



NOTICE OF GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT A SPECIAL GENERAL MEETING OF THE MEMBERS OF KINGSCLIFF BOWLS CLUB LTD, TRADING AS KINGSCLIFF BEACH BOWLS CLUB, A.C.N 001 035 472 WILL BE HELD AT THE PREMISES OF THE CLUB AT MARINE PARADE, KINGSCLIFF ON MONDAY 23 JUNE 2014 AT 5PM.

Business:

To hear a report from the Board of Directors on the proposed sale of the land in Pearl & Kingscliff Streets Kingscliff and to consider and if thought fit pass the following ordinary resolution:

Ordinary Resolution:

“That the Directors of Kingscliff Bowls Club Ltd and the Directors of Kingscliff Retirement Limited acting as Trustee for the Kingscliff Retirement Unit Trust be approved by the members to accept an offer of \$4 million dollars plus GST for the sale of the land in Pearl & Kingscliff Streets, Kingscliff to clear the financial debt to the National Australia Bank.”

Notes to Resolution:

At a Special General Meeting on 20th September 2009 the members resolved that the Directors of Kingscliff Retirement Limited could enter into such commercial arrangements that they consider necessary to realize the land by way of sale or joint venture providing that it was not less than 90% of a current valuation.

The Club Board and Management have been working with the National Australia Bank to best develop/sell the land and to pay out the \$4.2 million dollar debt for the past four years. Prior the Club had obtained a DA for the development of a Retirement Village which unfortunately never came to fruition.

Since then the Club has conducted extensive and expensive national marketing campaigns using various strategies on three occasions to achieve the best price for the Club and its members with and/or without the current DA approval.

The current holding cost for the land is \$530448.00 year to-date (end of May) which includes interest on the current debt to the National Australia Bank. The Boards of KBC and KRL are strongly recommending that the members approve the sale of the land for the current & best offer of \$4 million dollars plus GST. Although there are signs of improvement in the current market place since the GFC (Global Financial Crisis) in 2008, this is the best offer the Club has received for the land and with our holding cost increasing the NAB are very keen to settle the current debt in a timely manner to allow the Club to move forward with positive cash flow without a large debt. The NAB has been very supportive of the Club and KRL but is very concerned with the ongoing time delays.

This offer is unconditional and will be settled in 90 days from the signing of contracts.

The valuation of \$6 million plus GST dated April 2013; this valuation included the DA for the development of the 225 unit retirement village which is not being considered after extensive marketing campaigns. The current offer of \$4million represents the current value in the market place.

For and on behalf of the Board

P.L Kelly

A handwritten signature in black ink that reads "Phil Kelly". The signature is written in a cursive, flowing style.

General Manager, JP
Kingscliff Beach Bowls Club