

**DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 26 AUGUST 2013 TO 3 SEPTEMBER 2013**

LEASE:

Document:	Lease.
Parties:	City of Joondalup and Warwick Bowling Club (Inc) and Minister for Lands.
Description:	To enter into a lease agreement between the City of Joondalup and the Warwick Bowling Club (Inc).
Date:	26 August 2013.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	Community Wellbeing.
Key Theme:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Although the City has negotiated the development of two separate leases for dissolving Warwick Sports Centre, there is no guarantee the Warwick Bowling Club (Inc) will remain financially viable once it becomes a separate entity.
Financial/Budget Implications:	In line with the <i>Property Management Framework (PMF)</i> tenure guidelines, annual rental has been set at 0.1% of the capital replacement value of the building. Based on this guideline the Warwick Bowling Club (Inc) will provide \$1,676 (excluding GST) in the first year. The club will pay all utility costs in line with the principles of the PMF.
Regional Significance:	Not applicable.
Sustainability Implications:	The PMF aims to support the equitable access, and the efficient and effective management of City owned and managed properties. It also recognises the value and community benefit of activities organised and provided for by community groups. In addition, the PMF aims to protect and enhance the City's assets for the benefit of the community and for future generations.
Consultation:	City officers provided the club with a draft lease. Meetings were organised with the club to address issues and all items discussed were clarified. The club agreed to the final version of the lease presented for Council to endorse.

Document:	Lease.
Parties:	City of Joondalup and Greenwood Tennis Club (Inc) and Minister for Lands.
Description:	To enter into a lease agreement between the City of Joondalup and the Greenwood Tennis Club (Inc). Lot 503 (66) Lloyd Drive, Warwick.
Date:	26 August 2013.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	Community Wellbeing.
Key Theme:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Although the City has negotiated the development of two separate leases for dissolving Warwick Sports Centre, there is no guarantee the Greenwood Tennis Club (Inc) will remain financially viable once it becomes a separate entity.
Financial/Budget Implications:	In line with the <i>Property Management Framework (PMF)</i> tenure guidelines, annual rental has been set at 0.1% of the capital replacement value of the building. Based on this guideline the Greenwood Tennis Club (Inc) will provide \$1,504 (excluding GST) in the first year. The club will pay all utility costs in line with the principles of the PMF.
Regional Significance:	Not applicable.
Sustainability Implications:	The PMF aims to support the equitable access, and the efficient and effective management of City owned and managed properties. It also recognises the value and community benefit of activities organised and provided for by community groups. In addition, the PMF aims to protect and enhance the City's assets for the benefit of the community and for future generations.
Consultation:	City officers provided the club with a draft lease. Meetings were organised with the club to address issues and all items discussed were clarified. The club agreed to the final version of the lease presented for Council to endorse.

Document:	Lease.
Parties:	City of Joondalup and Minister for Education.
Description:	To enter into a lease agreement commencing 1 November 2013 with the Minister for Education to operate a pre-primary school from the site. Lots 642 and 643 (57/59) Marri Road, Duncraig.
Date:	26 August 2013.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	Community Wellbeing.
Key Theme:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Disposal of property needs to comply with the requirements of Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , which are designed to ensure openness and accountability in this disposal process.
Financial/Budget Implications:	The City will receive \$20,000 (excluding GST) for each year of the term of the lease.
Regional Significance:	Not applicable.
Sustainability Implications:	The disposal of City freehold land that has been set aside for community use should not be disposed of without there being a nominated purpose.
Consultation:	Ongoing communication has taken place between the City and the Department of Education.

Form 25 Strata Titles Management Statement:

Document:	Form 25 Strata Titles Management Statement.
Parties:	City of Joondalup and LHK Investments Pty Ltd.
Description:	The City has an interest in the land via a restrictive covenant relating to restricting vehicular access to Sunlander and Citadel Way, Currambine. The City therefore needs to consent to the management statement as it has a registered interest in the land. The City's consent to the management statement will not have an impact on the City interest in relation to the restrictive covenant. Lot 2260 (9) Citadel Way, Currambine.
Date:	21 August 2013.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Strata Titles Act 1985.</i>
Strategic Community Plan:	Quality Urban Environment.
Key Theme:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	The applicant paid fees of \$12,500 (43 Multiple Dwellings) excluding GST to cover all costs associated with the application.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	The application was advertised for a period of 21 days via letters to adjoining land owners, a sign on site, advertisements in The Weekender, and notification on the City's website.

Transfer of Land:

Document:	Transfer of land.
Parties:	City of Joondalup and the Housing Authority.
Description:	To effect the sale of the driveway area on the lot to the Housing Authority. Lot 700 Burlos Court, Joondalup.
Date:	3 September 2013.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> deals with disposal of local government land, in addition to the <i>Local Government (Functions and General) Regulations 1996</i> . The Housing Authority being a state government department makes this transaction an exempt disposition under Section 3.58.
Strategic Community Plan:	Financial Sustainability.
Key Theme:	Financial diversity.
Policy:	<i>Sustainability Policy.</i> To establish the City's position on its responsibility towards developing, achieving and maintaining a sustainable community.
Risk Management Considerations:	A potential risk is that the development on the 'main area' of the site will cause residents' dissatisfaction as pathways to the shopping centre will no longer be available.
Financial/Budget Implications:	An amount of \$30,000 exclusive of GST has been agreed to with regard to this sale. The proceeds will be deposited in the Joondalup Performing Arts and Cultural Facility Reserve Fund.
Regional Significance:	Not applicable.
Sustainability Implications:	The disposal of City freehold land that has been set aside for community use should not be disposed of without there being a nominated purpose.
Consultation:	The sale of this land to a state government department makes it exempt disposition under Section 3.58 of the <i>Local Government Act 1995</i> and therefore advertising is not required.

Application for New Titles:

Document:	Application for new titles.
Parties:	City of Joondalup and the Housing Authority.
Description:	To apply for new Certificate of Titles as a result of the sale of the driveway area on the lot to the Housing Authority. Lot 700 Burlos Court, Joondalup.
Date:	3 September 2013.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> deals with disposal of local government land, in addition to the <i>Local Government (Functions and General) Regulations 1996</i> . The Housing Authority being a state government department makes this transaction an exempt disposition under Section 3.58.
Strategic Community Plan:	Financial Sustainability.
Key Theme:	Financial diversity.
Policy:	<i>Sustainability Policy.</i> To establish the City's position on its responsibility towards developing, achieving and maintaining a sustainable community.
Risk Management Considerations:	A potential risk is that the development on the 'main area' of the site will cause residents' dissatisfaction as pathways to the shopping centre will no longer be available.
Financial/Budget Implications:	An amount of \$30,000 exclusive of GST has been agreed to with regard to this sale. The proceeds will be deposited in the Joondalup Performing Arts and Cultural Facility Reserve Fund.
Regional Significance:	Not applicable.
Sustainability Implications:	The disposal of City freehold land that has been set aside for community use should not be disposed of without there being a nominated purpose.
Consultation:	The sale of this land to a state government department makes it exempt disposition under Section 3.58 of the <i>Local Government Act 1995</i> and therefore advertising is not required.

Recreational Boating Facilities Scheme Grant Funding Agreement:

Document:	Recreational Boating Facilities Scheme Grant Funding Agreement.
Parties:	City of Joondalup and Minister for Transport.
Description:	Recreational Boating Facilities Scheme Funding Agreement for Works Project for Ocean Reef Boat Harbour jetty upgrade.
Date:	3 September 2013.
Signed/Sealed:	Signed and Sealed.
Legislation:	Not applicable.
Strategic Community Plan:	Financial Sustainability.
Key Theme:	Position the City to align with state and federal government priorities to increase eligibility for grant funding.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	If the project proceeds to construction, there may be concern from existing harbour users with regard to access. This will be mitigated through a communication plan.
Financial/Budget Implications:	\$450,000 Recreational Boating Facilities Grant Funds. \$150,000 Municipal Allocation Required (25% of project).
Regional Significance:	The Ocean Reef Boat Harbour is a popular regional area, providing supplementary boat launching facilities in the northwest corridor to Hillarys Marina and Mindarie Boat Harbour.
Sustainability Implications:	The project includes the completion of an environmental impact assessment to the satisfaction of the Minister for Transport prior to design and construction of the facility.
Consultation:	Communication to inform harbour users will be undertaken through the project.