

UPDATE ON PROGRESS WITH WCAC CLUBHOUSE PROJECT.

DATE 29 October 2020

Introduction.

We trust by now all our members are aware that WCAC would like to build our own clubhouse. This intention was approved at an AGM. Construction will be on the empty plot directly behind the Table View tennis club.

To allow us to achieve this goal the club requires approval from the City of Cape Town to grant us a long term lease over this piece of land. Allocation of assets (property) by the City of Cape Town is subject to a process that requires information from our club, viability studies, advertising the intention to enter into such a lease in daily newspapers, and approval by various divisions within the City of Cape Town. This process was managed by the Property Division within the City of Cape Town

The Process.

This process has been ongoing for a number of years. However, when we realised we do not have sufficient funds to build a clubhouse and neither the ability to borrow from a financial institution the project was really on hold for a while.

A fundraising initiative by the club commenced about 3 years ago and then the formal approval process with the City commenced. Whilst a long and tedious process, we had no alternative but to follow the process.

Where are we now?

After many meetings and ongoing interaction with the City of Cape Town with various people and divisions we are pleased to now announce that the City has formally approved our lease application. This lease agreement is currently being drafted and should be finalised by end November.

This step now allows the club to lodge our building plans to the City's Building Plans division. Our building plans have been ready for some time as we anticipated the approval process to happen much quicker. We are already in discussions with our architect and appointed engineer to lodge the plans. The approval of these plans should not take longer than about 6-8 weeks.

The Building Process

If all goes well, we should be ready to commence building early in the new year. Our finances will most likely only allow us to build the outer structure with the balance of internal works to be done over time.

In anticipation of getting approval of a lease the club was pro-active and managed to buy a lot of building material and furniture (at well below market prices) when Ratanga Junction was demolished. Building material bought include a number of stack doors, windows, bathroom and toilet fittings as well as undercounter fridges and kitchen equipment. We also bought round tables and chairs.

It therefore follows that the building will be constructed with some new as well as used material already sourced by us.

Fund Raising

Over the past 3 years we have been raising additional funds to fund this project. We would like to thank Carl Pohl who was heading these initiatives such as a big wine auction, donations, selling bricks and many more fun events for our members and their friends. We thank our members for the support and donations to date. I am sure now that we have approval from the City we will have a few more events to raise any potential shortfall in funds. As we all will be very proud of our clubhouse once completed we are confident that our members will continue to contribute in any way they can, being it funds, skills or any other initiatives to raise money.

Going Forward

The club will now have to appoint a building contractor / project manager to complete the project. As the appointed builder will have to use some second-hand building materials, we do not believe that large building contractors will be keen to do this. We believe some of the smaller (not necessary less experienced) builders will be interested in this project.

We therefore appeal to all our members (and their friends) to let us know if anybody can assist with the building and project management of this project. Should you be able to assist please talk to either David Wilcock (our Chairman) – chairman@westcoastathleticclub.co.za , myself (Willie Coetzee) – williecoetzee1956@gmail.com or Carl Pohl – car.lpohl@liblink.co.za

Conclusion

We would like to thank all the club members and friends who assisted in getting our clubhouse project to this stage. In particular, we would like to thank David Johnston, who managed to identify and secure the piece of land, Carl Pohl who managed to secure a fantastic architect who prepared our building plans at a fraction of the normal costs, plus his involvement in getting plans on the table, our Chairman who has been keeping the processes together as well as our Treasurers (Gail Moriarty and Mary Langebrink) who assisted in preparing the information that was submitted to the City. We know many other members also contributed to the project for which we very grateful.

We look forward to commencing with the building of our clubhouse. We trust that our members also look forward to this project and will be able to assist and contribute where they have the required skills and expertise.

Thank you.

Note prepared by Willie Coetzee

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