

Important BACI membership FAQ's

Version 0.1 (6th Sept 2021)

BACI is the Benalla Aeropark Club Incorporated, the not-for-profit collective operating the private accommodation facility aligned with GCV, the Gliding Club of Victoria.

What are the accommodation options?

The aeropark has caravan/motorhome (with power/sewer) sites, huts, and cabins. They are situated behind the GCV club hangars and maintenance buildings. There is a central, shared 'ablutions blocks', shared WIFI, both secured with a passcode. There is a shared shed with washing machines and a couple of freezers. There is a shared gardening and maintenance shed with tools to enable members to do minor maintenance tasks on their sites and around the park.

GCV's casual use huts

GCV uses several BACI huts and makes these available to GCV members and visitors for casual booking. Please contact the GCV Office directly :

- **Telephone:** (03) 5762 1058
- **Email:** gliding@glidingclub.org.au

Eligibility questions and By-law's shortlist of requirements.

The dot points below are a selection of pivotal requirements taken from the BACI By-Laws and are mandatory commitments required to gaining and keeping membership currency, however you should read and understand the complete By-Laws document.

How to confirm your By-Laws eligibility and ongoing compliance:

- All questions are mandatory
- You must be able to answer "YES" to the following
 - Current Flying Membership of The Gliding Club of Victoria:
 - Current member of the Gliding federation of Australia:
 - I have read the Benalla Aeropark Club Inc. Club Rules and By-Laws.
 - I agree to abide by the BACI Club Rules and By-Laws.
 - My Aeropark address is NOT my permanent address.
 - I agree I will notify the Aeropark Committee within seven [7] days if my home address changes or I lose my home address.
 - I agree to the terms and conditions of use of the Aeropark are set out in the Rules, including:
 - I will maintain my GFA and GCV flying memberships.
 - I will maintain my caravan/motorhome, cabin, or hut to an acceptable standard of repair.
 - I will not use the Aeropark as a permanent place of residence for the purposes of the Residential Tenancies Act 1997(Vic).
 - I will pay the member Facilities Fee invoiced along with a completed compliance attestation following each AGM usually held in September of each year.
 - I will seek the approval of committee before undertaking any major site maintenance or alteration to site ground surface, power/water/sewer, shared facilities, and trees and aeropark grounds.

Facilities Fee Invoice for the Benalla Aeropark.

The annual fees are set at each BACI AGM. The fees cover the operating costs of the aeropark shared assets and vary year to year and historically lie between \$250 and \$500 per annum, per site-unit. There are some dual-unit-site huts that members occupy that incur a unit fee per 'hut' resulting in a dual fee.

How much are the huts / van sites / cabins?

Most huts, van sites, and cabin sites are in a no-fee-paying lease arrangement between the BACI committee and the member-occupier. The occupier does not 'own' the site, but they are free to negotiate a price for handing use of this asset to another member. The spirit of the aeropark is to provide low-cost accommodation options to flying members of GCV to make gliding at Benalla as accessible as possible. The aeropark is not an investment opportunity, it is a collective of gliding enthusiasts sharing the costs and responsibilities of a jointly run facility.

Van sites

BACI committee has several vacant van sites available at \$2500

There are some sites available for new users, but currently in the hands of existing members.

Huts

Hut pricing is set by current occupier who has the use of their hut on a lease arrangement rather than 'ownership'. Historically prices vary between \$3500 and \$5000. The Heritage Overlay with huts is an important consideration as from 2021 strict State/LGA policy applies going forward. Occupier/users cannot undertake alterations or additions without first gaining the clearance from the BACI committee.

Cabins

Cabins are like huts, but the building has been established by a BACI member at some stage in its life, and the transfer price is set by the occupier and will be significantly more than huts.

Steps to becoming a BACI member and/or transferring occupancy.

- The Secretary/Treasurer maintain a membership database with information on what accommodation assets are vacant and/or available for transfer from an existing member. It is important that you initially go through the BACI committee.
- The Constitution and By-Laws, the Application Form, and this tip sheet are available from the GCV web site and/or the BACI Secretary/Treasurer.
- Formally notify your intentions or interests to the BACI Secretary or Treasurer.
 - Review the Constitution and By-Laws.
 - Satisfy yourself that you are eligible as above.
 - Email your completed BACI Application Form (requires a committee member to nominate and a seconder) to the Secretary/Treasurer.
- Any outstanding Facility or other fees in arrears with the BACI Treasurer must be settled as a part of the occupier transferring asset usage to another member.
- Once 'on the BACI books' you can pursue the leads the committee gives you in negotiating a mutually satisfactory arrangement with an existing aeropark member/occupier to acquire usage of an accommodation asset.