



Whale Beach Property Surf Life Saving Club

ANNUAL REPORT 2024 / 2025



PRESIDENT’S REPORT

Kieran Gallagher / President

The Property Club is dedicated to ensuring our building and facilities are “In Safe Hands.” As our Club's most valuable asset, it is crucial that they are well-maintained. With sections of our building nearing 70 years old, ongoing maintenance is essential due to age, heavy use, and the harsh coastal environment.

This year, we have addressed several usage issues, benefiting from the wisdom of our Property Club life members. Their decades of experience have been invaluable as we deliberated on the ongoing and future use of our facility. Jon Pratten, in particular, continues to impress with his relentless dedication and wisdom.

We are fortunate to have the support of our various sub-Committees who have worked tirelessly as we navigate a few regulatory issues and the securing and bedding in of our new tenant. Their assistance, particularly Phil and Jon, in navigating complex issues has been invaluable, viewing every challenge as an opportunity. Jon's contributions are truly priceless, and we extend our heartfelt thanks to him.

Our current fortunate position is a result of the diligence, foresight, and sound financial management of our predecessors. I would like to thank this year's leaders and contributors to the Property Club for their participation and wisdom. Our Management Committee met four times during the 2024-25 season, handling a significantly higher workload than in previous years. Martin, Phil, Brian, John, Jon, and Rob, you are the foundation upon which this Club proudly stands.

The administration of the property amelioration fund provides us with the flexibility to address deterioration and proactively plan for future usage of the building as needs evolve. This fund is in a very healthy financial position, and I extend my gratitude to our Treasurer, Andrew Pearce, for his diligence and efforts in optimising revenue from our valuable premises. His innovative business decisions are commendable.

I also thank Olivia for her tenacity as House Captain this year. Her focus, attention to detail, and persistence in maintaining safety and cleanliness standards have made the clubhouse feel like home.

My sincere thanks go to our Property Officer, Brian Lamrock, and his dedicated assistant, Jack Lamrock. Their outstanding workmanship and expertise ensure that our building will endure for many years to come.

Lastly, I offer my gratitude to our Secretary, Jack Lamrock, for his diligence in organising meetings, ensuring they are executed professionally, minuted accurately, and actions are followed through.

Thank you all for your continued support and dedication to the Property Club. Together, we ensure our Club remains a safe and welcoming place for all members.

SECRETARY’S REPORT

Jack Lamrock / Secretary

This year has been a challenging one in my role as Secretary of the Whale Beach Property Surf Life Saving Club. I accepted the position in November with a sense of duty and a desire to contribute positively to the Club. My aim was to uphold the Constitution, ensure proper procedure, and help create a transparent and functional environment.

Unfortunately, despite my best efforts, I did not feel supported in fulfilling these responsibilities.

Many of the Club's key decisions—some of which will have a generational impact—were made with little consultation or open communication. Major matters, including the long-term leasing of a significant part of the Clubhouse, were conducted with minimal involvement of the broader membership. Transparency was not just lacking—it was actively resisted. Information was withheld, and meaningful participation from outside a small inner circle was discouraged.

It became apparent that a culture of gatekeeping and secrecy has taken hold, driven perhaps by a fear of scrutiny or challenge. Efforts to bring structure and accountability actually went well, however I fear that without constant vigilance the management committee will fall back into “The job needed to be done so I did it, I wasn’t going to waste time with approval or procedure or transparency that just slows down what needs to be done” attitude.

I did what I could to introduce basic procedural discipline and to advocate for clearer, fairer governance. But I would be lying if I said the experience was anything short of deeply stressful and emotionally draining. Meetings were difficult, long so long, communication was strained, and any attempt at reform felt like an uphill battle with no summit in sight.

To all those who genuinely care about the future of this Club, I hope that change is still possible—that one day, leadership will become more open, inclusive, and accountable to its members. That transparency won’t be treated as a threat. And that those who step forward to help will be supported, not shut out.

This report is submitted not as a list of accomplishments, but as an honest reflection of the term that was.

FINANCIAL REPORT

For the Year Ended 30 April 2025

Statement of Financial Position			
As at 30 April 2025	2025	2024	
	\$	\$	
ASSETS			
Current assets			
Cash and cash equivalents	788,506	779,763	
Trade and other receivables	-	-	
Total current assets	788,506	779,763	
Non-current assets			
Property, plant and equipment	10,003,855	10,004,710	
Total non-current assets	10,003,855	10,004,710	
Total assets	10,792,361	10,784,473	
LIABILITIES			
Current liabilities			
Trade and other payables	13,975	6,954	
Total current liabilities	13,975	6,954	
Total liabilities	13,975	6,954	
Net assets	10,778,386	10,777,519	
EQUITY			
Reserves	7,056,510	7,056,510	
Retained earnings	3,721,876	3,721,009	
	10,778,386	10,777,519	
Total equity	10,778,386	10,777,519	

Profit and Loss			
For the Year Ended 30 April 2025	2025	2024	
	\$	\$	
INCOME			
Donations	25,000	51,601	
Interest received	22,867	25,983	
Government grants	-	-	
Moby Dicks rent received	55,866	152,690	
Moby Dicks outgoings recovered	4,740	23,232	
Other revenue	-	-	
Total income	108,474	253,506	
LESS: EXPENSES			
Administration	796	653	
Auditors remuneration	5,000	5,000	
Consulting and legal fees	33,290	-	
Depreciation	855	13,041	
Insurance	23,248	24,123	
Property amelioration	-	100,000	
Repairs and maintenance	21,774	21,025	
Utilities and rates	22,644	28,846	
Total expenses	107,607	192,688	
Profit before income tax	867	60,818	



Download the PDF of our 2024/2025 Financial Statements and Auditor’s Report from our website at: whalebeachslsc.com/about/annual-reports/

PROPERTY OFFICER’S REPORT

Brian Lamrock / Property Officer

This year began with the pursuit of information to determine what direction the Club could proceed to best generate the income required to maintain the property and service the running of the Surf Life Saving Club.

There was extensive investigation and reporting into the past usage of the property and submission were put to the council by our town planners which eventually enabled the Club to source an agreement with council for the usage of the building on its various levels.

This agreement and advice from the town planner allowed the Club to proceed with confidence and certainty after having former usages challenged.

Thanks to the negotiation skills of the members the Club was able to secure lease with a local restaurant group that is familiar with the peninsula market and intends to operate within the guidelines expressed by council and with more emphasis on community and public use of their operations. The lease is for a 10 year term with a further option of 7 years.

The Property Club management committee members were invited to meet with the new lessee who expressed to the members how they intended to use the areas of the building and indicated areas where changes would be required to meet usage requirements. The Property Club is at present scheduling their works and maintenance to fulfill their requirements under the lease agreement.

The building usage is not consistent with the local government zoning. Later this year the council will be reviewing the LEP (Local Environmental Plan). It is the Property Clubs desire to apply to have the zoning criteria of the property altered to be consistent with the approved usage. This submission will be made by our town planner for council's consideration.

The neighbouring property to the south, located at 225 Whale Beach Road, were granted a DA in February for a two-story renovated house with additional parking facilitates and pool. This development is very modest in comparison to the previous approved DA, now there is minimal excavations being reduced to less than 3 meters. The owner has been in contact with the Property Club requesting a meeting regarding the presentation of our building along the south boundary.

The development of 231 Whale Beach Road has much more potential to disrupt the functioning of the Club. A meeting was held with the head contractor from Lexpol to discuss the build method and time scale and the needs of the Surf Club. The director of Lexpol was receptive to the Club's concerns, mainly related to access, and said they would limit any disruptions caused by construction wherever possible. To this extent the Club agreed to the use of a fixed site crane as it allowed for a shorter build programme. Lexpol had expected to have started the project, but are waiting for approvals required to obtain a construction certificate.

General maintenance by the Property Club have mainly been related to water penetration and repair to subsequent damage.

TREASURER’S REPORT

Andrew Pearce / Treasurer

It is my pleasure to present the Treasurer's Report for the financial year ending 30 April 2025. This year has been marked by significant changes in our operating environment, most notably the loss of rental income from the top two floors of the Clubhouse following the conclusion of our long-term lease with The Boathouse Group. Despite this challenge, the Property Club has maintained its financial resilience.

Financial Overview Our total income for the year was \$108,474, a decrease from the prior year’s \$253,506, reflecting the impact of reduced rent received. Key income streams included rental revenue of \$60,607 (comprising \$55,866 in rent and \$4,740 in outgoings recovered), interest income of \$22,867, and a donation from the Surf Club of \$25,000.

Expenditure for the year totalled \$107,607. This included repairs and maintenance (\$21,774), utilities and rates (\$22,644), insurance (\$23,248), legal and consulting fees (\$33,290), depreciation (\$855), and auditor's fees (\$5,000). Importantly, no provision was made this year to the property amelioration reserve, which remains unchanged at \$350,000.

Our net profit for the year was \$867, compared to \$60,818 in the prior year.

Financial Position As at 30 April 2025, we held \$788,506 in cash and cash equivalents, up from \$779,763 the previous year. Our total equity stands at \$10,778,386, reflecting stable financial stewardship. Despite the absence of property amelioration provisioning this year, our reserve remains strong and continues to position the Club well for future building maintenance and capital works.

Lease Update and Outlook In February 2025, a new lease agreement was executed with Palm Beach Restaurant Group Pty Ltd, operators of Dunes Palm Beach. The lease, secured after a rigorous evaluation process involving external planning advice and oversight by a subcommittee of Life Members, provides a 10-year term (with a 7-year option), starting at \$150,000 per annum with scheduled increases and a six-month rent-free period. The lease also includes tenant contributions to outgoings and provisions to support key Club events. This agreement not only restores a vital income stream but aligns with long-term strategic and compliance considerations, following council concerns about previous land use approvals.

Acknowledgements I would like to acknowledge the efforts of my fellow Committee members and thank all members for their continued support. Your engagement is essential to the ongoing success and sustainability of Whale Beach Property SLSC. I am also very grateful for the support provided to me during the year by past Treasurers Andrew Darley and Jon Pratten.

STATEMENT BY MEMBERS OF THE MANAGEMENT COMMITTEE

Whale Beach Property Surf Life Saving Club Incorporated (the Club) is incorporated as an Association under the Associations Incorporation Act 1984 (NSW). The Club is required to meet certain obligations pursuant to the Australian Charities and Not-for-profits Act 2012 (as amended) and Regulations, the Associations Incorporation Act 1984 (NSW) (as amended) and Regulations, the Charitable Fundraising Act 1991 (as amended) and Regulations.

The financial statements included in this Annual Report are a summary extract from our full Financial Report which may be found at whalebeachslsc.com/about/annual-reports/. Our full Financial Report includes our comprehensive compliance statements and the independent audit report from our Auditor, Kevin Veale of Morgan Veale & Co.

The Club's Management Committee takes responsibility for the financial statements included in this Annual Report and declares that the Club meets its obligations under the Acts and Standards under which we operate and that the summary financial statements included in this Annual Report are an accurate extract from our full Financial Report. There are reasonable grounds to believe the Club will be able to pay its debts as and when they become due.

This statement is made in accordance with a resolution of the Management Committee and is signed for and on behalf of the Committee by:

Kieran Gallagher
President

Andrew Pearce
Treasurer

26 June 2025

OFFICERS AND COMMITTEES

Management Committee

Martin Armstrong
Rob Berry
Brian Lamrock
John Lewis
Jon Pratten
Phil Schmidt

Solicitor

John Cooper

Secretary

Jack Lamrock

President

Kieran Gallagher

Treasurer

Andrew Pearce

NOTICE OF AGM

The Annual General Meeting of Whale Beach Property Surf Life Saving Club Incorporated will be held at the Whale Beach Surf Club commencing at 2:00pm Sunday 10 August 2025.

Agenda

- President's Welcome
- **Motion:** That the format and conduct of the meeting be accepted and that any challenge arising from any procedural irregularity in, or to, the conduct of the meeting be waived.
- Apologies
- Confirmation of Minutes of 2023/2024 Annual General Meeting
- Adoption of Annual Report
- Adoption of Financial Statements and Auditor's Report
- Notices of Motion as approved by Club Management Committee:
 1. That affiliation be sought for the 2025/26 season with Surf Life Saving Sydney Northern Beaches Inc. (The Branch). Further, that the articles, constitution, by-laws, regulations and resolutions, together with the awards and equipment of The Branch, Surf Life Saving NSW, and Surf Life Saving Australia Limited be accepted without reservation.
 2. To appoint our auditor for season 2025/2026 Kevin Veale of Morgan Veale & Co Pty Ltd.
- Election of Officers and Committees for 2025/2026 Season
- General Business



**Whale Beach Property
Surf Life Saving Club Incorporated**
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Whale Beach NSW Australia**

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Avalon NSW 2107
Australia**

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We acknowledge the Garigal and Gayamaygal Nation, the traditional custodians of the Country on which the Whale Beach SLSC stands.