



Queensland Irish Association

Newsletter

September 2020

It's taken a while but we were only ever going to get one go at it!

To all of our members, supporters, friends and followers of the ups and downs of the QIA over the past four or five years, it gives me the greatest pleasure to announce to you that the Board of Directors has taken steps to secure the purchase of a commercial property in Fortitude Valley.

At a meeting of the Board held on 15th September 2020, David O'Farrell advised that the contract to purchase the property was now signed and dated, with all details and conditions acceptable to both parties, and a settlement date, in late October, has now been set. A deposit on the building has been paid.

Arrangements have been made with our banks for the amount required from our invested funds to be available at settlement and we are now beginning the process of working through the details, taking the steady steps on the way to having, and building, a solid financial base for the QIA and the Irish community, and for our cultural heritage in Queensland.

At a weekend focus seminar in 2018, the Board took advice from real estate, financial and other advisors, and laid out a set of guidelines that we considered to be essential requirements for ANY investment in property that we might make going forward.

These included such considerations as position, access to public transport,



Queensland Irish Association President Jeffrey Spender delivering an address to members at the August 2020 social in the Grand Central Hotel, Brisbane.

accessibility (for older members and those with a disability), potential future maintenance costs etc.

This is a responsibility that I and your other directors have taken very seriously indeed. There has been an almost constant stream of properties to be reviewed over the last three years, as the property market values increased and our return on our investment, in terms of bank interest, diminished. Our property committee continued to look at every potential opportunity and there were quite a few (hopeful but ultimately) false starts.

The property that we have purchased on your behalf came to light as a result of Mavis Williams's untiring search through many different agents and leads, and upon review and inspection by the property committee and other directors, it was found to have met or exceeded all of the guidelines we set out in 2018.

The building is of two storeys, solid concrete and of fairly recent construction, being about 23 years old. It has all

the desirable amenities, including air conditioning and disabled toilet and access, and meets current safety requirements, and it is within an asking price range that we could afford without borrowing.

The Board voted to move forward with a view to purchase, and engaged a trusted valuer who judged it to be "within a range" that we could afford, and in very good condition overall. We have also engaged a structural engineer to inspect the building thoroughly and as I write this, his confirming report is the only extra condition of the contract that remains to be completed.

This will be done in the next few days and we expect that it will not be an adverse report. However, if it is, then we still have the right to cancel the purchase.

In addition, the opinion of an independent real estate agent (also a trusted professional) was sought regarding purchase price and potential worst-case rental rates. His view was that the

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property was a sound investment with good potential for increase in value going forward, and his baseline rental rate (upon which we made our income projections) has also proved to be correct and even a “bit light”, which is, once again, a good thing.

At this stage, we intend to lease the top floor (and already have two or three potential tenants in the wings) and will begin the process of working with professionals and other affiliates of the QIA to produce and cost a concept plan for the bottom floor that will show how our new home might look and work.

We are aiming to move tenants into the top floor as soon as possible, and then to take some time to work through all the possibilities for “downstairs” in

the same careful way that we did when locating this building. For example, because of the increased return on investment, the possibility of leasing the downstairs floor and using the income from the two to lease some other venue could be considered as we take our time in planning.

It is our intention to produce a concept plan at the upcoming Annual General Meeting in November, but given that we may still be restricted as to numbers who can attend, we will also circulate the presentation to all of our membership at that time.

I would like to thank all of our members for their patience and understanding as we have sought to complete this very important first step into the future of our beloved QIA.

I would like to thank Mavis for her never-ending search for a property, and John Leahy (treasurer) for working through the numbers to help us make the final decision in the certain knowledge that it made good sense to go ahead. Thanks also to David O’Farrell and Mark Morrissey from the property committee, who first inspected the property and eventually negotiated it to contract stage, as well as to the contracted and voluntary professionals who carried out our “due diligence” requirements, and all the members of our (voluntary) board of directors, who have worked tirelessly in securing this wonderful outcome.

Regards,
Jeff Spender, President,
Queensland Irish Association.

Annual General Meeting

Our Annual General Meeting will be held on 24th November 2020.

As well as presenting a concept plan of the building that we have contracted to purchase in Fortitude Valley, we will be recommending to the AGM that three of our members be confirmed as Life Members of QIA.

They are current President Jeffrey Spender, Vice President Seamus Sullivan and Buzz Ennis from the Queensland Irish Association Pipe Band.

The AGM will also be asked to approve the recommendation of the Board that His Grace Archbishop Mark Coleridge, and His Excellency Mr Breandán Ó Caollaí, be confirmed as joint patrons of the QIA.

Members will be informed by email when a venue for the AGM has been confirmed.



Garry Burke, Mary Allen and Vice President Seamus Sullivan at the August 2020 QIA social in the Grand Central Hotel, Brisbane.

Friday socials prove a huge success

Members of the QIA have been getting together for social drinks on the second Friday of every month at Grand Central Hotel, 270 Ann Street, opposite Anzac Square in Brisbane.

The events have proved very successful, and a huge highlight of the September meet-up was a spectacular performance by pipers and drummers from the Queensland Irish Association Pipe Band.

Daniel McDiarmid and Pam Coplin were the pipers, with Buzz Ennis on the

side drum, Steven Coplin on the tenor drum and Bill Allam on the bodhrán.

We are very grateful to our generous host of these get-togethers, Jaz Mooney, owner of the venue.

The October event will be held on Friday, 9th October from 4pm at the Grand Central Hotel. Because of covid restrictions, numbers are limited to 50 so it’s vital to book in advance as the last two events were fully booked.

To reserve a place at the October event, email irisheventsbn@hotmail.com

Nominations for board of directors

Nominations for membership of the Board of Directors are now open.

Nominations are called for the positions of President, Vice President and Treasurer, as are called for six other Directors. Closing date for nominations is 19th October 2020.

Under the Bylaws, no member shall be eligible for nominations for two or more offices.

To be eligible to hold office, a person must be a National Member of the QIA for at least 15 months prior to nomination, election or appointment.

Nomination of members to fill the several positions comprising the Board shall be in writing, signed by the nominee and by two Financial National Members, as proposed and seconded, and shall be posted to the Returning Officer at PO Box 193, Sherwood, Qld 4075, to be received no later than 4pm on 19 October 2020.

A copy of the Nomination Form for one of the three office holders, or otherwise as a Director, is attached, together with Directions by the Returning Officer for Candidates for Election to the

QIA Board of Directors, as well as a form of consent required by the Corporations Law to act as a Director.

If an election is necessary, ballot papers will be posted to all Financial National Members, no later than 14 days before the Annual General Meeting, ie by 10 November 2020, together with directions for the procedure for voting.

The poll shall close at midday on Saturday, 28 November 2020, whereupon the votes will be counted, and the Returning Officer will sign a certificate containing the results of the election.



Queensland Irish Association Pipe Band at Bray Park in August. Picture: Queensland Irish Association Pipe Band Facebook page



The show must go on!

Queensland Irish Association Pipe Band members have been socially distancing and taking precautions at their recent practice sessions and gigs. And while things may be a little different due to Covid restrictions, it's wonderful to see the band looking so happy.





Queensland Irish Association

Members' Friday Gathering



Join us from 4pm
on Friday, 9th October

Grand Central Hotel
170 Anne Street
Brisbane

Food and drinks available for purchase

*Numbers are limited so
bookings are essential, by email to
irishevents@bne@hotmail.com*



Please note: Crowd photograph was taken pre-Covid restrictions!

The Returning Officer
Queensland Irish Association
PO Box 193
Sherwood QLD 4075



Dear Sir

BOARD OF DIRECTORS 2020/2021

We nominate the following National Member of the Association

Name: _____

For the Position of: _____

PROPOSER:
(Financial National Member)

Name: _____

Signature: _____

Membership No: _____

SECONDER:
(Financial National Member)

Name: _____

Signature: _____

Membership No: _____

I consent to this nomination and declare that I hold the necessary qualifications to be eligible to hold office.

Signed: _____

Membership No: _____

Date: _____

Queensland Irish Association
Email: enquiries@queenslandirish.com
Website: www.queenslandirish.com





TO: CANDIDATES FOR ELECTION TO QIA BOARD OF DIRECTORS

Further to the provisions of section 31 of the QIA's Constitution, candidates for election to the QIA Board of Directors are reminded of the following requirements:

1. Canvassing or circularising QIA members by, or on behalf of, candidates is prohibited.
2. Candidates may submit with their nomination forms, passport size black and white photographs and biographical data only of no more than one hundred words, which will be reproduced by the Returning Officer.
3. Each candidate may appoint a person who is a financial member of the Association as a Scrutineer at the counting of the votes. Written advice of such appointment shall be given to the Returning Officer.
4. A candidate for the election shall not be eligible for appointment as a Scrutineer.

Michelle Bourke
Returning Officer
21 September 2020



CORPORATIONS LAW

CONSENT TO ACT AS DIRECTOR/SECRETARY

TO: The Board of Directors of

QUEENSLAND IRISH ASSOCIATION FRIENDLY SOCIETY LTD ACN 087 649 367

I, the undermentioned person, hereby consent to act as a Director of the abovenamed Company.

Full Name:

Residential Address:

Occupation:

Date of Birth:

Place of Birth:

Dated:

Signed: _____