

Council

LEASE – CHILD CARE PREMISES MOUNT
BARKER COMMUNITY CENTRE – LOT 151
LOWOOD ROAD, MT BARKER

Lease Terms & Plans

Meeting Date: 30 September 2025

Number of Pages: 4

Schedule

Item 1 Land and Premises

Land

Lot 151 on Deposited Plan 74000 and being the whole of the land in Certificate of Title Volume 2832 Folio 198.

Building

The building known as Mt Barker Community Resource Centre situated on the Land and containing civic, community, educational, and social care facilities and other improvements now or at any time in the future erected upon the Land and includes the Common Areas.

Premises

That portion of the Building identified as “Child Care Premises” shaded in blue on the sketch annexed hereto as **Annexure 1**.

Item 2 Term

Five (5) years commencing on the Commencement Date and expiring on 30 June 2030.

Item 3 Further Terms

Five (5) years commencing on 1 July 2030 and expiring on 30 June 2035.

Item 4 Commencement Date

1 July 2025

Item 5 Rent

Twenty six thousand three hundred and sixty eight dollars (\$26,368.00) plus GST per annum payable in advance in equal monthly instalments being two thousand, one hundred and ninety seven dollars and thirty three cents (\$2,197.33) plus GST, with the first instalment due on the Commencement Date.

Item 6 Rent Review Dates

CPI Reviews

CPI Reviews are to be undertaken on each anniversary of the Commencement Date for each year of the Term (including any Further Term and period of holding over, if applicable) except for years where a Market Review is required to be carried out. Any increase in the Rent payable from a CPI Review shall not exceed five percent (5%) increase from the previous year CPI Reviewed Rent payable.

Market Reviews

At the commencement of the Further Term.

Item 7 Permitted Purpose

Child Care Premises.

Item 8 Public liability insurance

Twenty million dollars (\$20,000,000.00).

Item 9 Repainting Dates

Upon expiration of the Term and the Further Term in accordance with the Lessor's current colour scheme or if those colours are no longer available at the time of repainting, like colours, to be chosen by the Lessor.

Item 10 Additional terms and covenants

Not applicable.

Annexure 1 – Sketch of Premises

