

Item 14.1 Notice of Intention to Lease (Commence) - Lease with South Melbourne Life Saving Club

Question from Dinah Boswell

In relation to use by Albert Park College, who was responsible for maintenance of the exterior of the building and why is permission required to rent out the community room 'up to vs three days'?

Response

Clarification of up to three days

During our original discussions for the new facility, the Club raised concerns that school use may interfere with the lifesaving club activities. These discussions identified that 3 days would be optimal as per the arrangements that were in place at the time. The "up to" 3 days was amended to ensure that the average over a year would work out at no more than 3 days a week. This resolution was amended at the recent council meeting to allow for APC to use the facility for 5 days a week.

Maintenance of Exterior

Maintenance for exterior of the building It is anticipated that the Club will be responsible for maintenance of certain elements of the building exterior, however, this will be clarified once the Building Management Plan has been finalised. It is important to note that the Club is not expected to be responsible for any structural maintenance of the building exterior as part of this agreement. Officers expect to be in a position to provide the basic general maintenance principles to the Club by the end of the month.

Permission for Community Space

Permission will only be required if the Club chooses to sub-licence or sub-lease the space to a regular user. This is to ensure that subtenants are suitable entities and that their operations are consistent with the permitted use of the premises as set out in the lease. Generally, casual hire of parts of the premises will generally not require Council consent however the Club will need to consider the planning compliance requirements of these activities especially those that have a commercial focus.