



19 May 2025

## **JB Community and Sports Club Ltd Country Club Vincentia De-amalgamation Confirmation of Community Bid**

### **To SGBCC President and Board Members**

*This bid confirms the interest of JBCSC in moving now to commence the formal processes to de-amalgamate Country Club Vincentia (CCV) and to establish a new registered club, as provided for under the Registered Clubs Act 1976.*

*JBCSC will be more than a traditional club. In addition to sports, including golf, our intention is to provide a range of facilities, services and support to the Vincentia community and beyond, incorporating training to address the needs of our vulnerable youth.*

*JBCSC has identified the funds to enable the new company to make a significant and fair offer to acquire the assets of CCV.*

*To finalise the terms of that offer, we need from SGBCC critical information in some key areas. The sooner we get that, the sooner we can finalise our bid.*

*We ask that the Board now authorise Management to commence discussions with JBCSC to progress the de-amalgamation and, subject to required approvals, enable the establishment of a diverse community club on the Vincentia precinct.*

**The community is committed to this de-amalgamation succeeding.**

As Directors you will be very aware of the strength of feeling in the Vincentia community about the degradation of a valued community asset.

The strength of that feeling has certainly not diminished since August. In fact, it has grown stronger. The events of the last eight months, particularly the closure of the Clubhouse, have had a significant adverse impact on the community.

The support – from former members of the Vincentia Golf Club, from current Vincentia members of SGBCC and from the broader Vincentia community - has been overwhelming.

The community followed closely the response to your invitation to clubs to submit expressions of interest in acquiring CCV. Many clubs spoke with us following that invitation. Several shared their view of the parlous state of the assets attached to CCV.

Several also shared their assessments of the scope - and significant cost - of the work required to restore these assets, to undertake essential work on the course, particularly the greens, but critically to undertake the remedial work on the now dilapidated Clubhouse.

Most declined to put in an EOI. Those that did express some interest decided not to proceed.

Why is JBCSC willing to pursue de-amalgamation when all the other parties have declined ?

The answer is in the community support, and in the nature of the Club that the community wishes to see come to life there.

**The future we envisage for a revitalised Vincentia precinct is broader than a traditional club.**

JBCSC will provide facilities, services and organised activities for its members, the community and visitors. These activities are intended to include golf, other sports, social gatherings, community meetings, and family gatherings.

The new club also intends to incorporate work training programs for young people. As a community focussed club, JBCSC will also explore opportunities for collaboration with charitable organisations to address the needs of our vulnerable youth.

**We are confident that we can build a financially viable club around that vision.**

Before the votes on de-amalgamation, an Independent Accountant must provide to SGBCC members an assurance that JBCSC can be viable as a new registered club.

We are confident that the Independent Accountant reviewing JBCSC's proposal will be able to provide that assurance to SGBCC members as to our new Club's viability.

Section 17AL of the Act sets out the matters which must be settled between the parent and the entity to be de-amalgamated. Clause 11 of the Regulation identifies at (a) to (j) the matters which must be addressed.

That list includes the amount of consideration to be paid in respect of the transfer (11.b)

**JBCSC has identified funding to enable it to make a significant and fair offer to acquire CCV.**

This submission does not yet include that consideration. We are committed to making that offer. The issue is timing, and the information gaps.

Before JBCSC can put a firm number on the table, we need to sit down with your team to work through these information gaps in respect of several key areas.

The sooner we get that information, the sooner we will be able to submit a firm dollar figure.

We need, for example, an agreed view of what is to be transferred with CCV, including most importantly the gaming machine entitlements (11c). We also need the “details and estimated values of property, plant and equipment that will be transferred...” (11d).

**We have been advised to take great care to make a thorough assessment of the current state of the Clubhouse. For this we will need access. Not just a workaround. We need access for a specialist to advise us on the cost of repairs needed to restore the premises.**

Regardless of whatever value the financial accounts may attribute to the Clubhouse, the advice to us is that stripping it out in August and the fact that it was then allowed to deteriorate over 9 months of closure, means that the now substantial cost of restoration has reduced the value of the asset to a net negative. We will need time and access to make that assessment for ourselves.

**We ask that the Board authorise Management to enter into discussions with JBCSC to commence the process of de-amalgamating CCV from SGBCC which you set in train with your decision and announcement in December 2024.**



Craig Hatton

Chair

Jervis Bay Community and Sports Club Ltd

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Copies to:

Mr David Harris MP, Minister for Gaming and Racing

Ms Liza Butler MP, Member for South Coast

Ms Fiona Phillips MP, Member for Gilmore

Mr Andrew Leigh MP, Jervis Bay Territory

Ms Patricia White, Mayor, Shoalhaven City Council

*This bid is lodged in good faith. However, nothing in this document creates legal relations or is intended to operate as a representation on which there is reliance – except to the extent of anything that ends up being stated in a formal signed and exchanged document.*