

Geographe Bay Yacht Club Inc. Self-Supporting Loan Application

1. Request for Self-Supporting Loan for \$100,000 for a term of 10 years:

The Geographe Bay Yacht Club (GBYC) requests the City of Busselton provide a Self-Supporting Loan for \$100,000, for a term of 10 years, to provide finance towards the construction of a new **Boat and Equipment Storage shed, Sail Training Centre, Junior Clubhouse and Caretakers Residence**.

The GBYC is in a sound financial position and has sufficient bank deposits to fund the \$50,000 cash contribution to the project and to meet the ongoing loan repayments over the 10 year term of the Self Supporting Loan.

The Club has a long term lease over portion of Lot 4539 King Street, West Busselton. Lease Term Expires 30 June 2026, with a further 10 year Option to 30 June 2036.

2. Project scope:

2.1 Need for Project:

The Club's existing **Junior Clubroom** and **Boat Storage** facilities are over 50 years old. The building contains asbestos materials, steel support beams are badly corroded and the building has deteriorated to point where it is well and truly past its "use by" date.

Ongoing maintenance on the facilities is costly and amounts to little more than band-aid treatment. The poor quality of the **Boat Storage** facilities, which have no doors (they rusted off!), does not give adequate weather or security protection for the Club's training boats and equipment. (Refer attached photos)

2.2 Project Scope:

The project will entail the demolition of the existing Junior Clubroom and Boat Storage facilities, followed by the **construction of a new building incorporating a Boat and Equipment Storage shed, a new Sail Training Centre, Junior Clubhouse and Caretakers Residence**.

(Refer attached Plans: Job Number 12268 and Job Number 12336)

3. Total Cost of Project (project Budget) including all funding sources:

3.1 Project Cost

Project Description	\$ Cost ex GST	\$ Cost inc GST	Quote Used
Demolition of old Boat Storage Shed and Junior Clubroom	8,500	9,350	Direct Demolition and Salvage. Quote - 13 July 2016
New Boat Storage/Junior Clubroom/Sail Training Centre/Caretaker Residence	95,569	105,126	Sheds West Direct. Quote - 25 July 2016. Ref Job No.12336 & 12268
New Junior Clubhouse,	66,400	73,040	Built by S. Quote - 27

Training Centre and Caretakers fit out			July 2016
GBYC Volunteer labour	28,364	31,200	Erection of the new building. As per Quote from Sheds West Direct – 30 June 2016. Ref 12336
Sub Total	198,833	218,716	
Cost escalation	31,167	34,284	15% escalation
Total project expenditure	230,000	253,000	

3.2 Project Income:

CSRFF Grant	\$ 51,750
GBYC Volunteer Labour	\$ 28,250
GBYC Cash Contribution	\$ 50,000
<u>CoB Self Supporting Loan</u>	<u>\$100,000</u>

TOTAL PROJECT INCOME \$230,000

4. 2015/16 Membership Numbers:

Geographe Bay Yacht Club: 191
Naturaliste Sport and Game Fishing Club: 74
Geographe Outrigger Canoe Club: 37

5. Benefits the project will bring to Members and the Community:

5.1 Boat and Equipment Storage

The new **Boat and Equipment Storage** building will be used to securely store the six new 'Tackers' junior training yachts the Club has recently purchased, along with six 420 Class training yachts, plus other sailing dinghies and equipment owned by the Club and used for sail training. Improved security and protection from the weather will extend the working life of the boats and reduce ongoing maintenance costs.

5.2 Sail Training Centre

The GBYC has recently become an accredited Australian Sailing 'Discover Sailing Centre'. It is the only Club in the South West Region with the equipment and registered trainers able to offer junior sail training, under the nationally accredited "Tackers" training program.

The Club has invested \$16,000 into six new "Tackers" junior sailing yachts and is funding the training of additional Club members to provide nationally accredited sail training for juniors and adults wishing to learn to sail.

The expansion of the Club's sail training programs requires a new **Sail Training Centre** facility, to deliver high quality off-water theory and rules training to program participants (both member and non-member), and enable elite level coaching to be offered to GBYC members and visiting Clubs.

This **Training Centre** will also be used by the Naturaliste Sports and Game Fishing Club and the Geographe Outriggers Club, who share the GBYC leased

area, but currently have no facilities for member training sessions, guest speakers, etc.

5.3 Junior Clubroom

The current **Junior Clubroom** is very small and struggles to accommodate the Club's existing junior membership of 60. The projected increase in membership generated by the 'Tackers' and 'Discover Sailing' training programs, will render this facility totally inadequate for the needs of the growing number of junior members.

Quality **Junior Clubroom** facilities are a vital part of building and retaining junior membership and ongoing participation in sailing. A strong Junior membership is essential to the ongoing development of the Club, as it provides the foundation for building stronger numbers of full adult members into the future.

5.4 Caretakers Residence

Under the terms of the Club's Lease agreement with the City of Busselton, the Club is required to construct a permanent Caretakers Residence.

6. The Club acknowledges it is responsible for reimbursement to the City of Busselton of full costs associated with the loan and that the Club will enter into a "LOAN REPAYMENT AGREEMENT" with the City of Busselton.

6.1 2016 Annual General Meeting:

The following motion was passed at the 2016 GBYC Inc. Annual General Meeting:

That construction of the new Boat Storage, Junior Clubrooms and Sail Training Centre building be a high priority for 2016/17 and the Club apply to the City of Busselton and the Department of Sport and Recreation for grant funding.

6.2 A Special General Meeting of GBYC members has been called for Wed 1 February 2017, at which members will discuss and vote on the following motion:

That members support the Club applying for a \$100,000 self supporting loan from the City of Busselton, repayable over a 10 year term at an interest rate as per the current Western Australian Treasury Corporation rate, for the purpose of part financing the construction of a new Boat Storage, Junior Clubrooms, Sail Training Centre and Caretakers Residence building.

Barry Brown
Hon. Secretary
Geographe Bay Yacht Club Inc.
22 January 2017