

Requests to be Heard

21 February 2023

Council Meeting



Bayside
CITY COUNCIL

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Item 10.6		For (F) Against (A)
Proposed Lease to Black Rock Life Saving Club		
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1.	Mr George Reynolds (on behalf of Bayside Ratepayers Group, Ratepayers Victoria Inc.)	(A)
Requests to Speak		
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WRITTEN STATEMENTS

Item 10.6		For (F) Against (A)
Proposed Lease to Black Rock Life Saving Club		
1.	Mr George Reynolds (on behalf of Bayside Ratepayers Group, Ratepayers Victoria Inc.)	(A)
<p>Submission.</p> <ol style="list-style-type: none"> 1. The proposed Lease for 21Years at a Community Rent of \$403 per year, averaging \$533.71p.a for the term of the lease, will make very little contribution to the Council Cash requirement shown in the budget of \$1,688,000. If the budget expenditure is met, the 21 years contribution will represent 0.66% of Council's risk as defined in S111 of LGA 2020. 2. Your auditors will require that the risk be eliminated over the 21 years of the lease, (as they did for the Netball courts), showing a community rental shortfall of 99.34% or \$79,850 per year. 3. The proposal shown falls short of opportunities to redress the rental shortfall. Indeed, the major sub-letting opportunity will be gifted to the surf club – for \$403 per year' 4. Councillors, you have two opportunities. <ol style="list-style-type: none"> (a) Charge \$80,000 a year for community rental, increasing at CPI, or (b) Retain the community access facilities and seek a tenant for the venue in order to pay off the total cost. <p>George Reynolds.</p>		