

Community Consultation Report

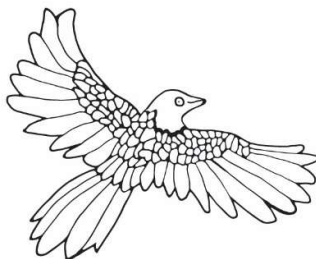
Property policy review

July 2026



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Moonee Valley City Council respectfully acknowledges the Traditional Custodians of the land on which Moonee Valley is located – the Wurundjeri People of the Kulin Nation; and we pay respect to their Spirits, Ancestors, Elders and their Community Members past and present.

Council also extends this respect to other Aboriginal and Torres Strait Islander Peoples who call Moonee Valley home.

Artwork by Wurundjeri artist, Judy Nicholson

1 Introduction

Moonee Valley's property portfolio supports the community and Council's long-term vision and facilitates service delivery. The portfolio encompasses a diverse range of assets that deliver community services, including but not limited to sport and leisure, community centres and hubs, Council operations, commercial and residential premises, and public open space.

Many of Council's current policies relating to the management of property are overdue for review. It is important that policies are kept up to date and aligned with legislation. A review of the following policies was undertaken

- [Council Property Leasing Policy](#)
- [Land Acquisition Policy](#)
- [Road Discontinuance and Sale of Land Policy](#)

A newly developed [Draft Property Policy](#) has incorporated the scope and principles of these three policies, making it clearer for the community to understand Council's position on the management of key property transactions. The draft Policy aims to determine how Council makes decisions about acquisitions or disposals of property, as well as the management of leases and other occupancy agreements.

2 Community engagement

Between 11 June and 9 July 2026, Council invited community to have their say on:

- their level of support for the principles of the draft Policy
- any barriers the community experiences in relation to how the draft Policy relates to property transactions

The engagement will inform a report to Council to seek endorsement of the draft Policy.

Community members could contribute to the consultation via:

- an online or hard copy survey (Appendix 6.1)
- emailing, phoning or writing by mail to Council
- providing feedback via a Speak Pipe audio recording tool on the Your Say page (Appendix 6.2)
- talking to property staff at a drop-in session, on Wednesday 24 June, at Council's Civic Centre, Moonee Ponds.

Participants were informed about the engagement project via the Your Say page and social media posts (Appendix 6.3).

Tenants of leased or licenced facilities were contacted directly to invite participation and were sent a reminder.

Council officers also attended a consultation with Wurundjeri Elders to seek their feedback on the Property policy Review.

3 Participation and reach

- Seven community members participated in the consultation, via:
 - six survey responses
 - one email
- All participants were Moonee Valley residents, including 4 tenants of Council property and 3 general community members.
- Three people also commented on the consultation via social media posts about the project.
- The online reach of the consultation included:
 - Your Say page engagement – 138 page views and 125 page visits
 - Facebook reach – 1,775
 - Linked in reach – 1,224
- There were 3 attendees at a Wurundjeri Consultation to discuss the Property Policy Review with staff.

4 Findings

This section outlines the consultation findings.

4.1 Participant demographics

Given the low response rate to the survey, limited findings from the demographic questions are provided in this report, to avoid risk of identifying individual respondents.

In summary, survey respondents comprised residents from 5 different suburbs in Moonee Valley, spanning five different age groups, from 25-74 years, and a mix of genders. One participant indicated they speak a language other than English at home.

4.2 Survey results

4.2.1 Affiliated lease or licence

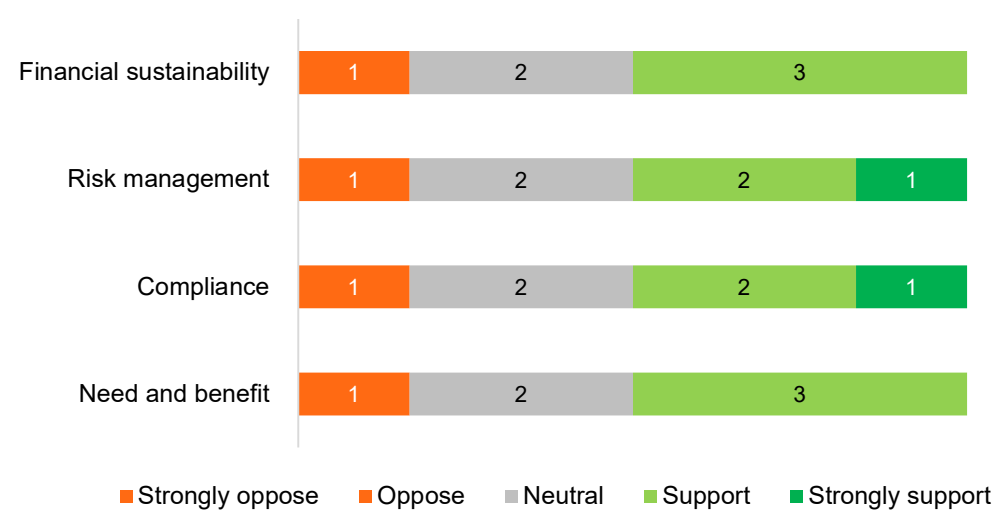
Two survey respondents indicated they were affiliated with a Council lease or licence, including:

- Essendon Croquet Club
- Northern Obedience Dog Club pavilion. Aberfeldie Park.

4.2.2 Support for the Draft Property Policy Principles

When asked to indicate their level of support for each of the four Draft Property Policy principles listed in the chart below, three participants either supported or strongly supported the principles, two felt neutral about them and one strongly opposed them.

Figure 1. Level of support for the Draft Property Policy Principles



4.2.3 Barriers the community experience relevant to the scope of the Policy

Participants were asked to provide comments relating to barriers the community experience relevant to the scope of the Policy, in the context of Council's commitment to ensuring property decisions consider equity and inclusion. Three participants provided the comments below.

- *It doesn't say anything specific about anything.*
- *I can't understand them, and I am sure many others don't. They are large complex documents that would not be accessible for many in the community. Who is conducting this consultation?*

- *Yes, the draft creates barriers to transparent and equitable decision-making. Moving lease and licence decisions from full Council (current s7.6) to officer delegation reduces public visibility for community tenants who have limited capacity to engage through less visible channels.*

The draft also has no process requiring genuine consultation before a Council-owned building occupied by a community group is disposed of or demolished; at Ormond Park, Council's own engagement was described as informing the community of a decision, not consulting it. This disadvantages smaller, volunteer-run groups such as childcare co-operatives and sporting clubs who have the least capacity to respond after the fact. Please see my full comments below. [In response to the next question below]

4.2.4 Other feedback about the Property Policy

When asked to provide other comments about the Policy, three participants responded, as noted below.

- *I don't understand property policy*
- *This looks like an AI generated document full of Council speak*
- One respondent expressed support for consolidating the three policies but noted concerns about the removal of “safeguards” from the current 2016 Leasing Policy. This respondent's feedback is provided in full at Appendix 6.4.

4.3 Email feedback

In addition to the survey responses, Council received one email submission in relation to this consultation, from the Essendon Canoe Club. The submission focuses on:

- Recognition of community stewardship
- Recognition of long-term community investment
- Transparency and ethical governance

The submission is provided in full at Appendix 6.5.

4.4 Social media comments

Three people provided brief comments in response to Council's social media posts about this consultation. Comments included a request to conduct termite inspections, support for continued 'property development, transactions and sustainability', and reference to a specific property development site beyond the scope of this consultation.

4.5 Wurundjeri Consultation

On 28 July 2026 Council officers attended Wurundjeri Consultation to discuss the Property Policy Review. Some feedback was gathered in the meeting, with those in attendance encouraged to provide further feedback online if they preferred. Some key themes of feedback included:

- Decisions about entering into agreements should avoid creating additional barriers for organisations.
- There was support for the approach being based on demonstrated community need, with the Council officers in attendance acknowledging that decision-making will need to balance community outcomes with financial considerations and organisational sustainability.
- Financial implications associated with the proposed Property Policy were raised by the group. It was noted that assessment and evaluation should extend beyond financial measures alone and consider:
 - Social outcomes and community benefit
 - Environmental impacts and sustainability outcomes
- There was feedback on general consultation approaches with the group highlighting the importance of ensuring community members are well informed about opportunities to provide feedback and participate in consultation processes.

5 Conclusion

Although only a small number of community members provided feedback regarding the Draft Property Policy, it is evident through moderate engagement with the Your Say page and broad social media reach that a considerable number of people were aware of the consultation.

The feedback provided will inform Council's endorsement of the draft Policy, which will be communicated to residents.

6 Appendices

5.1 Survey

Property Policy Review

Introduction

Council is revising its Property Policy and is keen to understand the overall level of community support for the draft Policy and any barriers the community may experience when the Policy is put in place. We would appreciate your feedback via this short survey, which should take around 4 minutes to complete. If you would like further information about this project, please visit our Your Say page.

[Privacy Statement]

1) Are you a:

- ☐ Tenant of a Council property
- ☐ User of a service at a Council property
- ☐ General community member
- ☐ Other - Write In: _____

2) Please advise the lease or licence you're affiliated with (if applicable). This may include the address of the property you are a tenant of, or the name of the group affiliated with the property _____

3) To what extent do you support the principles of the policy?

(Select from 1: Strongly oppose, 2: Oppose, 3: Neutral, 4: Support, 5: Strongly support)

- | | | | | | |
|----------------------------|---|---|---|---|---|
| • Need and benefit | 1 | 2 | 3 | 4 | 5 |
| • Compliance | 1 | 2 | 3 | 4 | 5 |
| • Risk management | 1 | 2 | 3 | 4 | 5 |
| • Financial sustainability | 1 | 2 | 3 | 4 | 5 |

4) Council is committed to ensuring property decisions consider equity and inclusion. Please provide any comments relating to barriers that the community experience relevant to the scope of this policy _____

5) Please share any other comments you would like to make about the Property Policy

[Council's standard demographic questions]

We are inviting community feedback on our Draft Property Policy Review. Find out how to have your say!

+ Follow

[Home](#) / [Property Policy Review](#)

Moonee Valley's property portfolio supports the community and Council's long-term vision and facilitates service delivery.

Many of Councils current policies relating to the management of property are overdue for review. It is important that policies are kept up to date and aligned with legislation.

A review of the following policies was undertaken

- A newly developed **Draft Property Policy** has incorporated the scope and principles of these three policies, making it clearer for the community to understand Council's position on the management of key property transactions. The draft Policy aims to determine how Council makes decisions about acquisitions or disposals of property, as well as the management of leases and other occupancy agreements.

Council is keen to understand:

- the level of community support for the draft Policy and
- any barriers the community experiences in relation to how the draft Policy relates to property transactions

The engagement will inform a report to council to seek endorsement of the draft Policy.

Between 11 June 2026 and 9 July 2026, you can have your say on the draft Policy by:

- completing our survey via the link below or requesting a hard copy form
- emailing, phoning or writing by mail to Council
- recording your feedback using the Speak Pipe audio recording tool on this page
- chatting to one of our property team members at our **drop-in session, on Wednesday 24th June, 10am-12pm** at the Moonee Valley City Council Civic Centre, 9 Kellaway Avenue, Moonee Ponds.

[Click here to open our survey](#)

 Draft Property Policy
PDF (638.99 KB)

Record your feedback on our draft
Policy

Is your microphone ready?

 Start recording

Record - Listen - Send

Powered by [SpeakFlow](#)

A vertical timeline with a central line and circular markers. The markers contain icons: a star, a checkmark, and two stars. The dates and events are listed to the right of the line.

- 11 June 2026**
Community consultation opens
- 24 June 2025**
Drop-in session
10am-12pm
Moonee Valley City Council Civic Centre
9 Kellaway Avenue
Moonee Ponds 3039
- 9 July 2026**
Community consultation closes
- 25 August 2026**
Council meeting to consider final recommendations

[See less](#)

If you have any questions or want to learn more about this project, contact us via the details below:

Name Community Engagement team
Phone 0242 8888

 Name Community Engagement team
 Phone 9243 8888
 Email yoursay@mvcc.vic.gov.au
 In writing Moonee Valley City Council
 9 Kellaway Ave
 Moonee Ponds Vic 3039

Moonee Valley City Council respectfully acknowledges the traditional custodians of this land the Wurundjeri Woi-wurrung People of the Kulin Nation, their spirits, ancestors, elders and community members past and present.



Contact Us

Have questions or want to learn more about a project, contact us below:

☎ Phone 03 9243 8888

Email yoursay@mvcc.vic.gov.au



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SOCIAL*POINT

5.3 Social media posts

4 July 2026

Photo image	Facebook		Linkedin
 Moonee Valley City Council Published by Hootsuite · 4 July at 16:00 · 🌐 How should Council manage property in Moonee Valley? Our property decisions shape how services are delivered to the community every day. We've developed a draft Property Policy to make these decisions clearer, more consistent and up to date. Now we want your feedback. Have your say today: See less  YOURSAY.MVCC.VIC.GOV.AU Property Policy Review 👍 4 💬 2 ➦	Clicks	162	78
	Comments	2	1
	Impressions	2,748	1,626
	Link Clicks	29	78
	Reach	1,775	1,224
	Reactions	4	7
	Shares	0	0

5.4 Free text feedback

(Verbatim, in full)

Survey question:

Please share any other comments you would like to make about the Property Policy.

I make this submission as a Moonee Valley resident. For transparency, I am a former committee member of a community childcare co-operative in a Council-owned building where my child is enrolled, and secretary of a local sporting club that occupies Council facilities. I support consolidating the three policies, but the draft removes practical safeguards from the current 2016 Leasing Policy that residents rely on.

1. Building condition audits. The current policy requires condition reports and audits during the term "to ensure properties are properly maintained" (s7.12). The draft removes this. In June I asked Council two simple questions about the childcare building my child attends (licensed for 48 children) - the most recent structural report and when the next inspection would occur - and after weeks of follow-up I am still without an answer and escalating to FOI. Meanwhile the Ormond Park pavilion deteriorated to roof collapse and faces demolition. Please retain and strengthen this: findings shared with the occupant and reported against the asset budget.

2. Decisions in public. The current policy refers all leases and renewals to Council for endorsement (s7.6); the draft moves this to officer delegation. Community leases are few; deciding them in public session supports the trust Council committed to rebuilding after the municipal monitors' report.

3. A safeguard before demolishing community-occupied buildings. The draft has no process where the asset is a building a community group occupies. At the 29 June meeting Council described its engagement on Ormond Park as discussions "to inform them of the decision" - being informed is not consultation. The policy should require a public options report, genuine consultation, and a Council resolution before any such disposal or demolition, applying to matters not yet resolved when the policy commences.

4. Renewals and expiry. The current policy says ongoing community occupancies "shall require formalisation by a new Council lease" (s7.13), yet Council's register shows most community tenancies holding over on expired terms. The childcare co-op I served on holds a lease Council's register records as expired in the 1990s. The draft drops the renewal requirement. Please commit to renewing or concluding agreements before expiry and reporting annually on expired agreements.

5. Maintenance responsibility, and Ormond Park. The current policy requires a maintenance schedule setting out who is responsible for repairs and upkeep to "form part of the lease agreement", reviewed annually (s7.11). The draft removes this - "maintenance capabilities and responsibilities" survive only as a factor in setting subsidised rent. The draft downgrades maintenance responsibility from a mandatory, itemised part of every lease to a footnote in how rent is calculated. The Ormond Park pavilion is a Council building leased with a maintenance schedule of the kind s7.11 requires, now damaged by termites to the point of proposed demolition. I ask Council to address two questions in its engagement report: under the current policy and that lease, where did responsibility for the structural maintenance and pest management of the building sit; and under the draft, which no longer requires a maintenance schedule, how would responsibility for preventing and remedying a problem like termite damage be allocated and made clear for a comparable community building in future? Given each of these obligations exists in the current policy but has not, in my experience, been consistently met, I ask Council to confirm whether any provision is being removed because it has proved difficult to comply with - and if so, what will now hold Council to the standard residents are entitled to expect. The right response to a hard-to-meet commitment is to resource it, not delete it. Please have the engagement report address these points specifically and provide submissions to Councillors in full. [Name and suburb: REDACTED]

5.5 Email feedback

Submission on the Draft Property Policy

The Essendon Canoe Club welcomes the opportunity to provide feedback on the Draft Property Policy.

Established in 1925, the Essendon Canoe Club has been part of the Moonee Valley community for 100 years and has occupied its current site in Fairbairn Park since the 1930s. Throughout that time, the Club has contributed to the recreational, social and community life of Moonee Valley.

The Club supports the intent of the policy and recognises that, as a high-level governance document, it is intended to establish the principles that guide Council's property decisions rather than prescribe detailed operational processes.

We believe there is an opportunity to strengthen several governance principles that will guide future property decisions, particularly those involving long-established community organisations.

Recognition of Community Stewardship

Many community organisations occupy Council-owned or Council-managed land under arrangements that have evolved over many decades. During that time, clubs have invested significant financial resources, volunteer labour and community effort into developing and maintaining facilities that provide lasting public benefit.

Recognising community stewardship within the policy would acknowledge that these relationships extend beyond a traditional landlord and tenant arrangements and provide a basis to build enduring partnerships between Council and community organisations.

Recognition of Long-Term Community Investment

The Essendon Canoe Club is an example of long-term community investment. Since establishing its permanent home in Fairbairn Park in the 1930s, generations of members have funded, constructed, rebuilt and extended the Club's facilities through volunteer commitment and community fundraising. All capital improvements to the Club's facilities have been funded by the Club, and most maintenance works have also been undertaken at the Club's expense.

These contributions improve the value, functionality and sustainability of the club for the benefit of our members and the broader community.

Recognising long-term community investment as a guiding principle would acknowledge that these contributions form part of the overall value of a community asset and are an important consideration in future property decisions. This would not

confer preferential treatment but would recognise the investment that has shaped many community assets across the municipality.

Transparency and Ethical Governance

The draft policy appropriately recognises transparency and community engagement. The Club encourages Council to also explicitly recognise ethical, consistent and evidence-based decision-making.

As the custodian of public assets, Council should be guided by integrity, fairness, accountability and transparency. Reinforcing these principles within the policy will strengthen confidence that property decisions are made fairly, consistently and in the best interests of the community.

Conclusion

The Essendon Canoe Club believes these additions would strengthen the governance principles underpinning the Draft Property Policy while remaining consistent with its purpose as a high-level policy.

Recognising community stewardship, long-term community investment, and transparency and ethical governance would better reflect the collaborative relationship between Council and community organisations and support balanced, equitable and sustainable property decisions for the benefit of current and future generations.

[Name: REDACTED]

President

Essendon Canoe Club

[Name: REDACTED]

Commodore

Moonee Valley Language Line

العربية	Arabic	9932 1471	Ελληνικά	Greek	9932 1474	Español	Spanish	9932 1477
廣東話	Cantonese	9932 1472	Italiano	Italian	9932 1475	Türkçe	Turkish	9932 1478
Hrvatski	Croatian	9932 1473	Somali	Somali	9932 1476	Tiếng Việt	Vietnamese	9932 1479

All other languages 9932 1480

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