

# CLUB TURRAMURRA

## Extraordinary General Meeting

Turramurra Bowling Club Limited ACN 000 106 936

### Notice to Members

Tuesday 23 September 2024

Dear Member,

By order of the Board of Directors, and pursuant to Rule 66(a) of the Company's constitution, Notice is hereby given for an Extraordinary General Meeting to be held to consider the proposed ordinary resolution.

#### **Meeting details:**

- Date: **Sunday 27<sup>th</sup> October 2024**
- Time: **11:00am**
- Location: Main Auditorium, Turramurra Bowling Club  
181 Bobbin Head Road, Turramurra, NSW 2074

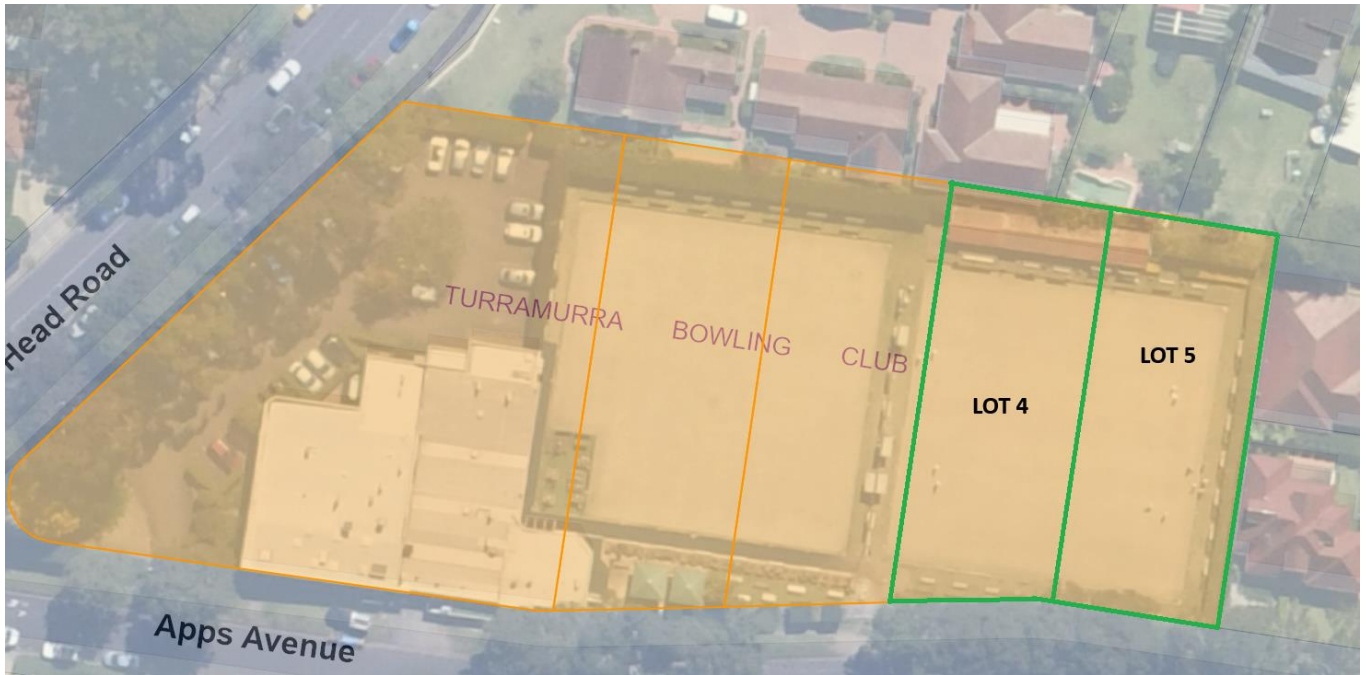
#### **Agenda:**

1. Apologies
2. For all Members to consider, and if thought fit, pass the Ordinary Resolution which appear below:

#### **Ordinary Resolution:**

That, in accordance with and for the purposes of section 41E of the *Registered Clubs Act 1976* (NSW) and all other purposes, the members of Turramurra Bowling Club Limited ACN 000 106 936 (**Club**) declare the following properties, Lot 4 in Deposited Plan 27598 and Lot 5 in Deposited Plan 27598 (being part of the land situated at and known as 181 Bobbin Head Road Turramurra NSW 2074, and outlined in green in the plan below) not to be core property of the Club.

***CONTINUE TO PAGES 2 & 3 FOR DIAGRAM AND EXPLANATORY NOTES***



### **Explanatory notes regarding the ordinary resolution**

1. The Turramurra Bowling Club Limited ACN 000 106 936 (**Club**) owns land at 181 Bobbin Head Road, Turramurra, NSW 2074 which comprises of the Turramurra Bowling Club Clubhouse, carpark and two bowling greens situated across 5 lots of land.
2. The Club has been reviewing the use of the land as part of its plan for the future of the Club. It is now proposing to take the necessary steps to realise value from the land to assist in the ongoing financial viability of the Club.
3. Section 41E of the *Registered Clubs Act 1976* (NSW) (**RC Act**) defines "core property" to include:
  - a. The licensed premises of the Club;
  - b. Any facility provided by the Club for the use of its members and their guests; or
  - c. Any other property declared, by a resolution passed by a majority of the members present at a general meeting of the ordinary members of the Club, to be core property, unless it has been declared not to be core property by resolution of the ordinary members of the Club in general meeting.
4. Accordingly, the land situated at 181 Bobbin Head Road, Turramurra NSW 2074 is core property.
5. The RC Act imposes restrictions on when core property may be disposed, which means by way of a sale, lease or licence. Section 41E of the RC Act prevents core property from being disposed except in certain circumstances. However as outlined above, under that section the members have the power to reclassify core property as non-core property by passing an ordinary resolution. This is a process commonly adopted by clubs because non-core property does not carry the same restrictions on disposal as core property, which will provide the Board with greater flexibility in dealing with the land.
6. If the ordinary resolution is passed, that part of the Club land described in the Ordinary Resolution and outlined in green in the plan above will be declared and classified as non-core property for the purposes of Section 41E of the RC Act, and the Board will be able to redevelop and/or dispose of the land (for example by way of subdivision, sale and/or lease) as it considers fit without needing to call further general meetings to obtain further approval under the RC Act.

The remainder of the property owned by the Club at 181 Bobbin Head Road, Turrumurra will remain core property.

7. The Club is in a declining cash position. Accordingly, if this ordinary resolution is passed, the Board will have the flexibility to work out potential options such as a sale or lease of this land to help improve the Club's cash position. The Board has not yet sourced or finalised any proposals in respect of any disposal of Lots 4 and 5 and seeks this resolution to empower it to do so. The Board currently intends that the cash injection from any future disposal of non-core property may be used for purposes such as clubhouse renovations or building a synthetic bowling green.
8. In accordance with the RC Act and the Club's Constitution, financial Bowling members, financial Country Bowling Members, Non-Bowling (Restricted) Members, Social Members and Life Members are eligible to attend the general meeting and vote on the ordinary resolution.
9. To be passed the ordinary resolution requires votes from a simple majority of those members who, being eligible to do so, are present and vote on the ordinary resolution of the meeting.
10. Under the RC Act and the Club's Constitution:
  - a. Members who are employees of the Club are not entitled to vote; and
  - b. Proxy voting is prohibited.
11. Members are requested to direct any questions on matters to be considered at the Extraordinary General Meeting to the Chief Executive Officer in writing at least 7 days before the meeting, so that they can be addressed and drawn to the attention of the meeting as appropriate.

**BY ORDER OF THE BOARD**

**DAMON GREEN**  
**Chief Executive Officer / Secretary**