



WEEKLY BULLETIN

Collie
Rotary



2025-2026

Collie Motel

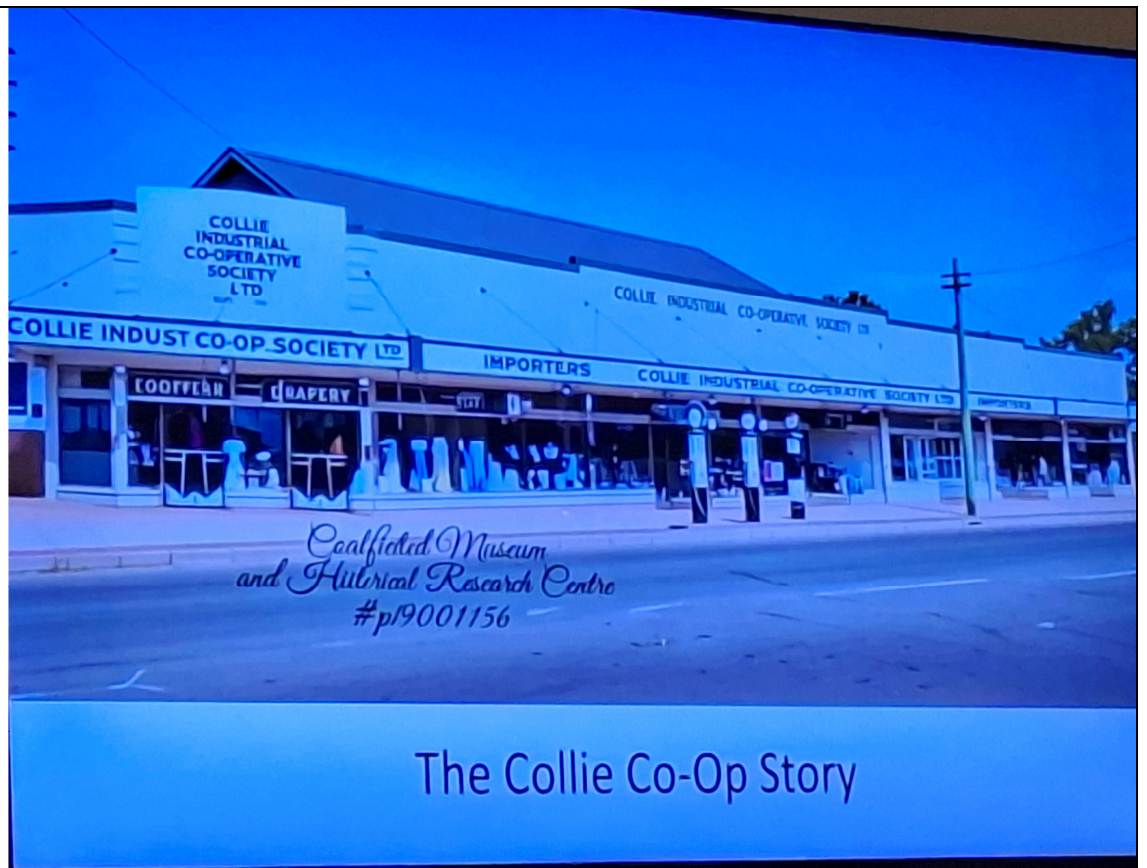
Meeting Date: 09/06/26	Present: Kath Hall, Peter Hall, John Vlasich, Peter Blurton, Kalon Gibson, Peter Reuben, Doug Gulvin, Jim Henderson, John Bylund, Janine Bylund, Harry Wiggers, Keith Hopkins, Bernie Rochester, Norm Wiese, Jakob, Tom Pearson. Apologies: Yolanda Cool, Terry Hunter Late Apologies:	Make Up: Leave of Absence:	Guests: Kym Gibson, Col & Miriam Smout
	1. PP John Bylund reminded members that it was Jakob's farewell night in two weeks time and that his host families would be along. John also mentioned that the tower project had had the tower re-allocated, but a good job was done finishing the hut. 2. PP Peter Blurton advised of A \$300 donation to the Homeless Night Project and went on to explain to guests that money raised would be used to support existing Homelessness support groups. 3. President Peter advise that we had an enquiry about joining the club.		

Guest Speaker Col Smout

Voltage Lodge and repurposing vacant commercial buildings

President Peter introduced Guest Speaker Col Smout





Col began his talk with a bit about his background in real estate and development, and a walk down memory lane with an AI enhanced photo of the Collie Co-op building. Col then went on to highlight the changes that have occurred in the commercial real estate world. Giving interesting examples of the dramatic rises and falls of commercial real estate land values and the increasing vacancy rates for commercial properties and in particular shops in rural areas.

Col went on to explain that there were many reasons for the increasing vacancy trend. Some of them were the tradition ones of increased costs of wages and rents, but others were more 21st Century one such as online shopping, home delivery and the effects of Covid19 and the acceptance of working from home. Col pointed out that AI would probably further strengthen the trend. The impact of this trend on rural areas is that property values drop dramatically. One example given was where a property dropped in value from \$1,523,800 in 2002 to \$325,000 in 2020.

For property owners the vacancy problem is maintenance costs and insurance costs. Demolition will save on those two costs but has little benefit to the owner or the community. A better option (where possible) is repurposing the building to suit local needs.

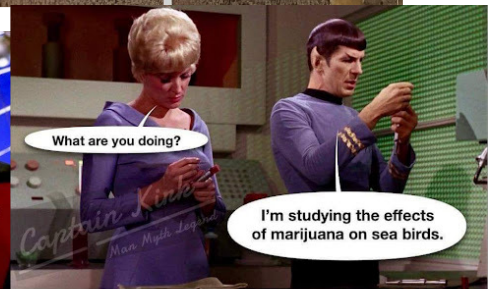
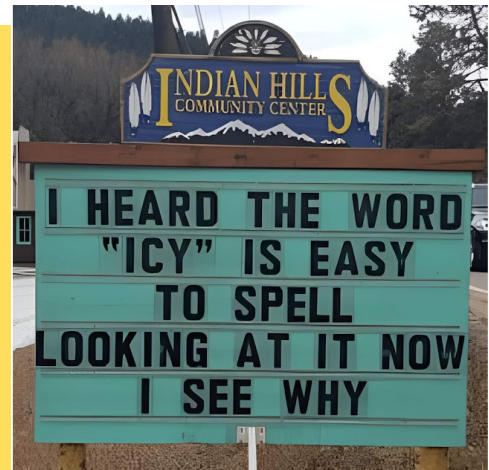


Voltage Lodge Collie is a repurpose designed to meet the need of Collie's transition to a tourist town. Whereas most accommodation needs are being met, a short-term accommodation hybrid accommodation such as Voltage Lodge fills an existing gap.



President Peter thanked Col for his very interesting and informative presentation, presenting Col with a club pen.

BREAKING NEWS!
Man gets hit by a
rental car 🚗
Said it Hertz.



Cards	Miriam Smout. - No Luck
Wheel	1. Jakob. – Winner \$110- 
Program	June 16 th Social meeting at the Federal Hotel June 23 rd Farewell to Jakob meeting at the Collie Motel June 30 th Changeover at the Club Hotel
Reminders	June 23rd - Farewell to Jakob June 30th – Changeover 11 July 2026 D9423 CELEBRATION at the Mecure Hotel - DG Veronica is continuing in the role of District Governor in 2026-27 so we are holding a celebration instead of a changeover.
Attendance	Attendance to: President Peter Hall. RSVP before 6pm Fridays (if you will not be attending TEXT or Email ONLY)

New Club Executive Contact Details 2025-26

<i>Position</i>	<i>Officer/Director</i>	<i>Phone</i>	<i>Ext</i>	<i>E-mail address</i>
President	Peter Hall	08 6285 8180	1	president@collierotary.au
Secretary	Peter Blurton	08 6285 8180	2	secretary@collierotary.au
Treasurer	Kathrine Hall	08 6285 8180	3	treasurer@collierotary.au