

	<p>PE402 Leasing of Council Facilities to Community Groups</p>
<p>Key Focus Area People</p>	<p>Responsible Directorate Governance and People</p> <p>Relevant Council Delegation Nil</p>

Purpose

The purpose of this Policy is to provide the guidelines for leasing arrangements of Council facilities by community groups based on encouraging, supporting, and, where necessary, sustaining not-for-profit community groups (including sporting groups) in the Town of Claremont for the overall benefit of the community.

Policy

A consistent approach to the leasing terms of conditions when leasing facilities to community groups will be based on the following principles:

- Supporting local groups
- Sustainability
- Commercial value
- Equity, and
- Exclusivity.

Setting of rents will be based on the market value of the premises, which would take into account the restrictions (if any) placed on the use of the premises including the Management Order and/or zoning conditions.

Market values are to be obtained from the Valuer General's Office. Leases will require that rents shall increase on a yearly basis at a rate of CPI (Perth).

Any new lease, or renewal of a lease, shall be based on Council's 'Standard Lease with Community Associations' ('standard lease') incorporating the requirements of this Policy. Any variations to the standard lease will be detailed in either Item 10 of the Schedule to the lease.

Minor changes, as deemed necessary by the Chief Executive Officer, may be made to the standard lease.

Document Control Box			
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Legislation:			
Organisational:	Standard Lease with Community Associations		
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