

DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 10 AUGUST 2016 TO 25 AUGUST 2016

LEASE AGREEMENT:

Document:	Lease Agreement.
Parties:	City of Joondalup and Ocean Reef Sea Sports Club.
Description:	Lease Agreement between the City of Joondalup and the Ocean Reef Sea Sports Club being part of Lot 15446 on Deposited Plan 40340 and being part of the Land in Certificate of Title Volume 3133 Folio 571; being part of Reserve 47831 commencing 1 July 2016 for a period of 10 years and two further terms of five years.
Date:	10 August 2016.
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.
Objective:	
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Annual rental income of \$3,731.
Regional Significance:	Not applicable.
Sustainability Implications:	The <i>Property Management Framework (PMF)</i> aims to support 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:	Lease negotiations between the City of Joondalup and the Ocean Reef Sea Sports Club were concluded in July 2016. Amendment was made to include the hardstand area in the Leased Area (portion hatched red on the lease plan). This area is on Crown Land and as such has no value in terms of the rental calculation. The Redevelopment Clause 8 of the lease was amended to a 24 month notice period of termination to be served on the club at such time of redevelopment, to enable the club to find suitable alternative premises and to relocate in excess of 100 boats. The Annual Rent was recalculated at 0.1% of the 2016 building replacement value with an annual CPI rent increase applicable.

APPLICATION FOR NEW TITLE:

Document:	Application for New Title.
Parties:	City of Joondalup.
Description:	Application for new title for former Lots 200, 201 and 202 Kanangra Crescent, Greenwood, now Lot 2 (20) on Deposited Plan 408776.
Date:	10 August 2016.
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:	Financial Sustainability.
Key Theme:	Financial diversity.
Objective:	
Policy:	<i>Sustainability Policy.</i>
Risk Management Considerations:	It is possible that the reserve price as per the market valuations obtained may not be realised and the City may need to consider a lower reserve price to obtain a sale.
Financial/Budget Implications:	The disposal value of the lot was valued at \$1,600,000 (excluding GST) on 17 March 2014. Prior to disposal an updated valuation will be required.
Regional Significance:	Not applicable.
Sustainability Implications:	Land developed for aged person's dwellings will provide for alternative housing choices for the City's aging population and enable them to remain within their local area.
Consultation:	Amendment No.78 to rezone the subject area was publically advertised for 42 days closing on 3 December 2015.

REMOVAL OF SECTION 70A NOTIFICATION:

Document:	Removal of Section 70A Notification.
Parties:	City of Joondalup and Currambine District Centre Two Pty Ltd.
Description:	<p>Removal of notification under Section 70A on Certificate of Title for Lot 5001 (86) Delamere Avenue, Currambine, which relate to a previous development approval requiring car parking on the lot to be set aside for the exclusive use of Lot 5002 (74) Delamere Avenue, Currambine. These conditions have been replaced by a new development approval granted by the Metro North-West Joint Development Assessment Panel on 5 May 2016 and are therefore able to be removed.</p> <p>The new notification will alert land owners to the requirement for nine car bays on Lot 5001 (86) Delamere Avenue, Currambine to be made available for the exclusive use of patrons, employees and visitors to Lot 5002 (74) Delamere Avenue as required under condition b) of the development approval granted on 5 May 2016.</p>
Date:	25 August 2016.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893</i> (as amended).
Strategic Community Plan:	Quality Urban Environment.
Key Theme:	Quality open spaces.
Objective:	
Policy:	Not applicable.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

NOTIFICATION UNDER SECTION 70A:

Document:	Notification under Section 70A.
Parties:	City of Joondalup and Currambine District Centre Two Pty Ltd.
Description:	Notification under Section 70A on Certificate of Title for Lot 5001 (86) Delamere Avenue, Currambine, alerting land owners to the requirement for nine car bays on Lot 5001 (86) Delamere Avenue, Currambine to be made available for the exclusive use of patrons, employees and visitors to Lot 5002 (74) Delamere Avenue as required under condition b) of the development approval granted on 5 May 2016.
Date:	25 August 2016.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893</i> (as amended).
Strategic Community Plan:	Quality Urban Environment.
Key Theme:	Quality open spaces.
Objective:	
Policy:	Not applicable.
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

NOTIFICATION UNDER SECTION 70A:

Document:	Notification under Section 70A.
Parties:	City of Joondalup and Stephen and Sherralyn Taylor.
Description:	Notification under Section 70A on Certificate of Title for Lot 3 (4B) Montessori Place, Kingsley advising current and future landowners that the site is located in a bushfire prone area.
Date:	25 August 2016.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>Transfer of Land Act 1893</i> (as amended).
Strategic Community Plan:	Quality Urban Environment.
Key Theme:	Quality open spaces.
Objective:	
Policy:	State Planning Policy 3.7 – <i>Planning in Bushfire Prone Areas</i> .
Risk Management Considerations:	The purpose of the Section 70A is to alert future landowners that the site is located in a bushfire prone area.
Financial/Budget Implications:	The applicant paid fees of \$853.93 (development application fee) to cover all costs associated with the application.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

LEASE AGREEMENT:

Document:	Lease Agreement.
Parties:	City of Joondalup and Rise Network (Inc).
Description:	Lease Agreement between the City of Joondalup and Rise Network (Inc) covering portions of Warwick Community Centre, 12 Dorchester Avenue, Warwick being Lot 3 on Diagram 68076 and being part of the land in Certificate of Title Volume 1695 Folio 719 commencing 1 July 2016 for two years with one further term of two years.
Date:	25 August 2016.
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.
Objective:	
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	This lease agreement will generate additional income to the City and provide contributions towards utilities and services at the facility.
Regional Significance:	Not applicable.
Sustainability Implications:	The <i>Property Management Framework (PMF)</i> aims to support 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:	Rise Network (Inc) approached the City requesting a lease agreement with City of Joondalup after its merger with CATA Group. In-principle approval was sought from the Acting Manager Asset Management (INT16/19793 refers) Attention was drawn to the redevelopment of the premises and Rise Network (Inc) has agreed to a 12 month notice of termination. Annual rent at 0.1% of building valuation (excluding GST) and Rise Network (Inc) agrees to maintain the leased premises excluding fair wear and tear, painting and structural repairs due to proposed redevelopment. Rise Network (Inc) will pay 25% of utilities, services and reactive maintenance plus variable outgoings.

LEASE AGREEMENT:

Document:	Lease Agreement.
Parties:	City of Joondalup and Jacob and Natalie Ferreo trading as Creative Catering Perth.
Description:	Lease Agreement between the City of Joondalup and Jacob and Natalie Ferreo trading as Creative Catering Perth for the Joondalup Reception Centre being Lot 497 on Diagram 86904 and being whole of the land in Certificate of Title Volume 2041 Folio 885 commencing 12 September 2016 for three years with one further term of one year.
Date:	25 August 2016.
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.
Objective:	
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	Annual rental income is \$65,000, with an increase of \$7,000 per annum.
Regional Significance:	Not applicable.
Sustainability Implications:	The <i>Property Management Framework (PMF)</i> aims to support 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:	The lease was negotiated with the lessee and approved under a Private Treaty Arrangement within the Chief Executive Officer's delegated authority. Members of the public were invited to make submissions in relation to the proposal, with submissions closing on 18 August 2016. No submissions were received in relation to the proposal.