

## **New Building Progress**

Looking from the Clubroom balcony it is obvious that construction work is going on down below.

It's happening! A concrete slab of over 1000sq m has been laid supported by the sinking of 4 pylons down to bedrock. You may remember that after Council had found just over 1M to fund the project the subsequent geotechnical survey found that we were based on an old river bed. Hence the additional \$1.3M provided by Council.

It's interesting that recently I have been approached by two groups hoping to build their own club rooms. This was our dream 40 years ago when we raised the first debenture issue and even recently some had thought of ideas to extend our current rooms from the balcony over the car park. That would still leave us in a multi-purpose hall, not a special purpose facility. Bridge should be played in a spacious, environmentally attractive facility with excellent acoustics, lighting, heating, kitchen and support facilities to ensure that operationally everything can run smoothly.

The dream in 2005 was to build the best club in Australia with all of those features in mind. Nothing short of that was to be accommodated. Fortunately in obtaining the finance from State Government (\$500K) we were forced into the arms of the Ceres Calisthenics Club whose building convener, Bob Rowett had similar ideas to my own. Not an all-purpose hall. He wanted sprung floors for his girls, a sewing room for the mothers and other facilities peculiar to best practice Calisthenics. He and I worked together so well over the next two years that we were able to extract promises from Council that ensured our vision could become a reality.

Exclusive use of space for 50 tables with possibility of temporary use of Calisthenics rooms, long term license, peppercorn rental (\$2 annual), Council responsible for maintenance and security, (we do have to pay for use of utilities), 96 space car park, landscaped gardens, lighting, acoustics, carpeting, air-conditioning, training room - all of high standard.

In the following two years it was a matter of cementing those promises into a binding license contract. Doug Lavers, your treasurer, played an essential part in getting the legalese right in adapting Council's standard license agreement and subsequent debenture issue so that the club can be confident that its \$500K has been well protected and well spent.

It remains to complete the furniture, fittings and equipment allocation.

It will be a pleasure to watch further progress from the balcony, anticipating completion in Nov/Dec 2009.

I think you will be pleased with the result.

Ray Anderson

April 2009.