

## Fw: TCC Approval

**Bruce Inglis** <dbinglis1@gmail.com>

To: Grant Aislabie <grant@cglaw.nz>

Cc: Julie Sheridan <Julie.sheridan10@gmail.com>, Warren Coventry <Warrencoventry50@gmail.com>, Diane

Hi Grant

Happy New Year

A brief note hoping to catch up with you regarding the email below.

The steering committee have fielded a number of questions regarding this project from members with answers

Many of these questions relate to questions raised in this email.

We are also conscious that it is likely questions will be raised at Wednesday's AGM.

Hoping the OMBCT may be able to respond with comments Mon/Tue so we can respond to these questions.

Cheers

Bruce

----- Forwarded message -----

From: **Bruce Inglis** <dbinglis1@gmail.com>

Date: Sun, Dec 20, 2020 at 10:12 AM

Subject: Fwd: Fw: TCC Approval

To: Grant Aislabie <grant@cglaw.nz>

Cc: Julie Sheridan <Julie.sheridan10@gmail.com>, Warren Coventry <Warrencoventry50@gmail.com>, Diane  
<dgridger@yahoo.co.nz>

Hi Grant

The project steering committee along with Diane reviewed the proposed HoA from Hobec

There are a number of clauses where we require further clarity or negotiation before we could recommend its e

I am assuming that execution of this document will require prior approval of bridge club members at a SGM.

The clauses we need to review further are;

1.6.a Lighting - require confirmation that lighting installed will meet the accepted standard for card playing [pos  
building code]

1.6.a Sub-licensor works - does this cover all required power points, hot water cylinders etc

1.7 Licensed area - sharing of floor covering costs of jointly used toilets & 2nd floor entrance lobby to be discu  
included in negotiation re proposed PC sum [clause 1.22]

1.10 Annual Rent - freeze on current rent & outgoings paid by MMBC should continue as long as the current l  
next review date]

1.11 Outgoings - clarity & confirmation of the outgoings MMBC will be expected to contribute to. This is neces  
budgets & to establish the financial viability of this project

1.12 Fee reviews - clarify what this refers to. Upon clarification of this we would like to negotiate the review pe

1.14 Public liability insurance - establish MMBC contribution & cost of this

1.18 Utility costs - negotiation required as to the recovery of utility costs incurred with community use of the clu  
discussions should also include provision for wear & tear of bridge club fixtures

1.19 Usage - establish applicable Council regulatory requirements [if any] as to the use of the licensed area as  
would include standard of kitchen facilities, license cost & inspections etc which may have a bearing on fitting c  
operational expenses

1.21 Relocation costs - seek clarification from TCC as to ownership of MMBC chattels transferred to the Oman  
there is an indication TCC expects to obtain ownership of these upon us moving into the new premises

1.22 Refitting PC sum - proposed PC sum to be negotiated once all parties have a handle on the expected ref  
premise. This is a departure from the original proposal that the OMBCT will meet all reasonable refitting costs

Miscellaneous

[1] Further negotiation as to the number & location of disabled car parks is necessary. Latest plans show provi  
parks which does not cover the MMBC requirements

[2] Grant do you have any feel for likely project legal costs that the MMBC will have to meet - required for budg

[3] Address shown on lease is 62-64 Golf Rd. This will need correcting on HoA

We are aware of increasing time constraints so the points raised above will need to be raised & discussed with