

Melville Bowling Club Redevelopment - FAQ

Q: Doesn't the Ground lease say all costs are for the Bowling Club so the City may not invest?

A: The Ground lease makes the Club responsible for the cost of maintenance and refurbishment. This is not a refurbishment, this is an investment in a whole new community facility. The land and the assets still belong to the City and must be returned to the City in good order on completion of the lease so it is appropriate that the City should fund this community asset.. The Club will certainly maintain the assets, but the Club should not have to create them, except as an agent for the City, which is what we are asking for. There is no requirement for the Club to pay for redevelopment.

Q: Aren't you jumping the queue for funds? Other clubs need funds too?

A: The Bowling club has been self sufficient since its inception over 67 years ago. No public money has been spent by the City of Melville on redeveloping the club in this time. Over the past 15 years repeated requests for necessary items have been rejected because the City had plans to redevelop the site. We have been in the queue for a long time – at least 15 years.

Q: The redevelopment has many separate components – why not deal with them one at a time?

A: The redevelopment follows a carefully thought out plan where each component is a necessary and synergistic part of an integrated whole. The Development needs all the elements working together to function most efficiently. Each component contributes to the success of the others. Having said that, there is some priority in the timing of development so we are not asking for everything at once.

Q: Why should the Ratepayers fund the Club's development?

A: The Club is a Community facility, not a business. It is a Not for Profit Organisation. It is appropriate for Ratepayers to provide Community facilities. In the case of the MBC, the provisions of the Ground Lease demand that the Club operate on a financially sustainable basis so that the Ratepayer is not burdened with the ongoing maintenance cost as is the case with most other sporting clubs in City of Melville.

Q: What contribution does the Bowling Club make to funding the redevelopment?

A: For a typical sports club the City bears a substantial part of the cost of maintaining and refurbishing the clubs assets, and most of the cost of replacement. In the case of MBC, under the terms of the Ground Lease, the Club bears the cost of maintenance and refurbishment, and during the few years of the lease has already spent hundreds of thousands of dollars in this way. Over the life the assets, this will amount to millions, representing a very significant contribution to the cost of this Community Facility. The Business Case projections make provision for total replacement over the asset life.

Q: Why set up in competition with Tompkins Park?

A: The Club is not in competition with Tompkins Park, but complementary to it. The sports we offer are different, so the people we attract and the times we do things are different. Together MBC and Tompkins work to provide as wide a range of activities to the community as possible.

Q: Is there a need for two separate facilities – MBC and Tompkins Park?

A: Definitely Yes. The population of the City of Melville will grow by tens of thousands in the next few decades. What does not grow is the amount a space available for recreation. The demand for Community recreational facilities will almost certainly outstrip the supply, so there is room for both, and more besides.

Q: What will the Bowling Club give up to get what it wants?

The MBC has been very flexible in adapting its business case to the needs of the Community. The request for Netball courts is a clear example. We have also offered to surrender land to provide access and parking for our neighbours at Atwell if this can be done in conjunction with our covered synthetic greens. We remain adaptable within the overall constraint of a viable Business Case for the facility. We also plan to give one of our Bowling Greens.

Q: What if the City does not fund the redevelopment?

A: The Club will continue as before, serving a small part of the community offering a limited service in ageing premises. A valuable ratepayer asset, the land, will remain underutilised, which is a waste of Ratepayer assets. The City and the Council will have failed the Ratepayers in not providing them with up-to-date facilities. The City and the Council will have failed the Ratepayers in not adhering to the City's policies which demand high quality facilities that are multifunctional, accessible, well-utilised and offer healthy, safe and inclusive recreation.

Another alternative is to have commercial operators help to develop the Club, but then the interest of the Community is subordinated to the commercial interest.

Q: Has there been a Needs Assessment for the Netball courts?

A: The City's ARIS report in 2020 provides a well-researched study of the City's Netball needs. The findings point to a need for more courts. The ARIS report includes representations by Netball WA that there is a lack of access to courts for training purposes. This is supplemented by other sources such as Tingara Netball Clubs request for courts at Mt Pleasant Bowling club in 2020; the City's own statements to Council in 2023 regarding the needs of the Attadale netball Club at Pt Walter; a function attended by the Premier, Fremantle netball Association and several Clubs in March 2023; all supporting the need for properly serviced training facilities.

ARIS goes on to identify a provisional sum of \$1.32 million available for spending on Netball and further recommends annual expenditure of \$1.4million by the City to meet the needs of the sport of Netball. Very little of this has taken place as the State and Federal governments have been the major supporters of Netball in the City of Melville, not the City itself.

So Yes, there is a Needs Assessment for Netball., and it recommends expenditure significantly more than is being asked for in this case.

Q: You want to build on Crown Land?

A: Some part of the Netball Courts will be on Crown Land. The area to the North of our current lease boundary is indeed Crown land, but the City has the Management Order to deal with this land. The Management Order specifically gives the City authority to lease the land for up to 21 years. Any longer than that requires special consent from the Minister for Lands. It is a simple matter for the City, acting in good faith, to deal with the DPLH and DBCA and proceed to lease this land to MBC for any term up to 21 years.

Q: What happens to all the profit from your operations?

A: The Club is a Not-For-Profit organisation, so any surplus must be returned to the Club to create reserves for asset replacement, long term maintenance etc. If there is still a surplus this can be directed towards reducing prices, or membership fees, improving facilities, etc. No dividends are paid.

Q: Why not change the Lease Agreement?

A: The agreement was drafted by lawyers, It was debated thoroughly and in detail over quite a long period. It was approved by Council, Signed by Mayor, Chief Executive and members of the Bowling Club. All these people knew well what they were signing. It is a 50-year contract, and contracts are meant to be honoured, not re-written at the mere convenience of either party.

Melville Bowling Club - Deputation to Council ABF 13 June 2023

Good evening Mr Mayor, Councillors, Ladies and Gentlemen, and thank you for the opportunity to speak to you tonight. We are here to talk about the Melville Bowling Club redevelopment and the Officers' Report on your agenda.

There is a theme running through this report that the Business Case presented was incomplete, with the implication of sloppiness. This creates the wrong impression – Yes it is incomplete, but...

there was an agreed position from the outset of discussions that the City would fund an Architect to prepare plans of the future clubhouse to then pass on to a QS for an up-to-date cost estimate.

For the rest, we used the CoM template for preparing the business case so that nothing would be left out. We answered every question in full and provided every piece of information that was requested. This has been a thorough, in-depth exercise. The Business Plan complies with the City policy for community hubs and meets all the desired Strategic Outcomes.

The application submitted referred to Stage1 for \$5million and a future Stage 2 to follow after the professionals' input on the Clubhouse. We have noted this year's budgetary constraints. We reduce our application to cover only the scope of Professional Services and four netball courts.

The offer of \$90,000 by the City for these services is simply not enough for the task at hand. We will end up with a lot of ratepayer money spent and the job not even half done.

The services actually needed to start the redevelopment are: -

- Architect - for concept plans of the new clubhouse to enable a current cost estimate
- Architect - to design the standalone kitchen that is core to the Business Case.
- Quantity Surveyor – to update our existing estimate based on the revised plans
- Land Surveyor to measure boundaries and locate facilities
- Geotech Engineer to advise on foundations and stormwater drainage

All this will cost about \$250,000.

Without these essential services we shall be in exactly the same position in a year's time as we are now, asking for more funding for professional services and the job not yet started. It is four years since our first Business Case in 2019 and there's no need for another year's run-around wasting time and Ratepayer Funds. Its time to get started.

We have drastically trimmed our application for \$5million –we now ask only for the professional services and enough money to build the Netball courts that are so urgently needed by our Netballers. We look for four courts to accommodate one netball club as part of our community.

Our total application is amended to :

- Professional services \$250,000
- Four netball courts \$1,100,000
- Total \$1,350,000

A far cry from the \$5million we started with. The City is currently building 5 almost identical netball courts at Dyoondalup Pt Walter. Our estimate is based on their numbers, so is as good as you can get. There are obvious savings of cost and time to be had by using the same providers for both sets of courts where appropriate.

The Needs Analysis for Netball is well described in the ARIS report and your officers have all this information. There is no cause to delay further.

So we ask you to approve this modest funding request. All the elements are in place for a quick and cost-effective execution that meets a pressing need for our community.

Bird Sanctuary Boundary

In tonight's agenda there is a motion to approve boundaries for the Melville Bird Sanctuary.

If you look at the plan you can see that the proposed boundary cuts right through the area that would be required for these Netball Courts. That motion needs amendment to make the existing fence which is the old MBC Boundary the common boundary for the Bird Sanctuary and the Bowling Club. This affects a very small area of land.

Good Faith

As mentioned in your Officers Report tonight, the MBC lease agreement binds both parties to negotiate any proposed developments in good faith.

Three years ago, after a lot of research and debate, this Council approved the current ground lease in detail. Your Officers now propose to change this Lease. Items a) and b) of the Officers' motion make funding conditional upon changes to the lease boundaries, terms, management model and more..... The Officers seek to hold both Council and MBC to ransom – "Change your lease and management model or else...." This move to hold the Council to ransom for developments that the City of Melville owes its Community does not reflect the discussions that we have held with the City to date, is not negotiating in good faith and is in breach of the terms of the Lease Agreement.

Mayor and Councillors, we trust that you can fix this.

Thank you