

# MORDIALLOC SPORTING CLUB INC.

“THE BLOODHOUNDS”



MORDIALLOC FOOTBALL NETBALL CLUB



MORDIALLOC CRICKET CLUB



MORDIALLOC SUPERULES FOOTBALL CLUB



MORDIALLOC REDBACKS  
JUNIOR SPORTING CLUB

**MORDY HQ** Our Hospitality & Entertainment Venue  
528 Main Street, Mordialloc

Our Indoor Sports Venue **MORDY HQ**  
3 Haymer Court, Braeside **Indoor Sports**

Reg No: A0027737R ABN: 71 542 283 944 [www.mordyhq.com.au](http://www.mordyhq.com.au)

## Members Update

Firstly, the Board would like to thank you all for your patience. We know that there have been so many stories circulating, particularly over recent weeks, in relation to the Mordialloc Sporting Club, and the Club's decision to exercise a clause in the lease to purchase the property where we are located. Until now, it has been a challenge for the Board to fully disclose the details of the Club's purchase as the Landlord decided to dispute the Club's right to purchase the Venue under a clause in the Lease and the matter required resolution through VCAT which, after 11 long months has only been finalised on 22<sup>nd</sup> Feb 2018. Now the Club's legal right to purchase the Venue has been confirmed, the Board is in a position to discuss more openly the details of the purchase and our plans to renovate the Venue to ensure Mordy HQ is financially viable for at least the next 15 years.

This is the Members' Club, and as such, the Board represents you. In many commercial agreements, there are clauses, which give options for tenants to exercise, or not. In this particular instance, as a Board, we felt that we best represented the members by exercising the option to purchase. This meant that the future of the Club and its ability to remain financially stable was being secured. Most importantly, that we could for the long-term afford to use the facilities that junior sporting participants all the way through to seniors are able to enjoy; namely playing sports such as football, netball and cricket.

You, the financial members, represent more than 1,000 community members and 10,000 social members who use the facilities.

What many of you may not have been aware of was that the Club attempted to negotiate a new Lease with the Landlord in 2016 because the existing lease was to end in April 2017. However, the lease proposed by the Landlord included a substantial increase in the rent and required the Club to spend \$1.5 Million in capital improvements. The Club determined that the proposal was not commercially viable.

The Landlord then took the following action:

1. Advertised the property "For Lease" in 2016 seeking new tenants;
2. Requested that the Club allow other prospective tenants to inspect the premises;  
and
3. Engaged a local agent to market a new Lease.

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As board members our job is to represent you. It is important that our silence is not mistaken for a lack of desire to communicate with you, as that in itself has been frustrating with so many miscommunications in the community. We are now in the position to take you through the journey from start to finish and that is our intention now that we are able to talk publicly.

What is very important to our community is sport, and keeping people young and old active, entertained and championing talent. Having sporting and social facilities around this that is what brings the community together and we have been able to achieve this for the past 21 years at Mordy HQ.

You may be hearing information that is untrue from members of the public.

To clarify, here are some facts:

- The heritage listing of the beautiful building façade that has been the home of the Club for many years will remain intact. The current design submitted as part of the planning permit application complies with all heritage guidelines, and the entire building will not be demolished.
- Over the years asbestos and other issues have affected the building, and as such, it is in the best interests of everyone that parts of building be refurbished whilst maintaining and protecting heritage interests.
- The Club will continue to run the functions, a sports bar, a restaurant, a balcony and live bands.
- The agreement that the Club has with AFG (Aus Finance Group) is for an agreed amount to be spent on refurbishment, although the exact amount is dependent on the final price paid for the land. (The price for the land is currently subject to determination by an Independent Valuer).
- The number one priority of the Club is to ensure that its occupation continues in the current premises for a minimum of the next 15 years, at a discounted rent and with security of tenure.

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- Free access to new car-parking areas for the exclusive use by Club patrons, with either the same or more than currently exists today.
- Recent media reports about an offer made to the Board, regarding a purchase/lease is being explored as part of our due diligence to the Club. More details will be disclosed as they become available.
- Proposed layout of the Club will be available on Monday, 26 February 2018.

The decision to refurbish our Headquarters is entirely in the discretion of the Club's members. You can be assured that the current planning application is only one of several options the club is exploring which is for the primary purpose of ensuring the Club remains a vibrant part of the community. Regardless of whether there are any renovations undertaken, the VCAT case (which ended this week) resulted in the Club being allowed to buy the land and explore its options. Mordy HQ is here to stay.

From this point forward, you will be communicated with weekly, and you will see updates on social media accounts and the website. This Club belongs to all of you and we know how important it is to the community.

**On Tuesday evening at 7pm**, we will have a Life Members and Financial Members only information evening. This will ensure that we communicate all the details to you face-to-face, and that you can ask any questions that may concern you or that addresses rumours or information that is in the public domain that is misleading to the facts of the situation. Your attendance on Tuesday would be greatly appreciated. To assist with seating arrangements, please RSVP to via email to [nwoinarski@mordyhq.com.au](mailto:nwoinarski@mordyhq.com.au). In the interim, expect the Board to continually communicate all information as it comes to hand to you.

Yours sincerely,

Andrew Wise (On behalf of the full Board)  
Secretary - Mordialloc Sporting Club