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Introduction

SOME HISTORY.

The intent of this proposal was first established in 1995 when the MAAA Council decided to invest their financial gains into property. The directive was to allow very low interest rates on loans to clubs to purchase flying sites. Not long after this release, A proposal was submitted to the VMAA for the issue of approx. \$200,000 to purchase land in the Yarra Valley area. This was not approved due to payback conditions on such a large amount and the land not being suitable. In 1997 the Model Aircraft Radio Control Society approached the VMAA with a proposal. They had found 40 acres some kilometres West of their existing site. Investigations by VMAA and MARCS Members found it was not suitable due to excessive rocks making the set up costs prohibited.

In early 1998, due to no loan applications being tendered to the MAAA, the MAAA Council agreed to invest a maximum of \$200,000 in two States, NSW and Victoria, by purchasing property as a State Flying Field. The idea was to invest in something that members could use rather than interest bearing accounts. Several criterias were addressed but basically it was an acceptable proposal that the land would be leased back and totally controlled by the State in which the site resided.

The VMAA took this opportunity as a great prospect in establishing an excellent future for our members.

After advertising to clubs through the VMAA Newsletter and monthly meeting minutes, only one club had approached with the interest in finding a suitable site to be our State Flying Field. This was early 1999 when Northern Flying Group found a 80 acre property that was within the price and suitable for most Special Interest Groups activities. Unfortunately it was in a low flying corridor where CASA would not allow any height extension above 300ft. The proposal was abanded.

It was nearly 2 years later, in February 2000, that once more the VMAA had been offered a proposal. Over that period, Northern Flying Group had persisted in spending nearly every weekend travelling to Real Estate offices and looking at many proposals before finding the property at Darraweit Guim, now known as the VMAA State Field.

It took nearly 12 months from finding the property, to MAAA ownership.

The aim of the VMAA in accepting to lease the State Flying Field from the MAAA for the next 50 years, was to make sure that a more perminant flying site was established with as little expense as possible and a place that Victorian modellers could call home.

It was not possible to venture into such an agreement without a very good business plan to oversee the workings and financial strain in maintaining and controlling a flying site to the standard all members would expect.

The VMAA itself is made up of only 10 people who are members of many clubs scattered all around the State of Victoria. It was not possible for the VMAA to implement a management plan controlled by these 10 people. The expense alone would be prohibitive in maintainance costs, without the administration issues and wages to hire a manager.

Our decisionl to have a host club on the property was not only to encourage clubs to go out and find a suitable site, but also to minimise the costs to maintain the property and manage the overall responsibility. The VMAA Committee feel this was made in the best interests of our members. The initial expense to set the site up has been approx. \$10.00 per member. All rates, taxes maintenance of runways, buildings, fences, etc will be burdened by the Host Club.

Our ongoing expenses is the yearly lease of only \$50.00 for the next 50 years.

GENERAL INFORMATION

This information booklet has been published to assist you in acquiring the use of the State Flying Field. It is designed to offer you, the member, all the benefits of the site and inform you of some of the important conditions required in making sure that our investment will be long and successful.

- 1 It is important that the Applicant fills an as much information as possible on to the Application Form.
The original Application Form (Coloured version) is to be returned to the VMAA Secretary. Copied forms will NOT be accepted.
It may be necessary to attach further information in the interest of the Applicant to allow a smooth flow through the system. Remember, any questions could delay your application and even be finalised too late. VMAA Committee only meet monthly so it is to your interest to have this application mailed to the VMAA Secretary at least 60 days before the date required.
- 2 The Applicant is responsible to make sure all necessary actions have been taken to encourage the safe use of the site and must not at any time allow any sub-letting to any other SIG, or Organization without prior approval of the VMAA.
- 3 Any changes to the information listed on the Application Form must first be approved by the VMAA.
- 4 It may be necessary for the Applicant to apply for CASA dispensation to CAR 101 regulations. This action is the responsibility of the applicant and must be approved before the State Field is used.
- 5 A Safety Officer must be appointed by the Applicant and work in conjunction with the Host Safety Officer.
- 6 All rubbish generated by the Applicant is to removed from the site. A fine may be imposed.

You may find it convenient to contact the Host Club to obtain further assistance as to what is available at the site, over night stay, help with set up, catering facilities, assistance in directions, etc. Contact numbers are available in this booklet.

The co-ordinates of the State Field are as follows:
S 37 degrees 26'50, E 144 degrees 51'31.

