



LOCAL GOVERNMENT RATING SYSTEM REVIEW

INDUSTRY SUBMISSION – GOLF MANAGEMENT VICTORIA

OCTOBER 2019 – COMMERCIAL IN CONFIDENCE



THE FACTS ABOUT THIS REVIEW

In 2019-2020, Councils in Victoria will raise **over \$5 billion in rates** from over **3 million properties** across the state.

Every rates notice will present detailed information, and some have more than four different charges and rates. This can be challenging for both ratepayers to understand and councils to manage, especially when the **rates system is applied differently in each council**.

In 2018, the **Victorian Government committed to a review** of the local government rating system. A **Ministerial Panel** was appointed to review the current system and provide independent recommendations on an optimal model.

The emphasis of the review is on a fair and equitable system, which is a key part of the **Terms of Reference**.

ABOUT US

Golf Management Australia (GMA) is a national body **representing the golf club management industry** and is responsible for the delivery of day-to-day operational activities and services to state associations across Australia.

Golf Management Victoria (GMV) is the professional organisation serving the needs of club managers within Victoria and Tasmania.

GMV represents **58 golf clubs in Victoria across 28 LGA's** and have prepared this submission on behalf of the industry, with the support of Golf Australia.

The clubs represented in this submission are only a portion of clubs in Victoria. 38 clubs formally participated in the development of this submission through a combination of advice, insights, data and IP sharing. In total, there are 329 golf clubs in Victoria, many which operate without management portfolios and all of which provide a significant contribution to local communities.

In developing this submission the following process has been undertaken:

- Panel of key GMV stakeholders established to commence the development of a submission on behalf of the industry.
- Independent consultants, SBP (Sport Business Partners) appointed to assist in developing the submission.
- Primary and secondary research conducted with clubs and the industry.
- Key information and data inputs received from clubs.
- Development of a draft submission.
- Meeting with GMV clubs to discuss feedback and any required changes to the submission.
- Consultation and engagement with Golf Australia
- Submissions finalised and lodged.

BACKGROUND AND CONTEXT

THE CURRENT SYSTEM

Golf clubs in Victoria are currently charged a fee in lieu of rates under the Cultural and Recreational Lands Act 1963 (CRLA).

The CRLA was introduced in October 1963 in response to the upcoming implementation of the Valuation of Land Act in 1964. The Valuation of Land Act would introduce and enforce a rating method based on the uniform valuation of land throughout the State.

The key reasons for the CRLA being introduced in 1963 were to:

- Protect the City of Melbourne from becoming a 'concrete jungle'.
- Create lungs for the city through the provision of green open space.
- Remove the value of land from being used in calculating rates figures.
- Safeguard recreational land and ensure it was not rated out of existence.
- Ensure that the rating of recreational lands was not so high as to exclude some parts of the community from enjoying open space.
- Protect clubs that occupied large parcels of land from paying drastically increased rates.

The CRLA makes it clear that in determining the rate to be charged, there are only two factors to be considered:

1. The **services provided by the council to the clubs**, and;
2. The **benefit the clubs provide to the community**.

SERVICES PROVIDED BY THE COUNCIL

If a rating approach was to be based solely on the services provided by Council, golf clubs would place far less demand on local council than the general household would. For example, generally golf clubs may use the following:

- Environmental Planning, Development Planning and Strategic Planning
- Building Services
- Economic Development
- Valuations & Property Services
- Governance
- Communication
- Finance and Procurement

However, golf clubs would typically not have access to the following local government services: Age and Disability Services; Community and Social Planning; Facility and Contract Management; Leisure Facility Management; Youth and Family Strategic Management; Early Years; Youth and Community Partnerships; General Waste Services; Plant and Fleet Management; Human Resources; Organisational Systems; Cleaning; Parks and Gardens; Health Services; Cultural and Leisure Services; Asset Management; Infrastructure Maintenance; Municipal Laws; Transport and Development Engineering.

Golf clubs have little influence over the services provided by Council, and therefore the purpose of this document is to highlight the significant benefit that Victorian golf clubs provide to the community.

BACKGROUND AND CONTEXT



BENEFIT PROVIDED TO THE COMMUNITY

As the CRLA does not assert how the “benefit to the community” is determined, the rates passed on by Council’s vary between clubs and Councils and are very subjective.

Some councils still calculate rates for recreational land under Section 161 of the Local Government Act (1989) where a differential system is used, and the council determines a cents in the dollar value for certain property categories. This is then divided by the CIV of the land to give a rates figure. The use of CIV to calculate rates is not consistent with the CRLA, yet this is commonplace in many councils. Additionally, there is no limit on the number of differential rates a council may levy in Victoria and with CIV being determined on a commercial basis, the figure is not reflective of the benefit the land provides. Using this system, council rates can vary from as low as 0.0006 to 0.2 cents in the dollar.

In some Victorian councils, an additional rebate on rates is available for places of historical or environmental interest. Rebates/concessions can range from 0-100% of rates – at the Council’s own discretion.

Reference: Planning for golf in Victoria Discussion Paper, Department of Environment, Land, Water and Planning (2017).

The body of this report will focus on quantifying the significant benefit that golf clubs provide to the community and demonstrate to Government that golf Clubs are an invaluable community asset. Among the benefits explored are:

- **Health:** Extensive health benefits of sport and golf especially for an older demographic. This extends to both physical and mental health.
- **Economic:** Direct and ancillary economic benefits, and local purchasing and employment opportunities.
- **Social:** Social benefits including the growth and maintenance of strong social capital (personal networks), and regular and enduring social interaction.
- **Tourism:** Significant tourism attraction, which has been recognised formally by the State Government through Visit Victoria in a Discussion Paper.
- **Environmental:** Benefits including the provision of green space and ‘lungs’, as well as sanctuaries for native flora and fauna, especially remnant Indigenous vegetation.
- **Amenity:** Added value to residential areas through the provision of green space, therefore increasing the rateable value of these properties.
- **Donations and fundraising:** Charitable activities for local community groups.
- **Community Development:** The provision of meeting places, premises, and sporting facilities.
- **Coaching and Development:** Tuition and provision of facilities for members, non-members, schools and local residents.

BACKGROUND AND CONTEXT



THE NEED FOR A NEW APPROACH

The **lack of a uniform approach** across the state has led to confusion and inequality in the amount paid in rates by golf clubs.

Current processes are inefficient, costly and do not follow legislation – they are not based on the services provided by the council, nor the benefit clubs provide to the community. Using CIV to rate recreational land is not equitable and was never the intended rating method under the CRLA.

One of the key problems with using CIV in calculating rates for recreational land is that it does not reflect the income level of the property owner. In addition, the use of CIV to calculate rates means the **valuation is based on the best purpose of using the land, rather than the current recreational use of the land and the community benefits provided.**

Most sports and recreational clubs located on local government land are not required to pay rates and are actually positively funded by ratepayers in the local community. On the other hand, sporting and recreational clubs located on community owned land pay rates and receive little or no funding, support or resources from the local council. This has caused a huge inequity and is unsustainable for community sporting and recreational clubs into the future.

THE CURRENT OPERATING ENVIRONMENT

Research from Golf Australia shows that **at least 50 per cent of the 1,600 golf clubs in Australia are currently under some level of financial distress.**

Many golf clubs in Victoria are now being placed under further financial stress due to their inability to fund the rapidly increasing land rates due to Melbourne's property boom.

A prime example of this is Strathallan Golf Club, a 9-hole golf club which is predominantly volunteer-run, and who saw their rates in 2018 increase from \$4,742 to \$23,742 in one single year. This is a 400% increase in 12 months.

The amount raised in rates through the CRLA makes up only ~0.13% of total council rates across Victoria – and the portion contributed by golf clubs is an iota of this.

The contribution that golf as an industry makes to the community is poorly recognised and under appreciated. The total contribution in rates from GMV clubs is approximately \$2.5m, yet the economic impact of golf in Victoria is \$889.039m*. This highlights the extraordinary amount local councils would have to contribute to be able to justify charging golf clubs any rates.

If the current model were applied correctly, the significant benefits that golf clubs provide to the community by far exceed the overall contribution of councils to these golf clubs. Therefore, any fees resulting from the current formula cannot be fairly evidenced or justified. Accordingly, **GMV would like to work with the Government on a fair, equitable and consistent solution** which does not leave any of club in a worse financial position with local government than they currently are.

*Reference: Australian Golf Industry Council. Community Impact Study, SBP (2017). GMV Member Club Survey (2019). SBP modelling.

BENEFITS PROVIDED TO THE COMMUNITY

EXECUTIVE SUMMARY

Below is a snapshot of the vast benefits that golf clubs provide to the community, which are explored in further detail over the following pages.



Annual Physical Health Benefit
\$16,492,131



Annual Mental Health Benefit
\$358,578



Total Annual Health Benefit
\$16,850,709



Total Annual Environmental Benefit
\$99,552,938



Total Annual Economic Contribution
\$889,039,000 million



Total Capital Expenditure since 2014
\$359,404,321



Total Annual Donations and Charitable Rounds
\$1,863,260



Over **1,353** community events and meetings held annually at Victorian golf clubs



Total Annual Rounds Played
1,594,413



Total Employees
2,038



Total Suppliers
6,264



A total of approximately **3,801** clinics delivered annually for both members and non-members

Note: Specific sources are quoted throughout this report.

HEALTH BENEFIT

Annual Health Benefit:
\$16,850,709



Mental Health
\$358,578



Physical Health
\$16,492,131



Lifetime Community Health Benefit:
\$608,678,249

Regular participation in physical activity provides significant health benefits to individuals from both a physical and mental health perspective. There are numerous health benefits to the community derived from playing and being involved in the game of golf, including improved cardiovascular health, mobility and flexibility.

Three of the top ten most common diseases in Australia are reduced in prevalence through physical activity, with 5.0% of all diseases being attributed to physical inactivity (according to the Australian Institute of Health and Welfare).

These diseases have a significant negative impact on the health of Australians. Physical inactivity is the fourth highest risk to the burden of disease behind tobacco, obesity and alcohol use.

The community contribution to health that golf provides in terms of dollars saved is significant for all golfers in Victoria. Using information collected from 39 GMV member clubs who submitted their data, **the total annual health contribution of golf participation from these clubs is \$16,850,709**. This equates to a **lifetime health contribution of \$608,678,249** due to the tenure of golf members over their lifetime.

When this was modelled out to **represent each of the 329 golf clubs in Victoria, this would be as high as \$41,775,474.**

References: Australian Golf Industry Council (AGIC) Community Impact Study, SBP (2017). Australian Institute of Health and Welfare 2016. Health expenditure Australia 2014–15. Health and welfare expenditure series no. 57. Cat. no. HWE 67. Canberra: AIHW. ABS, 2012. 4917.0 –Sport and Social Capital. Australian Bureau of Statistics. OECD (2011). Perspectives on Global Development 2012: Social Cohesion in a Shifting World. The Organisation for Economic Co-operation and Development. Atherley K, 2006. Sport and Community Cohesion in the 21stCentury: Understanding linkages between sport, social capital and the community. Department of Sport and Recreation, Western Australia

ANNUAL HEALTH CONTRIBUTION – GOLF CLUB MEMBERS

Participant Segment	Physical Health Benefit		Mental Health Benefit		Total Health Benefit	
	GMV Clubs	All Vic Clubs*	GMV Clubs	All Vic Clubs*	GMV Clubs	All Vic Clubs*
Males	\$11,803,666	\$29,263,085	\$254,499	\$630,943	\$12,058,165	\$29,894,027
Females	\$4,688,465	\$11,623,420	\$104,079	\$258,027	\$4,792,544	\$11,881,447
Total	\$16,492,131	\$40,886,504	\$358,578	\$888,970	\$16,850,709	\$41,775,474

*Modelled based on GMV Club Data.

Based on 45k individuals this equates to
\$375 per person (per year)

LIFETIME HEALTH CONTRIBUTION – GOLF CLUB MEMBERS

Participant Segment	Physical Health Benefit		Mental Health Benefit		Total Health Benefit	
	GMV Clubs	All Vic Clubs*	GMV Clubs	All Vic Clubs*	GMV Clubs	All Vic Clubs*
Males	\$461,141,671	\$1,143,240,436	\$7,804,851	\$19,349,415	\$468,946,522	\$1,162,589,851
Females	\$137,867,343	\$341,794,141	\$1,864,385	\$4,622,094	\$139,731,727	\$346,416,234
Total	\$599,009,014	\$1,485,034,577	\$9,669,236	\$23,971,508	\$608,678,249	\$1,509,006,085

*Modelled based on GMV Club Data.

Based on 45k individuals this equates to
\$13,536 per person (lifetime)

ECONOMIC BENEFIT

**Total Annual Economic Contribution:
\$889,039,000 million**



Golf is one of the largest participation and community sports in Australia with well over one million participants nationally. Golf makes an economic contribution to Victoria of **\$889,039,000**. This includes:

- The regular and occasional participants (from social to program based participants, school participants, regular club member competitors, and elite participants at the many events staged throughout the year).
- Expenditure on services, goods, maintenance, and employees by golf clubs, associations and peak bodies.
- Golf tourism, which generates visitation throughout Australia.
- Golf training and coaching activities.
- Retailing of golf equipment and merchandise.

DIRECT CONTRIBUTION				
Association and Club Expenditure (\$ million)	Regular Participants (\$ million)	Club Events (\$ million)	Club and School Programs (\$ million)	Total Direct (\$ million)
415.619	142.455	15.859	7.437	581.371

ANCILLARY CONTRIBUTION		
Golf Tourism (\$ million)	Retail and Coaching (\$ million)	Total Ancillary (\$ million)
161.912	145.756	307.668

Source: Australian Golf Industry Council. Community Impact Study, SBP (2017). GMV Member Club Survey (2019). SBP modelling.

**Total 10-Year Capital Expenditure
\$359,404,321**



In addition to the economic benefit provided to the local community, most golf clubs do not require the provision of capital funds from Council in order to provide grass roots sporting opportunities. This generates considerable cost savings in terms of both services provided and capital expenditure, as these clubs are self sustaining – unlike other sports clubs that may also be rated under the CRLA.

The total capital expenditure of the 39 GMV clubs who provided their data for this submission equates to approximately 359 million dollars over the last ten years. This is illustrated below.

TOTAL CAPITAL EXPENDITURE (2009-2019)	
2019	\$37,027,924
2018	\$91,770,684
2017	\$24,565,487
2016	\$18,559,463
2015	\$34,423,184
2009 - 2014	\$153,057,579
Total	\$359,404,321

LOCAL PURCHASING AND EMPLOYMENT OPPORTUNITIES

 **Total Employees:**
2,038

 **Total Full-Time Employees:**
903

 **Total Suppliers:**
6,264

 **Total Local Suppliers:**
1,639

Golf clubs also make a significant contribution to job growth and development through the creation of local employment opportunities. This includes a variety of roles from greenkeepers and maintenance staff to administration and hospitality. The Victorian Golf Clubs involved in this submission employ over two thousand staff, as shown below. When modelled to represent all Victorian golf clubs, it is estimated this would be as high as 17,776.

Victorian golf clubs also employ a significant number of contractors and suppliers for various services. These include both local suppliers (within the same LGA as the Club), as well as suppliers within and outside of Victoria. In 2018/19, the total number of suppliers engaged by Victorian golf clubs was 6,264. This contributes to the economic growth of the local community, flowing on to the broader Victorian and national economy.



ANNUAL VICTORIAN GOLF CLUB SUPPLIERS/CONTRACTORS (2018/19)		
	GMV Clubs	All Victorian Clubs*
Local Suppliers (within same LGA as Club)	1,639	17,395
Suppliers within Victoria	4,030	40,178
Suppliers outside of Victoria	595	6,525
Total	6,264	64,098

ANNUAL VICTORIAN GOLF CLUB EMPLOYMENT (2018/19)		
	GMV Clubs	All Victorian Clubs*
Full-time	903	7,818
Part-time	177	1,664
Casual	958	8,294
Total	2,038	17,776

*Modelled based on GMV Club Data.

Source: GMV Member Club CRLA Survey (2019).

ENVIRONMENTAL BENEFIT

Total Area of Victorian Golf Courses: 18,750ha



Provision of Oxygen for 1.042 million people or 16.4% of the Victorian Population



Total Annual Environmental Contribution: \$99,552,938



The connection to the outdoors and nature through golf is fast becoming the only time many spend in green open space. In many metropolitan areas golf courses provide critical green wedges and open spaces that support birdlife, wetlands and other animals.

Research shows that an area of 180m² of turfed grasses, grasslands and trees produce enough oxygen to support one person. Victoria's golf courses occupy over 18,750 hectares of land, **providing enough oxygen to support approximately 1.042 million people**. This equates to over 16% of the Victorian population.

There are many published articles on the environmental benefits of golf courses and Clubs. Among these are water filtration, stormwater retention, carbon sequestration and landscape and neighbourhood amenity.

The **total annual environmental contribution of Victorian golf clubs is \$99,552,938**. This is based on:

- The avoided cost of maintaining current water quality in metropolitan waterways through alternative infrastructure.
- The avoided costs of built infrastructure to deal with additional stormwater.
- The value per tonne of the amount of carbon dioxide equivalent that would be sequestered annually.

- The pricing premium that land adjacent to open space and golf courses attracts, and the increase in housing value given the green link that golf clubs provide.

In addition, Club's are responsible for the maintenance and beautification of the land within their boundaries, at a significant cost per annum. These environmental benefits to the community derived from the extensive golf course precincts are substantial, and will become more so each year given population growth.

In Melbourne, where urban sprawl is a fact of life, golf courses are an incredible source of land wealth, making them more susceptible to closure and re-development. Without the proper planning frameworks and policies in place to protect clubs, the potential loss of local amenity, open space, community health, and opportunity for long-term public benefit is at risk.

ENVIRONMENTAL CONTRIBUTION	
Water Filtration	\$40,312,500
Stormwater retention	\$56,250,000
Carbon Sequestration	\$1,406,250
Landscape and Neighbourhood Amenity	\$1,584,188
Total	\$99,552,938

References: Sustainable Golf Course Design, Society of Australian Golf Course Architects (2016). Valuing Victoria's Parks, Parks Victoria and the Department of Environment, Land, Water and Planning (2015). Planning for golf in Victoria Discussion paper, Department of Environment, Land, Water and Planning (2017).

SOCIAL AND COMMUNITY DEVELOPMENT

Victorian golfers have a **life satisfaction score of 7.8** compared to Australian population 7.3



5,879
Community Events, Meetings & Other Functions



Golf, like many sports at a grassroots community level, contributes a broad range of social benefits such as community cohesion, social mobility, social inclusion and social capital.

Victorian golfers have a **life satisfaction score of 7.8** compared to Australian population 7.3 and OECD countries 6.6. In addition, **Victorian golfers score 23 percentage points higher for social capital** than Australian sport participants and 30 percentage points higher than non-sport participants.

Golf clubs and courses are often the venue for many social and community events, thus providing an interactive social hub for the local community. Golf clubs also offer a meeting place for many older members and their guests who no longer play golf but use the facilities for cards and social interaction. Clubs are also extensively used as function venues by individuals, Councils, not-for-profit organisations and local businesses.

For the 2018/19 financial year, the GMV clubs represented in this submission hosted approximately 1,445 community events and 1,353 community meetings, including those for private businesses and charitable organisations. This attracted a patronage of 118,096 visitors.

In addition, these clubs held over 3,000 other functions including weddings, conferences, seminars, lunches, dinners, birthdays, anniversaries, cocktail parties, and meetings in the 2018/19 financial year for 192,147 patrons.



ANNUAL EVENTS, MEETINGS, FUNCTIONS AND PATRONAGE (2018/19)		
	Number of Events	Number of Patrons
Community Meetings (E.g. Provision of meeting rooms for community groups such as Rotary, Schools etc.)	1,353	49,233
Community Events (E.g. Business Events, Seminars, Lunches, Dinners)	1,445	68,863
Other Functions (E.g. Weddings, Birthdays, Conferences, Anniversaries etc.)	3,081	192,147
Total Community Development	5,879	310,243

References: Golf Victoria Community Impact Study, SBP (2015). Sources: Australian Institute of Health and Welfare 2016. Health expenditure Australia 2014–15. Health and welfare expenditure series no. 57. Cat. no. HWE 67. Canberra: AIHW. ABS, 2012. 4917.0 –Sport and Social Capital. Australian Bureau of Statistics. OECD (2011). Perspectives on Global Development 2012: Social Cohesion in a Shifting World. The Organisation for Economic Co-operation and Development. Source: GMV Member Club Survey (2019)

DONATIONS, FUNDRAISING AND TOURISM

\$1.863 million
Total Annual Charitable Contribution



Total Annual Rounds Played:
1,594,413



Total Number Visitor Rounds:
367,050



Total Non-member Tournaments:
238

Victorian Golf Clubs also play an important role in assisting charities and community groups. These Clubs annually assist charitable bodies with golf days or make direct donations to various charitable organisations and community groups.

The total amount raised in charitable donations in 2018/19 by the clubs involved in this project was nearly one million dollars, as indicated in the table below. In addition, the total cost of donated rounds per annum equates to approximately \$865k. When combined, the total contribution of annual donations and charitable rounds by the clubs represented in this submission is over \$1.8 million – a significant contribution to Victorian communities.

ANNUAL DONATIONS AND CHARITABLE ROUNDS	
Total number of charity/community golf days hosted by GMV member clubs represented in this submission	311
Average number of rounds donated per day	28
Average cost of non-member round	\$98.83
Total Cost of Rounds Donated per Annum	\$865,370
Total amount donated to a charitable organisation in 2018/19 by GMV member clubs represented in this submission	\$997,891
Total Annual Charitable Contribution	\$1,863,260

Source: GMV Member Club Survey (2019)

Victorian golf clubs regularly attract both interstate and international visitors to the region. This contributes directly to the local economy through visitor spend and overnight stays. From 2018-2019 over 1.5 million rounds of golf were played at the clubs represented in this submission, of which approximately 367k were played by visitors and non-members.

ANNUAL ROUNDS PLAYED (2018-2019)	
Members	1,227,363
Visitors	367,050
Total	1,594,413

Victorian golf clubs also provide a significant tourism benefit through the hosting of non-member events and tournaments. In the last financial year, 238 amateur and professional tournaments (outside of member events) were held at the golf clubs represented in this submission.

ANNUAL TOURNAMENTS HOSTED (2018-2019)		
Tournaments	Male	Female
Amateur Junior	43	41
Amateur (Including Seniors)	64	69
Professional (Including Pro-Amateurs)	14	7
Total	121	117

COACHING AND DEVELOPMENT

3,801
Coaching and development
programs per year



1,250
Non-member golf
clinics



94
Scholarship
Programs



536
School Clinics



The game of golf teaches life skills to younger players, such as respect, appropriate behaviour, honesty and etiquette. Golf provides both competitive and social opportunities. Participants can choose to play in a competition and compete against others, or may simply play for the enjoyment of the game.

Victorian clubs run a range of golf programs for both members and non-members including junior programs, ladies clinics, beginner clinics and school clinics. In 2018/19, the golf clubs represented in this submission hosted 3,801 coaching and development programs, including over 1,250 clinics for non-members. Some specific case studies are provided below:

- Huntingdale Golf Club alone provides 70,374 hours of coaching per year through the provision of its junior, women's, beginner and school clinics.

- At Barwon Valley Golf Club, local schools have access to the driving range.
- Flinders Golf Club run a Pathway to Golf Program which is structured as a 12-week beginners' class. This is run three times a year catering for 54 beginners; involving lessons, classes, and course access up to 24 times for each person in each program.
- Kew Golf Club hosts a School Program as part of the Term 3 syllabus for Scotch College, Trinity Grammar, Xavier College and Camberwell Grammar.
- Riversdale Golf Club runs a Cadet Program with approximately 30 local children aged 10-14 (non-members), and St Kevin's School clinics for two school terms providing on-course access and tuition for 25 children.
- Every year, Metropolitan provides juniors of all standards the opportunity to apply for a 12-month scholarship. The scholarship provides them with unlimited access to the course and practice balls. Metropolitan is also open to any women from the community to participate in introductory clinics.

ANNUAL COACHING AND DEVELOPMENT PROGRAMS	
Member clinics	1,156
Non-member clinics	1,250
School clinics	536
Scholarship programs	94
Other	765
Total	3,801

Source: GMV Member Club Survey (2019)

CONCLUSION

In recognition that the Act identifies that the charges are not mandatory, the industry strongly encourages the State Government to duly recognise that Victorian golf clubs are a valuable community asset.

Through this submission, the Victorian golf industry have demonstrated the significant community benefit that is provided through golf. In addition, the capital expenditure that golf clubs contribute to the development of world-class facilities nurtures the best talent in the country, on facilities far superior than Council can provide – and at a fraction of the cost,

There is no reason to be under any illusion that the current environment is challenging, or that membership is in decline. The cost to Clubs of maintaining such assets is high, and many clubs have fallen into financial distress over recent years.

The clubs have delivered, on their own, various growth opportunities at the grass roots level, and provided a strong contribution to the Victorian community. Considering the requirements of the CRLA and the evidence presented in this document around community benefit, GMV would like to work with the Government on a fair, equitable and consistent solution which does not leave any of club in a worse financial position with local government than they currently are.



APPENDIX

SUPPORTING CLUBS



This submission has been developed with the input and support of the following clubs. The data referenced in this report has been provided from each of the clubs.

13th Beach	Metropolitan
Amstel - Ranfurly Course	Neangar Park Golf Club
Barwon Valley Golf Club	Northern
Box Hill	Peninsula Kingswood Country Golf
Cheltenham	Portarlinton
Churchill-Waverley	Riversdale
Commonwealth	Rosebud Country Club
Cranbourne Golf Club	Sanctuary Lakes
Devil Bend Golf	Sandhurst Club
Eastern	Settlers Run
Eastwood	Sorrento
Flinders	Southern Golf Club
Green Acres	Spring Valley
Heidelberg	The Barwon Heads Golf Club
Huntingdale	The National
Kew	Woodlands
Kingston Heath	Yarra Yarra
Koorinal	
Latrobe	
Lonsdale Golf Club	
Mansfield Golf	

CRLA CHARGES BY LGA



Council	CRLA Charge	Golf Club
Ararat Shire Council	Exempt from charges except where land houses gaming machines for which a portion of land shall attract commercial rates	<ul style="list-style-type: none"> Chalambar Golf Club
City of Ballarat	32% of capital improved value. Properties with gaming 112% of capital improved value	<ul style="list-style-type: none"> Midlands Golf Club
Banyule Council	Reduction of 16% on the residential improved rates	<ul style="list-style-type: none"> Heidelberg Golf Club
Baw Baw Shire Council	100% rate rebate except Warragul country club	<ul style="list-style-type: none"> Warragul Country Club
Bayside Council	Not disclosed	<ul style="list-style-type: none"> Cheltenham Golf Club Royal Melbourne Golf Club Sandringham Golf Club Victoria Golf Club
Boroondara Council	100% rate discount	<ul style="list-style-type: none"> Green Acres Golf Club Kew Golf Club
Cardinia Shire Council	25% rate discount	<ul style="list-style-type: none"> Berwick Montuna Golf Club Cardinia Beaconhills Golf Club Pakenham Golf Club

CRLA CHARGES BY LGA

Council	CRLA Charge	Golf Club
Casey Council	Not disclosed	<ul style="list-style-type: none"> • Amstel Golf Club – (Ranfurlie) • Churchill-Waverley Golf Club • Cranbourne Golf Club • Settlers Run Golf and Country Golf Club
Frankston City Council	Range of between 25 per cent and 60 per cent of commercial property rate that is 125% of the general rate (CIV)	<ul style="list-style-type: none"> • Peninsula Kingswood Country Golf • Sandhurst Golf Club
Glen Eira Council	Not disclosed	<ul style="list-style-type: none"> • Yarra Yarra Golf Club
City of Greater Bendigo	Council has determined to levy a nil rate in the dollar for properties eligible to be rated under the provisions of the Cultural and Recreational Lands Act (1963).	<ul style="list-style-type: none"> • Neangar Park Golf Club
City of Greater Geelong	31% rate concession of the commercial rate	<ul style="list-style-type: none"> • 13th Beach Golf Links • Barwon Valley Golf • Curlewis Golf Club • Lonsdale Golf Club • Portarlington Golf Club • The Barwon Heads Golf Club
Greater Shepparton City Council	73% differential rate of the residential improved rate	<ul style="list-style-type: none"> • Mooroopna Golf Club
Hobsons Bay City Council	55% rate discount on the applied residential rate	<ul style="list-style-type: none"> • Koorringal Golf Club

CRLA CHARGES BY LGA



Council	CRLA Charge	Golf Club
City of Kingston	Not disclosed	<ul style="list-style-type: none"> • Commonwealth Golf Club • Kingston Heath Golf Club • Patterson River Golf Club • Southern Golf Club • Spring Valley Golf Club • Woodlands Golf Club
Mansfield Shire Council	The rates are determined on an individual case by case basis	<ul style="list-style-type: none"> • Mansfield Golf Club
Maribyrnong City Council	Not disclosed	<ul style="list-style-type: none"> • Medway Golf Club
Maroondah City Council	Not disclosed	<ul style="list-style-type: none"> • Eastwood Golf Club
City of Melton	Not disclosed	<ul style="list-style-type: none"> • Melton Valley Golf Club
Monash Council	39% of the charge payable under the Local Government Act 1989	<ul style="list-style-type: none"> • Huntingdale Golf Club • Metropolitan Golf Club • Riversdale Golf Club
Moreland City Council	Individually assessed	<ul style="list-style-type: none"> • Northern Golf Club

CRLA CHARGES BY LGA



Council	CRLA Charge	Golf Club
Mornington Peninsula Shire	"Notional rate" (service provided to the club) multiplied by the "working valuation" (community benefits accrued from the land)	<ul style="list-style-type: none"> • Devil Bend Golf Club • Eagle Ridge Golf Club • Flinders Golf Club • Mornington Country Golf Club • The National Golf Club • Portsea Golf Club • Rosebud Country Club • Sorrento Golf Club
Murrindindi Shire Council	Not disclosed	<ul style="list-style-type: none"> • Cathedral Golf Club
Whitehorse Council	Not disclosed	<ul style="list-style-type: none"> • Box Hill Golf Club
Wyndham City Council	55% rate discount on the applied residential rate	<ul style="list-style-type: none"> • Sanctuary Lakes Golf Club
Yarra City Council	73% differential rate of the residential improved rate	<ul style="list-style-type: none"> • Latrobe Golf Club
Yarra Ranges Shire	17% of capital improved value	<ul style="list-style-type: none"> • Chirnside Park Country Club • Eastern Golf Club



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