

**DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 7 FEBRUARY 2014 TO 17 FEBRUARY 2014**

LEASE AGREEMENT:

Document:	Lease Agreement.
Parties:	City of Joondalup, Churches of Christ Sport and Recreation Association (Inc) and Minister for Lands.
Description:	To enter into a lease agreement between the City of Joondalup and the Churches of Christ Sport and Recreation Association (Inc), for Lot 500 (480) Warwick Road, Warwick to be used for the purpose of 'Recreation'. Lease agreement commences 1 January 2014 for a period of ten years with an option to extend for one further term of ten years and a further two terms of five years.
Date:	4 February 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 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:	City Policy – Asset Management.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	In line with the Property Management Framework (PMF) tenure guidelines, annual rental has been set at 0.1% of the capital replacement value of the building and subsidised by 50% due to a contribution of more than 30% to the cost of the building being provided by the Association. The Churches of Christ Sport and Recreation Association (Inc) will provide \$7,190 (excluding GST) in the first year (refer CJ251-12/13). The group 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 group with a draft lease. Meetings were organised with the group to address issues and all items discussed were clarified. The group agreed to the final version of the lease presented for Council to endorse.

LICENCE AGREEMENT:

Document:	Licence Agreement.
Parties:	City of Joondalup and the Ocean Ridge Senior Citizens Club (Inc).
Description:	Licence agreement to enter into a formal agreement for the exclusive use of the room depicted on the plan for the Beaumaris Community Centre.
Date:	11 February 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Not applicable.
Strategic Community Plan:	Community Wellbeing.
Key Theme:	Quality facilities.
Policy:	City Policy – Asset Management.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	The Property Management Framework (PMF) aims to support the equitable access, and the efficient and effective management of the 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 the future generations.
Consultation:	City officers provided the Club with a draft Licence. A meeting was organised with the Club to address issues and all items discussed were clarified. The Club agreed to the final version of the Licence being executed in accordance with Section 9.49A of the <i>Local Government Act 1995</i> .

WITHDRAWAL OF CAVEAT:

Document:	Withdrawal of Caveat.
Parties:	City of Joondalup and Warwick Cinema Syndicate Pty Ltd.
Description:	To enable temporary withdrawal of the City's caveat to allow for the property to permit the transfer of the land. The City's caveat relates to car parking and will be replaced following finalisation of the registration of a lease extension – Lot 22 (Unit 22, No. 639) Beach Road, Warwick.
Date:	17 February 2014
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan:	Quality Urban Environment.
Key Theme:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the caveat is to ensure reciprocal access and parking is maintained over the sites. This will reduce the risk that future purchasers of the property will not be informed of the access and parking requirements.
Financial/Budget Implications:	Not applicable as the replacement of the caveat is at the cost of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.