

MODEL AERONAUTICAL ASSOCIATION OF AUSTRALIA



LAND PURCHASE POLICY AND PROCEDURE

MOP013

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This Policy and/or Procedure, forms part of the MAAA Manual of Procedures.
This entire document is for the use of all classes of members of the MAAA in the conduct of activities associated with the MAAA and is not be used for any other purpose, in whole or in part, without the written approval of the MAAA Executive.

Record of Amendments

Paragraph	Brief description of change	Change incorporated by

1. INTRODUCTION

The MAAA has long recognised that the future of aeromodelling within Australia rests in the ability of clubs and State Associations to obtain and maintain flying sites. To facilitate this process, the MAAA has an active policy to assist its members in obtaining, developing and improving miniature aircraft flying sites throughout Australia.

2. PURPOSE

- 2.1 The purpose of this publication is to document the MAAA policy for the purchase of land for the use of model aircraft activities.
- 2.2 This publication also outlines procedures which are intended to ensure that applications for purchase are submitted and processed in a clearly identifiable, traceable and transparent manner.

3. DEFINITIONS

Affiliate Member	A person properly affiliated with a Club that is properly affiliated to an MAAA Ordinary Member.
Club	A Club properly affiliated with an MAAA Ordinary Member.
MAAA	Model Aeronautical Association of Australia Inc.
MAAA Executive	The elected officials of the MAAA Inc.
MAAA Ordinary Member ...	A State Association properly affiliated with MAAA Inc.
MOP	The MAAA Manual of Procedures.
Ordinary Member	See MAAA Ordinary Member.
State Association	See MAAA Ordinary Member.

4. POLICY

4.1 Flying Field Purchase

- 4.1.1 Ordinary Members may make an application for MAAA to purchase and retain ownership of a model aircraft flying site which is then leased to the State Association.
- 4.1.2 Ordinary Members may make an application for MAAA to purchase and retain ownership of adjacent land to protect or enlarge a flying site which either owns.

5. TERMS FOR MAAA LAND PURCHASE

- 5.1 MAAA purchases land which is leased back to a State Association. Ownership remains with the MAAA but all development and ongoing cost become the responsibility of the State Association.
- 5.2 Lease arrangements include the proviso that the State Association is entitled to purchase the site at a later date from the MAAA at the agreed value.
- 5.3 Costs prior to the submission of the Business Case are to be met by the State Association/Club.

6. PROCEDURE FOR SUBMITTING A BUSINESS CASE FOR LAND PURCHASE

6.1 Application Process

- 6.1.1 All Business Cases for MAAA land purchase should be supported by the Ordinary Member and forwarded by them to the Federal Secretary.
- 6.1.2 Business Cases will be reviewed by the MAAA Executive and where necessary, additional information requested. Once the MAAA Executive agrees that the proposed land purchase appears to be viable in general terms the MAAA Executive will call on independent MAAA members to form a Review Group to consider the proposed purchase.
- 6.1.3 The Review Group will receive the Business Case and all additional relevant documentation including a Terms of Reference as guidance. The TOR will specify the maximum time to be taken in reviewing the proposed purchase.
- 6.1.4 The Review Group will provide a recommendation regarding the purchase to the MAAA Executive which will be circulated to the MAAA Council. The recommendation should be made within the specified time.

6.2 Final Approval

- 6.2.1 The MAAA Council will include the recommendation from the Review Group in their deliberations as to whether to proceed or reject the purchase, taking all factors into consideration. Such factors may include whether the proposal displaces any other such proposals.
- 6.2.2 Voting on the proposal can be held at the annual MAAA Council Conference, the Presidents' Midyear Meeting or by Postal Vote in accordance with the MAAA Statement of Rules.

7. GUIDELINES

The criteria below outline the minimum information to be submitted with an application for land purchase.

7.1 Fit for Purpose

- A map clearly showing the location of the land to be purchased or improved. This map should include, but not be restricted to, locations and distances to all housing and buildings within 2 kilometres of the boundaries of the proposed site.
- A plan of the proposed site with the area and dimensions clearly noted.
- A plan of the site identifying any easements (such as power and telecommunications) in the near vicinity.
- A locality map clearly showing the location of the proposed site with local roads and topography.
- The name of the owner of the land being considered for purchase.
- A statement advising of any pecuniary interests in the land by any club or Association member.

7.2 Town Planning Zoning Permitted Use of Site for Aeromodelling

- Any documents from the Municipal Council and/or relevant authorities advising the zoning of the proposed property.
- A list of requirements from the Municipal Council and/or relevant authorities for obtaining the necessary permits to allow the site to be used for the proposed purpose.
- A list showing any restrictions on the use of the site for model aviation including any limitations regarding times of operation, number of persons, vehicles or buildings imposed by the Municipal Council and/or relevant authorities.
- Plan/s of the proposed/intended development of the site.
- A statement as to the costs involved in obtaining the necessary permits.
- A statement as to the timing of obtaining the necessary permits.

7.3 Fair Market Value for Property

- Independent valuation and any relevant documents.

7.4 Capability of use as a Multi-Purpose field

- Radio Control, Control Line or Free Flight

7.5 Size of Acquisition

- Minimum size 25 acres with overfly
- Preferred size 100 to 200 acres

7.6 Need for the Site Vs Location of Existing Flying Fields

- Justification for purchase in relation to other model flying clubs in the same area.

7.7 Airspace and Noise

- A copy of an official map which identifies the controlled airspace, with the location of the proposed site clearly marked so that the ceiling height at the site can be obtained.
- Location of any full size airport within 10 kilometres and information re full size traffic patterns in the area.
- Undertake noise testing requirements within the local EPA parameters.

7.8 Viable Resident Caretaker Club

- Future management and development proposals.
- Future financial commitment from the nominated host club and state association.
- The viability of any nominated host club for future development.
- The potential of the area for future members.

7.9 Viable State Association Committed to Support the Proposal

- The frequency of use of the property for the purpose of the Association.
- Indication of support (financial or even just moral) in writing from the State Association, other clubs and SIGs for the proposal.

7.10 MAAA Exit Strategy

- Are there any works planned on the property that may diminish its value as a farming property (removal of fences, removal of stock shelters etc.) in the event of having to exit the property?

7.11 Lease Payments and Other Lease Terms and Conditions

- Details of proposed lease terms and conditions between State Association and resident club.
- Details of any sublease to third parties. e.g. cattle agistment.

7.12 MAAA-State Association Competition Use

- Club Rules and amendments to permit use of facility by State and Federal use if required.