



Royal Caledonian Society of South Australia Inc.

Notice of Special General Meeting

Notice is hereby given that a Special General Meeting of the Royal Caledonian Society of South Australia Inc. will be held in the first floor Club Room at 379 King William Street, Adelaide on Monday 6 May 2002 at 8.00 o'clock pm.

Please bring a Basket Supper to share.

Registration from 7.30 pm.

AGENDA

- To consider the recommendation of Council to lease the building to a third party or, in the event this is not achievable, to sell the building.

Report by Council

1. At the Annual General Meeting of the Society held on 24 August 2001, a motion was put and carried that before any action was taken in relation to selling or otherwise disposing of the building, the matter should be put to a general meeting of members.
2. Since that meeting, Council has explored a raft of alternatives including having to sell the building, examining in depth the arguments for and against each option.
3. The most practical solution appears to be to lease the building to a third party for a rent that will, in due course, provide funding to both pay back unit holders and to undertake repairs to the building.
4. Council has requested a report from its engineers to specify what needs to be done, both long and short term to reconstitute the building, and will soon be in a position to cost the necessary work.
5. Whilst leasing the building will preclude its use by the Society in the short term, it will allow the Society to re-enter the building in due course and to renovate it to its requirements. In the mean time, the Society would hire a suitable hall for its occasional activities.
6. Council has had a number of verbal quotes to undertake the necessary repairs. These amount to a figure between \$50,000 and \$100,000. It is anticipated that formal quotes will be available at the meeting. It is not practical for the Society to raise, or more particularly to repay this sum of money. In addition to this amount, the Society is obliged to repay unit holders an currently unfunded amount of \$16,500.

It is recommended that Council be authorised to lease the building located at 379 King William Street to a third party on the best terms achievable or, in the event that Council is unable to lease the building within a reasonable period, to offer the building for sale at the best possible price.

Proposal to Sell the Building

Background

- 1 At a Special General Meeting of the Society held on 6 May 2002, it was resolved that: **that Council be authorised to lease the building located at 379 King William Street to a third party on the best terms achievable or, in the event that Council is unable to lease the building within a reasonable period and subject to a further Special General Meeting, to**
- 2 Council placed the leasing of the building in the hands of Mason Gray Strange who initially obtained a potential lessee on terms and conditions more or less agreeable to Council, but subject to final negotiations. Before these negotiations could take place, the potential lessee withdrew his offer to lease as another deal in which he was involved and which was essential to him leasing the Hall fell through. Subsequent efforts to lease the building have not been successful.
- 3 Without the building being leased, the Society has no funds with which to undertake the major repair of the building, nor to fully repay the unit holders who are due for payout in January 2003. Unit holders are owed a total of \$51,500. Of this amount, the Society has \$35,000, leaving a deficit of \$16,500 to be found by next January. This is an impossible task given the present level of support by members.
- 4 Just to hold the building (rates and taxes, electricity and insurance) costs in the order of \$9750 per year (based on last year's figures). This equates to nearly \$190.00 per week. Of this amount, a small proportion is recouped from the lease of the shop. The Society's insurance brokers have indicated that the cost of our insurance is likely to increase by between 25 and 50% as from September this year. This year's surplus of about \$13,000 is largely due to money not being spent on necessary maintenance to the building, a saving on Bairns, and slightly better income in a number of areas. Apart from the major repairs referred to above, the building badly needs painting, plumbing repairs and a new roof to part of the building as a minimum. Such work cannot be put off indefinitely if the building is to be retained.
- 5 However, **any money spent on repairs would never be recouped if the property were to be sold.** Ultimately, it is only putting off the inevitable demolition of the building at a not too distant date in the future. The building adds little or no value to the land value of the site. The current best use of the site is probably as a 4 to 5 story building for a mix of retail, office and/or residential and should prove a most attractive investment to the owner of the car park at the rear.
- 6 The Adelaide City Council and the Licensing Court both require the Society to undertake basic repairs to the building if it continues to be used. These repairs are likely to cost in the order of \$10,000, a sum the Society does not have.
- 7 Ongoing income from the weekly dance cannot be guaranteed for a number of reasons and the ongoing lease of the shop is also uncertain in the longer term. Accordingly, the Society is not in a position to take out a loan with which to repay unit holders as repayment of such a loan could not be guaranteed.

Proposal

In the event members authorise the sale of the building, it is proposed actively to seek an alternate building to house the Society. The criteria for such a building are that it would need to be reasonably centrally situated, have a good long term sitting tenant to ensure ongoing funding to cover maintenance and statutory outgoings, and a suitable area for the Society and the Band to hold their activities. It is unlikely that such a building would be located quickly. In the interim, Council and the Band would look at alternate venues for Society activities and Band practices etc.

Recommendation

It is recommended that **authority be given to Council to offer the building for sale at the best possible price and, after paying out the unit holders, actively to seek for a suitable alternate building to house the Society,**

and any other outstanding
debts
and any other outstanding
debts

and the proceeds in
secure investments.

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Special General Meeting of the Royal Caledonian Society of South Australia held on 6 May 2002 at 8.00 pm

Minutes

1. Roll

There were 41 persons present as per the Attendance Record

2. Apologies

Apologies were received from Secretary David Porteous (in hospital), Kay, Adam and Amy Gifford, Tom Hunter, Andrew Pawson, Geoff Holden, Anne Miller, Fred Papple, June Laws and Jack Moffatt.

3. Proxy Voting

Isobel McFarlane advised that she had been appointed as a proxy for her daughter, Kathryn Knight. The Chief advised her that proxy votes were not allowable under the Constitution.

4. Purpose of Meeting

The Chief informed members that the purpose of the meeting was to authorise Council to raise funds for the ultimate repair of the Hall as to raise the funding requires was outside the capability of Council. To this end, Council are recommending that the Hall be leased for a period of years (about five or six) to provide the Society with sufficient funds to repair the Hall, or in the event that at the end of that time it is not considered worthwhile repairing the Hall, to have additional funds to purchase a new "home" for the Society but subject to a further General Meeting to authorise such event.

Much discussion ensued with a number of alternatives being put forward.

Moved Rob McGregor; Seconded Bill Angus: that a secret ballot be held in regards to the motion on the Notice of Meeting

CARRIED

Moved Joyce Ogg; Seconded Ann Wickham: that Council be authorised to lease the building located at 379 King William Street to a third party on the best terms achievable or, in the event that Council is unable to lease the building within a reasonable period, to offer the building for sale at the best possible price.

Amendment Moved Janine Powell; Seconded Ann Wickham: that before any action is taken by Council to sell the building, a further Special General Meeting be held.

The original mover and seconder agreed to include this in their motion. Accordingly, the original motion became:

that Council be authorised to lease the building located at 379 King William Street to a third party on the best terms achievable or, in the event that Council is unable to lease the building within a reasonable period and subject to a further Special General Meeting, to offer the building for sale at the best possible price.

CARRIED 31 to 8

5. Closure

The Chief thanked all for attending and invited them to supper in the Hall. The meeting closed at 9.17 pm.



Attendance Register
Special General Meeting of the Royal Caledonian Society of
South Australia
Held on 6 May 2002

Name (please print)	To update our records:			
	Address	Home Ph.	Work Ph.	Mobile Ph.
1 Green Staples	66 MULLER RD	82614455	-	-
2 Nelson Staples	5086 GREENACRES	✓		
3 Jill Monette	Henley South			
4 ADAM GILL	Highway	82640164		
5 Ethel Hunter	Indiavon	8445147		
6 Robin Pauson	glencide	83791949		
7 Lynne Pauson	glencide	83791949	83791949	0402533573
8 ROD CALVER	Vale Park			
9 Ann Belfer	Edwards St	52938066		
10 Jeannette Oraddock	old Hahndorf	047867976		
11 Barbara Macdonald	Abou/Matt Vale	838261143		
12 Pops Ogg	REXMAN PK.	83467380		
13 IAN RICHARDSON	17 HALIBURN AVE KINGOON	82741827		
14 JANIS RICHARDSON	—	—		
15 ANDREW				
16 John Fleetwood				
17 Sue Wallace	ACS			



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Name (please print)	To update our records:			
	Address	Home Ph.	Work Ph.	Mobile Ph.
18 Dr. ALAN ROBERTSON	5255 80 BENHURST STREET MCKEON	(05) 85 363 945		
19 Alex Richardson	17 Halsbury Ave. Kingswood 5062	(08) 8274 1827		
20 AUSTIN GIBSON	17 LOMBARD ST NORTH ADELAIDE	08 8267 3814		
21 DONNA CAMPBELL	12 JELKIN AVE MYRTLE BANK	08 8779 6818		
22 Bev Hawthorne	21 Holo Cres TROTTER	8 381-7330		
23 Marjorie Burn	3/1 ELLIOTT ST TOORAK Gdns 5063	8 3324 7972		
24 MICHELLE ROBERTS	77 EAST PARKWAY COLONEL LIGHT GONS	8276 3444		
25 HEATHER McDONALD	105 CASHEL ST PASADENA	8177 1168		
26 CHRISTINA COCKERILL	21 SPIERS AVE PASADENA	8276 4160		
27 IAN FLEETWOOD	7 BELAVIN RD FLYING DUTCHMAN HILL	8298 2253		
28 Ann Wickham	Windsor Rd GLENGREEN	8379 5993		
29 Bill Angus	28 SQUANDER CRE MOORABRY NORTH	8265 2134		
30 G. CROWHURST	BOX 2186 BENDIGO VIC	03 5441 6283		
31 JANINE POWELL	HERE			
32 DOUGLAS PATTERSON	11 TODDVILLE ST WARRIEWEE WEST	8268 4213		
33 NOEL R EMERY	"GLEN HEATH." GUMERACHA	8389-1242		
34 Isobel McFarlane	8 Holland Ave GLENGREEN	8356 1080		



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Name (please print)	To update our records:			
	Address	Home Ph.	Work Ph.	Mobile Ph.
35	STAFF McFARLANE	SHALLOAN AVE GARDNER	83561090	
36	BOB McFFATII	45 CHEEK AVE GARDNER	85230132	04 27862189
37	RON MODRA	17 LINCOLN RD	83366150	041 8843139
38	Rob Mc Gregor	27 Stonehenge Blude Para Vista	82654685	0417837969
39	ROY READ	5 DAYDEN ST.	83329880	0412246559
40	ROSEBE BOWCE	5 DENNIS CRT CLAREN	82932294	82314288
41	Annemilla	25 Waddle St Sulliston	83792515	041 814360
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	Address	Home Ph.	Work Ph.	Mobile Ph.
18 A SE Allen WALTERS	6 LENIELG. 2/10 THIRDS AVE	08 2955834	08 2541144	0408 8954 09
19 SE Sim I. Miller				
20 SE Ethel Hunt	4 Ardian 16 Archdale Ave	8465 1697		
21 SE BRIAN SPENCER	21 SPIERS AVE. PASADENA. 5024	8276 4160	/	-
22 SE AUSTIN GIBSON	17 LOMBARD ST NORTH ADELAIDE	8267 3814	-	
23 - Johan Jose				
24 SE NORMAN PRENTICE	CE BRADBURY	83882152	-	-
25 SE Christina Cockerill	21 Spiers Ave	82764160		
26 A Borys ZACHARI	21 Montimer St.	82974401		
27 C GEOFF HOLDEN	7 DUNCAN ST LOCKLEY	844 35833		
28 SE Andrew Pawsa	74 Richmond Rd Westbourne Park	83578575		
29 SE Ari. Richardson	17 HAWTHORN AVE KIMBLEDOWN	82741827		
30 SE B. Veitch	6/6 Vale	83826143		
31 SE N.R. EMERY	GLEN HEATH. GUMERACHA.	8389-1242		
32 SE Joyce Ogg	1122 TORRENS RD KEARNEY PK.	8346.7384		
33 ①				
34				



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Name (please print)		To update our records:			
		Address	Home Ph.	Work Ph.	Mobile Ph.
CL	35	IAN FLEETWOOD 7 BALANVIEW RD FLAGSTAFF HILL	82962253	83771422	
KL	36	LENNOR RAWSON 10A's Before.	83791949	N.A.	N.A.
	37	JOHN POTTERSON 114, ALLOCHSIDE DRY, WESTLAKES		84045539	0413322775
SE	38	ELVIRA BEYAWI 6 NORWICH AV BERNSIDE	8364-5114	—	0402901097
SE	39	FANN WICKL Glenunga.	83795993		
CL	40	Kouge Gifford Stirling	83397357		
CL	41	AUNE KILBY Dullarton	8.379.2515		
SE	42	BELBE BRUCE Clarence Gdns	82932284		
C	43	ROD CALVER Vale Park.	—	—	—
A	44	BOB FAWCETT KLEINZIG	82619842		
SE	45	HELEN FAWCETT KLEINZIG	82619807		
	46				
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	50				
	51				

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 33
 34
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TOTAL 43