



SITE RELOCATION COMMUNITY FAQ

WHAT IS THE PROPOSED TIMEFRAME OF THE PROJECT? WHAT IS THE ROAD MAP AND CURRENT STATUS ON THE ROAD MAP?

Please see attached roadmap – currently we are in the phase of searching for sites that are suitable to our needs. We are currently looking at a number of sites (land to purchase) that are within the agreed 15 minute radius of the School, as well as working with real estate agents to review sites available to lease.

WHEN WILL THE RELOCATION TAKE PLACE? WHEN IS THE END OF OUR LEASE?

The end of our lease is 31st December 2027, we are committed to seeing out our lease until that time. If the opportunity presents itself to have a new lease/building available prior to the end of the current lease, the Board have discussed starting a Cycle 1 (3-6 year olds) classroom at the new site to increase enrolments earlier. Closer to the time we will discuss the possibility of students moving to the new site earlier and will assess the viability of that option when we are at that point in the roadmap.

Factors that will need to be considered here will be:

- The effect on current site on student movements
- Cost of staffing (staff: student ratios)
- Classroom availability

WHAT SITES ARE BEING CONSIDERED? WHAT SUBURBS ARE YOU LOOKING IN?

At this stage the Board is not in a position to discuss individual site locations due to the sensitivity surrounding on-going negotiations. The Board will share details of the selected site once an offer has been accepted and contracts executed. With the commitment to look within 15 minutes of the school given to the community, currently we have approached City of Baywater, City of Swan and the Town of Bassendean. Suburbs we have considered/looked at are: Bassendean, Bayswater, Guildford, South Guildford, Morely, Maylands, Midland, Henley Brook, Caversham, Viveash, Brabham and Eden Hill.

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IF NO SITE CAN BE FOUND WILL THE KM INCREASE?

If we run out of opportunities and feel that the only way the school can continue is if we increase the km radius, we would bring that to the community. At this stage, it would be more likely we would pursue Plan B to fulfill our commitment to the community, rather than finding land further away.

WILL THE MOVE HAVE ANY EFFECT ON SCHOOL FEES AND HOW MUCH NOTICE WILL PARENTS BE GIVEN?

At this stage this is not planned to have an effect on school fees. If this is something that requires consideration in the future, the community would be given a substantial amount of notice prior to any major increase (minimum of a year). Fee schedules are reviewed annually and are increased based on Education CPI and provided a term in advance, anything outside of this will be provided with more advanced notice.

WHAT HAVE BEEN THE ISSUES ENCOUNTERED SO FAR?

- Sites not being suited to the schools needs
- Zoning requirements/length of time to rezone a property
- Site availability within the schools price range, km radius, and requirements (size, access to etc)
- Requirements from Department of Education (Advanced Determination time frames)

WHAT ARE THE IDENTIFIED RISKS TO THE PROJECT?

- Relocation Project Risk: the risk project delay or running over-budget due to various dependencies (land zoning, land availability, loan process, building, and DoE requirements); from an operational perspective, there's a risk to the overall project success if we are unable to timely onboard a dedicated and experienced commercial/building project manager.
- Enrolment Decline Risk: the risk of lower enrolment numbers due to inability to take on additional enrolment due to existing location limitations and uncertainty related to the Relocation Project;
- Financial Sustainability Risk: the risk to Casa Mia financial sustainability after relocation due to the increased debt, increased resourcing costs and/or potential enrollment fluctuations.

IS THERE A CONTINGENCY PLAN IF THE SCHOOL CAN'T SECURE A SITE?

As outlined in the road map and at the vision meeting there are multiple options at this point in time.

Plan A: Buy land/build

Plan B: Lease site/renovate

Discussions with the Town of Bassendean have taken place regarding possible lease extension if required, and whilst there is no official confirmation of this, the Town of Bassendean has suggested that if we have a firm plan in place (for example a site and the build has started but not finished, or a lease that requires more time to get ready) then they will likely be happy to extend our lease for one or two years. However, this will be a decision for the current council closer to the time. I am confident that as a community we could rally together, along with our neighbours to encourage an extension of lease if we were in this position.

AT THE AGM THERE WAS DISCUSSION ABOUT HIRING A PROJECT MANAGER, HAS THIS BEEN DONE?

We have a list of project managers/architects that specialise in education that we have been in contact with. The previous Board worked to develop a list of requirements/scope of works that outlines what the needs of the school/project, at this stage of the project the Board wants to ensure we don't use too much of our capital on engaging someone too early.

Hennie du Toit (project manager/architect) has been volunteering his time to support with the search for sites and reviewing their suitability, he has been supporting us to engage with developers and other councils and once we have confirmed a site/location, we will engage one of the architect/project managers to oversee the remainder of the project.

WHAT WILL THE FINAL PROCESS ON CHOOSING A SITE?

Whilst our initial discussions with the community were that we were hopeful to present multiple options to the community for review/discussion, it is more likely that once the Board finds the most viable option, there will be an update provided to the community via way of a community meeting. This could be presenting a location/site for purchase option or the discussion around new commercial lease sites. A Special General Meeting will be called, however there is no requirement to vote on the final site.



INITIAL VISION MEETING Q & A

WILL WE MOVE BEFORE THE 5 YEARS END?

We are currently in the early stages of looking at what sites are available to us. Our plan is to stay at the current site for the remainder of our 5-year lease. When we have found and developed our new site, we will open it and run it alongside our current site to ensure continuation of enrolments. Our current classes will then be moved over to the new site at the end of the 5-year lease (end of 2027).

WHAT IS THE MAXIMUM AMOUNT/CONDITIONS ON THE LOW INTEREST LOAN?

There is not a specific “maximum” amount that can be borrowed. The loan is drawn from a pool of money that is allocated to all schools who apply, and the value amount of that pool changes every year. The loan committee looks at the applications and ultimately makes their decision based on the submitted project and the school’s capacity to service the loan. It’s similar to the way in which banks would review applications, but the interest on the loan is minimal and won’t fluctuate. The only condition is that the money will need to be spent on the project that it was applied for, but this can also be amended. Our currently loan is linked to the purchase of 11 Hamilton Street, but should we find a new site, we can apply to amend the application or alternatively the pool of money can be redistributed and we can reapply in the next round.

WILL WE MOVE THE BUILDINGS TO THE NEW SITE?

This will depend on where we move, the financial viability of moving the structures and what other building we have on the site we move to. The Karak and Maali buildings belong to the school, while the Koomal building is part of the Town of Bassendean lease. The Maali building is almost 70 years old and had already been moved from a previous site, so these are things we would need to consider closer to the moving date.

HOW FAR WOULD WE BE LOOKING TO MOVE THE SITE?

We are trying to stay within a 15-minute distance from Bassendean but there are many factors that are being considered, such as the availability of properties to be purchased or leased, and the growth and market potential of enrolments. Once we have a clearer idea of available sites this information can be put to the community for discussion.

WHAT ARE THE CONDITIONS ON REGISTERING THE SCHOOL AT THE NEW PROPERTY?

It will depend on the property and whether any existing buildings were built prior to 2012. Buildings built after 2012 must allow 3.25sm of internal space and 7sm of outdoor space per child. There are also other regulations around road access and site work specifications, the school will be engaging a consultant or project manager to support this process. The school will also need to prepare an Advanced Determination document (18 months from moving) and then go through the registration process 6-12 months prior to opening new site.

WHAT SIZE DO WE NEED?

Our current site is 2000sm. To enable growth of the school we are looking at a sites with a minimum of 5000sm. This will also be dependent on the price of land and what the school can afford.

WILL WE PURCHASE A SITE BEFORE THE END OF THE LEASE?

Yes. Finding and moving to a new site will be a long, extensive process, and the Board want to start this as soon as possible to maximise the 5 years we have at the current site.

ARE WE ENGAGING WITH OTHER MONTESSORI SCHOOLS ON HOW THEY START OPENING NEW SITES/BRINGING IN ENROLMENTS FOR NEW CLASSROOMS?

Yes. The Montessori schools in WA work closely together and are of great support to one another. We have been liaising with other principals regarding their strategies for growth and movement. In the past few years Rockingham Montessori has had a lot of growth and have been able to open campuses across multiple sites.

IS THERE AN OPTION IF YOU HAD A NEW SITE TO MOVE SOME EXISTING CHILDREN ACROSS TO THAT SITE IF IT'S CLOSER TO WHERE YOU LIVE?

This is something we will need to consider closer to the time as it will depend on staffing, classroom ratios and financially viability. Consideration will need to be given to children halfway through a cycle who have already built a relationship with their teacher, as the teacher may not be moved to the new site at the same time. We also want to avoid running two campuses with half full classrooms.

CAN WE RECEIVE ANY SUPPORT FROM OUTSIDE ORGANISATIONS (DEPARTMENT OF EDUCATION?)

While the Department of Education provide us with fiscal support in the way of capital grant funding, they have very few resources dedicated to supporting independent schools. Casa Mia currently receives support from AISWA (Australian Independent Schools Western Australia), a non-regulatory body who provide us with ongoing engagement and resources, including support in accessing government funding, budgeting support, recommendations for consultants. AISWA is a resource pool only and has no authority or governance over Casa Mia.

OPTION OF BUYING LARGER SIZED PROPERTY AND LEASING A PORTION TO ANOTHER PARTY?

Yes absolutely. This is something for the school to consider, this will really be dependent on financial viability.

IS SIZE THE BIGGEST PRIORITY? WHAT IF WE ONLY FIND A SMALLER SIZED PROPERTY IN 5 YEARS?

We will be running strategic planning sessions with the community later this year to determine our priorities as a community. Our waitlist is such that we are turning people away from our Children's House (Koomal), so consideration needs to be given to finding a site that allows us to support some growth. Priorities may change through the next 5 years and of course, the continuation of the school is priority number one.

WHAT ABOUT THE RIVERLANDS SITE?

Riverlands was a Montessori school in Caversham/Dayton area that closed in 2020. The site was taken on by CEWA and this year, opened as Emmaus Catholic School. So unfortunately, this site is not available.

WHAT OTHER STYLE OF SITES AND PROPERTIES ARE WE LOOKING AT?

Everything is being considered right now. We are looking at land, both to purchase or to lease.

WOULD THE SCHOOL FUND SOME FROM SAVINGS/AND LOW INTEREST LOAN?

The school has savings set aside to contribute towards the land purchase. We will be looking to utilise a low interest loan, as well as provide our own contribution.

HAVE YOU CONSIDERED THE CATCHMENT AREA OF THE NEW SITE?

This is something we are taking into consideration when looking at suitable sites, factoring in our current community and opportunities for new market growth.

IS CITY OF SWAN INTERESTED?

When we met with the City of Swan they seemed very interested. They already embrace a large proportion of alternative education streams and have one of the largest catchments in our area.

IS THE CITY OF BAYSWATER INTERESTED?

As their City is already quite developed, the City of Bayswater felt they wouldn't have any suitable sites when first approached.

DID THE TOWN OF BASSENDEAN CONSIDER THE DEMOGRAPHICS OF FAMILIES AT THE SCHOOL IN ITS DECISION MAKING PROCESS?

In our proposal, we made specific reference to the demographics of our school and the benefit of having an alternative stream of education in the town. All discussion around this decision was behind closed doors, so we are not privy to what information was considered by the Town of Bassendean.

IS THE BOWLS CLUB PART OF BIG RESERVE?

Yes. The Bowls club, tennis club, and a portion of our site, forms part of the larger BIC reserve and is zoned for recreational use.

WHAT IF IT'S NOT AFFORDABLE TO MOVE (AS DEEMED BY THE PROJECT MANAGER), WHAT WILL WE DO?

Currently we have a lot of site options available to us and the school is in a great financial position. If we find that we don't have the financial capacity to purchase what is available, we also have the opportunity to lease and/or renovate an existing site. Rockingham Montessori recently renovated a Harvey Norman, built on the model of 'Wildflowers Montessori' shop front schools, so there are lots of available options out there.

If the move is deemed not financially viable, the community will be notified immediately.

WILL THE SCHOOL HAVE TO REMOVE THEIR ASSETS FROM THE LAND FOLLOWING THE END OF THE LEASE TERM (DOES THE SCHOOL HAVE LIABILITY)?

Yes. The school will need to remove its assets from the site at the end of the lease. This will include the Maali and Karak classrooms.

DOES TOWN OF BASSENDEAN HAVE ANY EXISTING ROOM FOR SCHOOL?

The town have advised that they do not currently have any sites available for a potential school but they are helping with our search endeavours.