

Summary of Lease Agreement

Date 1st August 2010

Lessor Scenic Rim Regional Council

Lessee QLD State Government – Dept Education and Training

Premises Lease A on Graceleigh Park

Trustee Scenic Rim Regional council as it is holding the land in trust for the QLD State Government

Length of Lease 30 years

Major Stakeholder an individual, or a member of a group or organization which is party to a use agreement with the Lessee

Use of Hall the use of the hall will be shared between the Lessee, individual members and groups within the Beechmont Community

Community Purpose Lessee to use reasonable endeavours to make the Hall available for use by members of the general community. However, such third party use will be in accordance with the terms of this lease and any relevant policies of the Lessee.

Currently Beechmont School is forcing people/groups who use the Hall to have \$20million dollar third party insurance. Is this reasonable endeavours to make the hall available for use..... There is mention that this may be relaxed to where Beechmont School may self-assess groups on a case by case basis.

Revenue Any moneys received for use of the Hall are received by the Education Department.

Outgoings Education Department pays for all local council changes, rates and taxes. Also pays electricity, telephone, water and sewerage

Charge for Use *No mention on rates for hiring*

Repairs and Maintenance Education Department to maintain the building in a reasonable condition. Able to make any improvements at its own costs

Improvements Remain property of Education Department until end of lease where fixtures and improvements on the land become the property of Scenic Rim Regional Council

Cancellation QLD State government can cancel the lease if in the interest of the public interest

BRASA BRASA is just one of the Hall users and is a major stakeholder on the Hall Committee

School Hall Management Committee

According to the Lease Agreement between Scenic Rim Regional Council (Lessor) and QLD state government (Lessee), a management committee must be appointed by the representative of the Lessee (Education Dept) and the Lessor (SRRC). The Principal of the Beechmont School is the DET representative and Virginia West (Councilor) is the SRRC representative. See <http://beechmontsports.com/wp-content/uploads/2014/11/Original-signed-Lease-Department-of-Education-Training-L1-WD6429-1.pdf>

The current management committee consists of the Beechmont School Principal, a nominated delegate of SRRC and up to 5 major stakeholders (currently BRASA, Greg McKenzie and Kim Sami) agreed upon by the Lessor and Lessee. Greg and Kim have also been appointed as Chairperson and Secretary retrospectively.

The management committee has no real powers and is responsible for

1. Making recommendations to the Lessee regarding the use and management of the hall
2. Facilitate fair and equitable community access to the Hall
3. Assist the Lessee in devising and maintaining a system to maintain fair and equitable community access
4. Encouraging and promoting community use of the Hall

Under the Agreement, the Lessee pays all local government charges and electricity, water, phone and sewerage charges. Any revenue goes back to the Lessee

Note: What is fair and equitable? Equitable means fair and impartial. Currently the school has an over-riding say. It is fair to say that the school should be able to book events and sessions at the start of each term and that the school should be able to work around the only two

regular users of the hall (seniors and quilters) for their weekly bookings as there is a total of 4 booking-free days.

Belinda, the new Beechmont State School principal is addressing the access issue with the Education Department and is going to get back to BRASA regarding procedures etc. What BRASA wants to see is:

- *Simplified Procedures for general community to access Hall*
- *Expedient and friendly processing of requests*
- *Hire of Kitchen to be simplified (one local couple gave up after months of endeavours of wanting to use kitchen to manufacture products for markets). Particularly relevant as it is the Beechmont Community who donated the moneys to instal the kitchen.*
- *Verification of facts around an edict put out by the Education Department that the insurance policy can be relaxed on a case by case basis. Could be completely false but comments have been made in this area*
- *Procedures, Policies, Forms and Hire Charges to be published on BRASA's/schools website for all to see in order to remove any doubts*
- *Access request for school holidays*
- *Whether or not it is possible if locals join BRASA (for current fee of \$2.00) and then if they wish to use the Hall, they seek permission from BRASA?*
- *Issues to be resolved quickly and amicably by parties involved without blowing out of all proportions*
- *It is important if the rumours of the BER halls around Australia adopting a Beechmont mode are true. The operators of the Hall must be seen to allowing the general public to use it in a friendly professional manner*
- *Catholic Church in Nerang uses retired people to manage the use of their hall. An option?*

FACT: indoor soccer was stopped due to insurance matters. Could this have been solved by those people joining BRASA and forming a sub-committee. Problems with damage to walls prevented by playing FULSOL.

Should the lease agreement finish, the Hall and all improvements go back to Scenic Rim Regional Council (the lessor). Any assets not part of the hall including tables, chairs and sports equipment remain the property of the original owner (eg. BRASA, seniors, school, cricket etc)