

# Laidley Saleyards Governance Options

Laidley Saleyards	Decision 1	Decision 2	Decision 3	Outcome / Compliance	Financial Liability / Cost	Gross Risk (Environmental, WHS, Financial, etc.)	
LVRC Retains Saleyards Ownership	Remains Owner / Operator	No Change – Non Compliant	(Do Nothing)	LVRC exposed to all WHS, Environmental and Civil compliance matters.	Penalties and Legal Costs. Current operating costs remain the same	HIGH	
		Make Compliant	LVRC – Runs Saleyard	Limited Liabilities for LVRC. Remains exposed to WHS and State Government Regulations.	Cost of Refurbishment for Compliance (est. 1.107 M) and current operating costs.	MEDIUM	
			Public – Private Partnership / Community / Co Operative Management / Not for Profit Organisation.	Limited Liabilities for LVRC; Some liabilities transferred to Partnership	Cost of Refurbishment for Compliance (est. 1.107 M).	MEDIUM	
	Refurbish to Make Compliant (Basic)	Single User (Agent)	Increase in throughput	Minimal Liability for LVRC Transferred to Operator / Agent Maintenance / some improvements (compliance)	Cost of Refurbishment for Compliance (est. 1.107 M); Operator responsible for ongoing costs and agreed upon fixes. Increase profit margin, more turnover, limited to one operator.	LOW	
			No increase in throughput	Minimal Liability for LVRC Transferred to Operator / Agent Maintenance / some improvements (compliance)	Cost of Refurbishment for Compliance (est. 1.107 M); Operator responsible for ongoing costs and agreed upon fixes. No increase in profit margin than currently operating.	LOW	
		Leases Yard –  Multi User (Agent)	Alternating Weeks	Minimal Liability for LVRC. Works required for operator shared. Higher revenue. Separation of Agents / less risk no conflicts on site.	Cost of Refurbishment for Compliance (est. 1.107 M); Operators all responsible for ongoing costs and agreed upon fixes. Higher revenue.	LOW	
			Sales Held Concurrently	Minimal Liability for LVRC. Works required for operator shared. Higher revenue. Agents to operate together, slightly higher risk of conflicts	Cost of Refurbishment for Compliance (est. 1.107 M); Operators all responsible for ongoing costs and agreed upon fixes. Higher revenue.	LOW	
	LVRC Sells Saleyard Site – Going Concern	Refurbish - Compliant	Sell to Private Entity for Other Use		Minimal Liability for LVRC. Profitable option; Community loses only operating saleyard.	Cost of refurbishment is higher (2M); Requires LVRC to be fully compliant prior to selling.	MEDIUM
			Sell to Community Group / Industry Body		Minimal Liability for LVRC. Profitable option; Community may be able to be involved with the running of the saleyards.	Cost of Clean-up / refurbishment is higher (2M); Requires LVRC to be fully compliant prior to selling.	MEDIUM
		As is – Non Compliant	Sell with Pre-arranged Leaseback option to Saleyard Users		Liability passed onto new entity. Potential that the new entity will require the leasee manages some of the compliance matters.	No Clean-up / Remediation cost. Lease and Compliance costs will vary dependant on new owner. Revenue from sale. LVRC remains at risk for environmental contamination.	HIGH
Sell with Covenant – Intensive livestock (saleyard) operations only			Liability passed onto new entity. Ensures the community retains a saleyard within the region.	No Clean-up / Remediation cost. No revenue from the saleyards. Revenue from sale LVRC remains at risk for environmental contamination.	HIGH		
LVRC Closes Saleyards	No Remediation / Clean-up	Derelict - Orphan Site		High Risk. While removing WHS and Civil compliance, environmental compliance will remain. Contaminated site, in rain events high risk of breaching EP Act. No community benefit.	No Clean-up / Remediation cost. Unable to use site for other revenue. LVRC remains at risk for environmental contamination of the site.	HIGH	
		Sell off all moveable assets		High Risk. While removing WHS and Civil compliance, environmental compliance will remain. Contaminated site, in rain events high risk of breaching EP Act. No community benefit.	No Clean-up / Remediation. Unable to use site for other revenue. Some return of funds due to sales of assets. LVRC remains at risk for litigation for environmental contamination of the site.	HIGH	
	Remediation / Full site Clean-up	Redevelop site for alternate community uses		Minimal Liability for LVRC. Contaminated site, higher remediation required. Community does not retain a saleyard within the region.	Cost of Clean Up (2 M).	MEDIUM	
		Gradual phase out and sale		Minimal Liability for LVRC. Allows LVRC to engage with other surrounding councils to assist in other arrangements for the community for Cattle Sales.	Cost of Clean Up (2 M).	MEDIUM	