benefit of the whole community in the years ahead.

## Can anyone buy the land for the agreed price?

No, the agreed price is only for community ownership. If you wanted to donate the full amount, that would be wonderful, however the new owner would be WAG.

## Is my donation tax deductible?

We wish we could say yes to this question, but we have looked into it, and unfortunately as we are not a registered charity, any donation would not be tax deductible.

## What do I get for my donation?

We will be acknowledging every donation no matter how big or small, but we haven't worked out how yet. Your generosity will be greatly appreciated and will mean that the garden remains part of our community for the long-term future.

## What if you raise more than is needed?

What a wonderful problem that would be. There are some expensive items that the garden group has never been able to afford, such as connecting power to the site, or having a proper security system. If our fundraising is oversubscribed, we would put the money towards improving the garden further.

## Is the Garden Group Sustainable?

We have operated for 10 years and remained financially viable with costs always kept to a minimum. In summary this is how we operate ...

- INCOME: We get by each year on income derived from memberships (we have 100 members), fund raising, donations and grants. Sales of our baked potatoes at Easter and Christmas, and memberships are our main sources of income. We apply for grants and are fortunate to have had some generous donations from members.
- EXPENSES: We are very appreciative of reduced rates from YSC and reduced GWM water fees...these are our main expenses; we recycle and keep all costs to a minimum.
- FINANCIAL REPORTING .. DMA provide pro-bono book-keeping for the garden and for WAG; a financial and operational report is provided at the WAG AGM each year.
- MONTHLY MEETINGS ...the garden group meets each month in the garden, with a financial report provided to each meeting
- ELECTION OF OFFICE BEARERS ... the garden group has an annual meeting and end of year celebration in late November or early December to elect office bearers. The prestigious annual golden gnome award is also announced at this meeting.

If we are successful in purchasing the site, these operational arrangements would continue.

## How can I donate?

- Donation envelopes are available in the Community Pantry, inside the front garden gates.
- Donations can be given to Dianne Marchment and Associates (DMA) at 36 Scott Street Warracknabeal, they are kindly collecting donations on our behalf (closed Wednesdays)
- You can do a funds transfer directly to our account:
  - Acc Name: Community Garden
  - Bendigo Bank
  - Reference ... Land Donation
  - BSB 633 000
  - Acc: 154 840 797
- Or... Contact our treasurer Neacie Kranz or DMA to arrange

Or talk to a committee member, our office bearers are: Avril Hein (President); Ruth Kloeden (Vice President); Marie Aitken (Secretary); Heather Huebner; Annette Tiljak; Bruce Hein; Terry O'Toole; Angie Cox; Fred Ackland; Wendy Hewitt.

For more information contact club secretary, Marie Aitken on 0419320430, or [m.aitken1@bigpond.com](mailto:m.aitken1@bigpond.com).