

**Confidential****Email**

23 December 2021

Mr Curt Schatz and Ms Annabelle Efstathis  
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Dear Curt and Annabelle

**Logan City Council lease to Australian Golf Management Corporation Pty Limited  
Meadowbrook Gold Course  
Consents**

We are in receipt of your letter of 2 December 2021, which was provided to Councillor Tony Hall and we confirm that we act on behalf of Logan City Council (Council).

We note that your client has requested Council's consent to:

1. a new Sublease to Meadowbrook Country Golf Club Inc over the clubhouse;
2. a partial surrender of Sublease by Meadowbrook Golf Pty Ltd to remove the clubhouse;
3. an application by Meadowbrook Country Gold Club Inc to a new Community Club Liquor Licence;
4. a variation of Meadowbrook Golf Pty Ltd's liquor licence to remove the clubhouse;
5. Meadowbrook Country Golf Club Inc's application for a gaming machine licence (club).

In order to assess the above, can you please have your client provide the following information in accordance with clause 12.2 and 12.3:

6. a copy of Meadowbrook Country Golf Club Inc's constitution/rules;
7. details of the purpose of the Meadowbrook Country Golf Club, its proposed members and any structure information available;
8. details of Meadowbrook Country Golf Club Inc's financial capacity to meet the substantial obligations set out in the draft sublease including projected income and balance sheets; and
9. details of Meadowbrook Country Golf Club Inc's experience and capability to demonstrate it is respectable and responsible; and
10. any other information which proves that Meadowbrook Country Golf Club Inc meets the requirements of clause 12.2 of the Lease.

We also seek your comments in respect of the proposed sublease terms and in particular in light of s342 of the *Gaming Machine Act* 1991. From our review, AGMC propose to take all of the profits or revenue from the gaming activities (after costs and a \$50,000 profit margin) up to the value of \$720,000 per annum. In our view, the inclusion of gaming revenue in any rental calculations may be considered a breach of s342(1) which would result in the proposed sublease being void. We'd appreciate receiving your input on this issue so that Council has all information available to it to be able to properly assess the application.

Mr Curt Schatz, Mullins Lawyers

23 December 2021

We'd appreciate receiving the relevant information by 15 January 2022, to allow Council sufficient time to consider and have this item added to the agenda to the next available meeting (noting that it may take one or two Full Council meetings to be able to enter this onto the agenda).

Yours sincerely

*per Clayton Utz*

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