

# WHOLESALEERS' ADVISORY COMMITTEE – MINUTES

HELD AT THE MELBOURNE MARKET AUTHORITY BOARD ROOM  
THURSDAY 8<sup>TH</sup> MARCH 2012, 9.00AM – 10.30AM

## ATTENDEES & APOLOGIES

### Wholesalers' Advisory Committee Members

Stephen Wirtz – Chairman, Wholesaler Advisory Committee  
Grant Nichol  
Shane Schnitzler  
Vince Brancatisano

### DBI Representatives

Mary Baker – DBI

### MMA Representatives

Neil Lowe (Board Member), MMA  
Allan Crosthwaite – CEO, MMA  
Aurora Kostezky – Legal Counsel, MMA  
Marisa Di Pietro – Minute Taker, MMA

### Apologies

Harry Kapiris – Member, Wholesaler Advisory Committee

Meeting opened at 9.05am.

- The committee noted concerns that the Minister held a meeting with store holders prior to the wholesaler advisory committee and the DBI discussion papers were circulated prior to discussion with advisory committee members.
- It was noted that Fresh State will provide a submission in response to the DBI discussion papers.
- The committee were informed that a summary of issues raised in the submissions will be provided to the committee.

## **How to demonstrate that the outcome is acceptable to the store leaseholder community**

- It was noted that:
  - market users will have the option of providing a submission individually, through their respective Advisory Committee or Fresh State, who will be putting in a submission on behalf of all members.
  - some market users would need assistance in putting in a submission and that some market users prefer to have the options explained to them individually. It was also noted that Fresh State has attempted to do this for their members.
  - the assumption that some stands are used exclusively for storage of pallets is not correct.
- Concerns were raised regarding the absence of a wholesaler representation concerning the stands allocation discussion papers. It was noted that submissions from any industry group can be given on any of the DBI discussion papers.
- It was noted that the Minister took on board a suggestion to consider store holder stands as part of store space allocation. This may allow the option for store holders to free up stands.
- The committee were informed a letter will be provided to all individual store holder businesses once the Minister has made a final decision regarding their allocation outcomes.

### **+/-15 per cent limit**

- The committee noted a zero tolerance on the +/- 15% limit.

### **Use of graduated thresholds in recognition of space**

- The committee noted they do not support the use of a graduated threshold and have considered the tax implications of potential compensation paid in monetary dollars.

### **Basis for \$ value per square metre**

- The committee are considering the proposed value of \$4,000.00 per square metre. Further consideration by summing up all transactions will be given. Independent valuations are not being sought.

### **Preferred option for selection of location (2 ballot options)**

- The committee noted they do not support a complete ballot, but would accept a ballot in quadrants to ensure distribution of produce lines amongst the various quadrants and to keep existing neighbours at the new market.
- The committee suggested the trading period, post store allocation, should be left open indefinitely.
- The committee were concerned that the current market layout could not be accommodated within the new market. A sub group of the advisory committee members will meet next week to discuss potential allocation and allocation rules further.

### **West Melbourne – Items raised by the Committee Members**

- It was noted that there are consistent operational difficulties in using the MMA supplied Wi-Fi at the market.
- It was noted that the wholesaler's information on the MMA website is out of date.
- It was noted that the refreshed MMA Corporate website is more user friendly.
- The Committee raised concerns regarding market users who leave the market who owe debt.
- It was noted that there are people accessing the market prior to market hours to buy produce and the assumption they are country buyers is not correct.

### **Date of Next Meeting**

- Wednesday, 21 March 2012, 9.00am in the MMA Board Room

### **ACTIONS ARISING**

- Prepare business listing of the current market layout for the Epping site and meet with GN and VB to discuss - **DBI**
- A summary of submissions (names not disclosed) will be provided at the next Advisory committee meeting – **DBI**.

Meeting closed at 10.45am